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WHEN RECORDED RETURN TO:

James R. Blakesley
Attorney at Law
2595 East 3300 South
Salt Lake City, Utah 84109

E 1575549 B 2616 P 382
SHERYL L. WHITE, DAVIS CNTY RECORDER
2000 FEB 16 12:50 PM FEE 36.00 DEP DJH
REC'D FOR PENTALON CONSTRUCTION

All Peregrine Pointe Condo Ph 1
Units 1 thru 7 + Common
03-128-0001 thru 0008
All Peregrine Pointe Condo Ph 2
Units 8 thru 16 + Common
03-128-0009 thru 0017

**FIRST SUPPLEMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
PEREGRINE POINT~~E~~^{CE}
a Utah Condominium Project**

This FIRST SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR PEREGRINE POINT~~E~~ a Utah Condominium Project, is made and executed by PEREGRINE POINT, L.L.C., a Utah limited liability company, of 4322 South Main Street, Murray, Utah 84107 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Original Declaration was recorded in the office of the County Recorder of Davis County, Utah on the 16th day of August, 1999, as Entry No 1539875 in Book 2541 at Page 1014 of the Official Records of the County Recorder of Davis County, Utah (the "Declaration").

Whereas, the related Plat Map(s) for Phase I of the Project has also been recorded in the office of the County Recorder of Davis County, Utah.

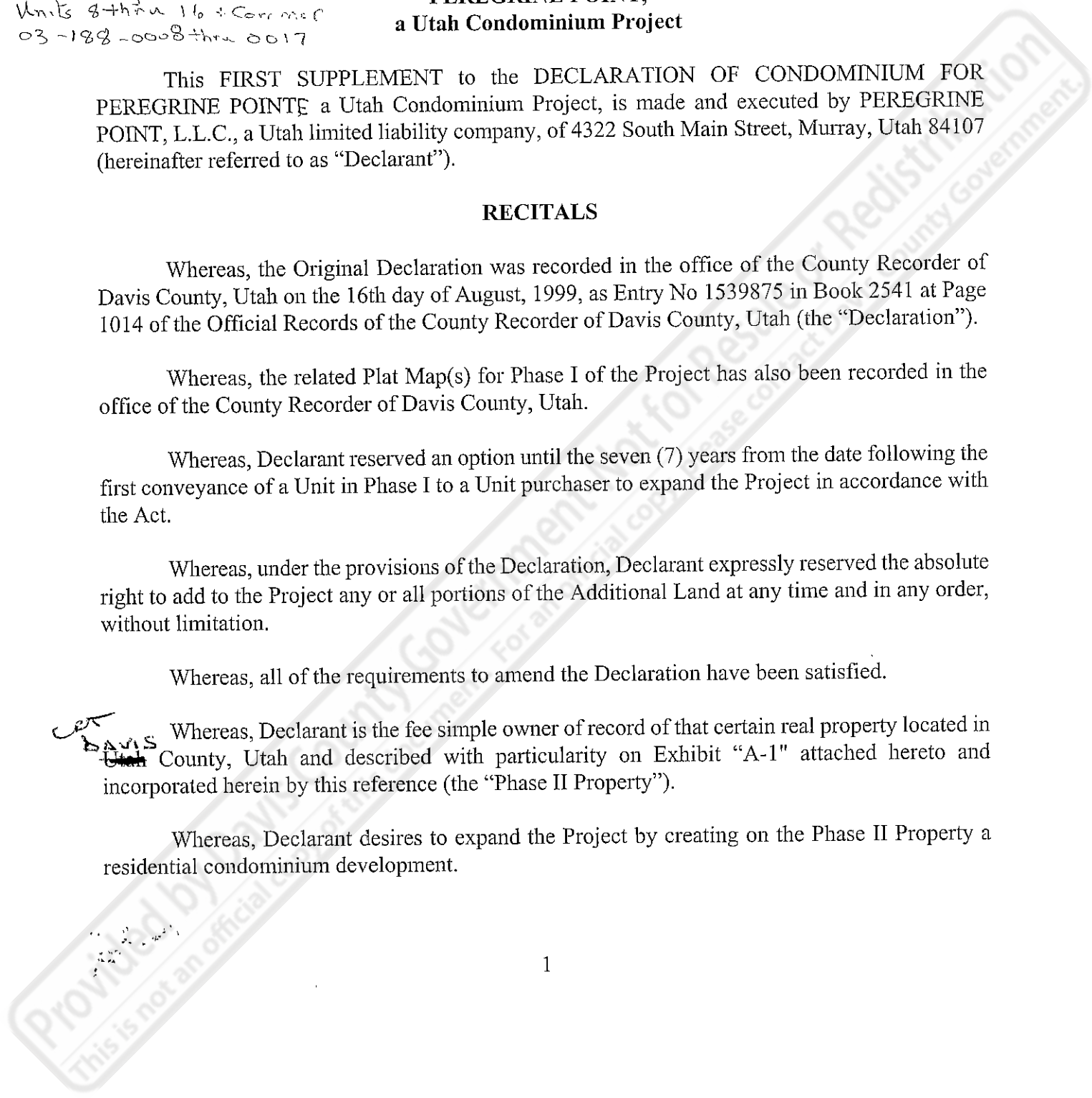
Whereas, Declarant reserved an option until the seven (7) years from the date following the first conveyance of a Unit in Phase I to a Unit purchaser to expand the Project in accordance with the Act.

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, all of the requirements to amend the Declaration have been satisfied.

^{CE}
DAVIS
Whereas, Declarant is the fee simple owner of record of that certain real property located in Davis County, Utah and described with particularity on Exhibit "A-1" attached hereto and incorporated herein by this reference (the "Phase II Property").

Whereas, Declarant desires to expand the Project by creating on the Phase II Property a residential condominium development.



Whereas, Declarant now intends that the Phase II Property shall become subject to the Declaration.

SUPPLEMENT:

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PEREGRINE POINT, a Utah Condominium Project.

1. Supplement to Definitions. Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions. Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

A. First Supplemental Declaration shall mean and refer to this FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PEREGRINE POINT, a Utah Condominium Project.

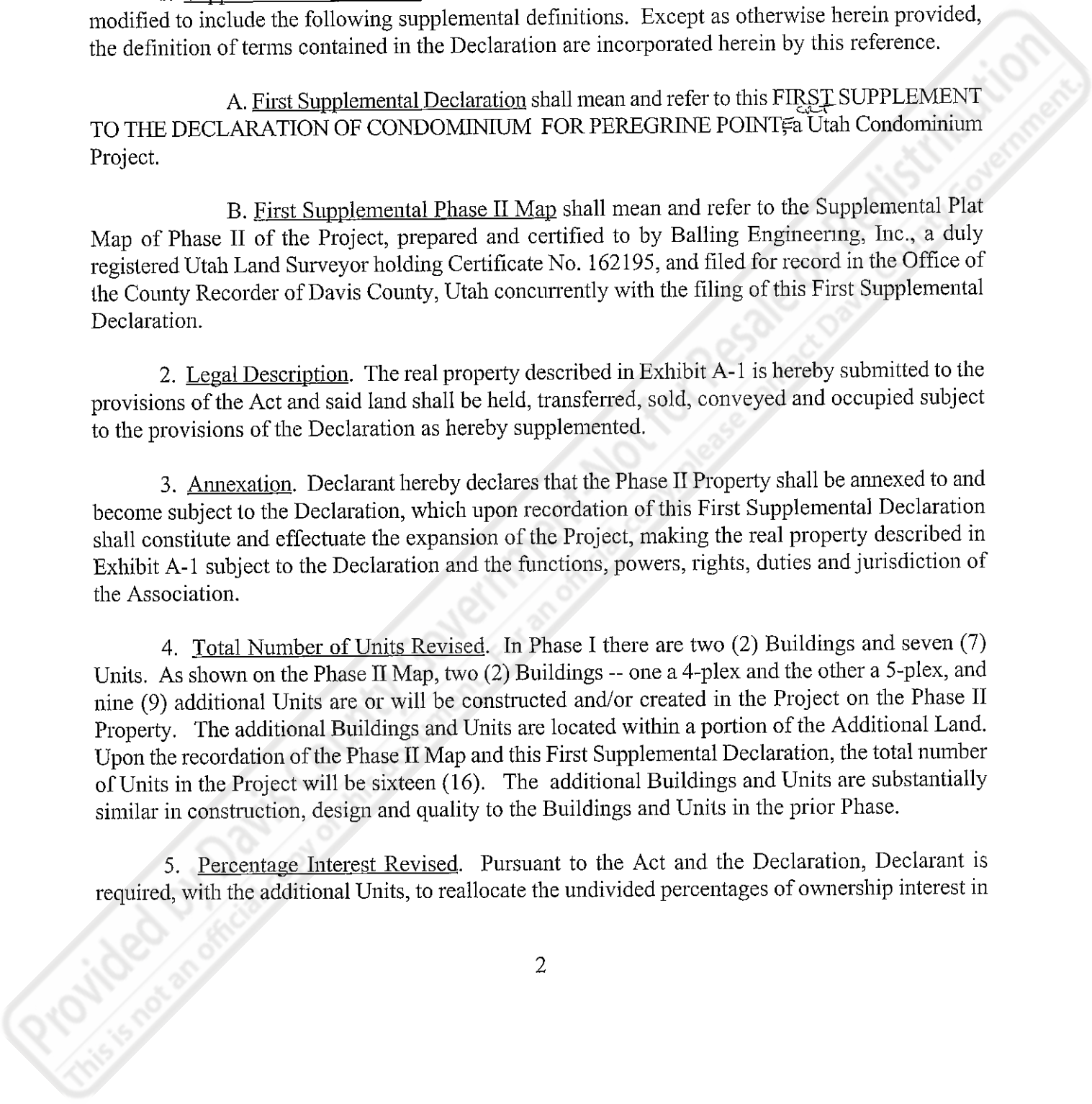
B. First Supplemental Phase II Map shall mean and refer to the Supplemental Plat Map of Phase II of the Project, prepared and certified to by Balling Engineering, Inc., a duly registered Utah Land Surveyor holding Certificate No. 162195, and filed for record in the Office of the County Recorder of Davis County, Utah concurrently with the filing of this First Supplemental Declaration.

2. Legal Description. The real property described in Exhibit A-1 is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration as hereby supplemented.

3. Annexation. Declarant hereby declares that the Phase II Property shall be annexed to and become subject to the Declaration, which upon recordation of this First Supplemental Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-1 subject to the Declaration and the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. In Phase I there are two (2) Buildings and seven (7) Units. As shown on the Phase II Map, two (2) Buildings -- one a 4-plex and the other a 5-plex, and nine (9) additional Units are or will be constructed and/or created in the Project on the Phase II Property. The additional Buildings and Units are located within a portion of the Additional Land. Upon the recordation of the Phase II Map and this First Supplemental Declaration, the total number of Units in the Project will be sixteen (16). The additional Buildings and Units are substantially similar in construction, design and quality to the Buildings and Units in the prior Phase.

5. Percentage Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the undivided percentages of ownership interest in



the Common Areas and Facilities (the "Percentage Interests"). Exhibit "B" to the Declaration is deleted in its entirety and "Revised Exhibit 'B,'" attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

6. Effective Date. The effective date of this First Supplemental Declaration and the Phase II Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Davis County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the 27 day of January, 2000.

PEREGRINE POINT, ~~L.L.C.~~^{LLC},
a Utah ~~limited liability company~~^{LLC}
By Its Manager: PENTALON CONSTRUCTION, INC.,
a Utah corporation

By: [Signature]
Title: Carl Tippetts, President

By: [Signature], Secretary
Title: Michele Tippetts, Secretary

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

On the 27 day of January, 2000, personally appeared before me Carl Tippetts and Michele Tippetts, who by me being duly sworn, did say that they are the President and Secretary of PENTALON CONSTRUCTION, INC., a Utah corporation, who is the Manager of PEREGRINE POINT, L.L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said limited liability company by authority of a resolution of its Member(s) or its Articles of Organization, and said PENTALON CONSTRUCTION, INC., Carl Tippetts and Michele Tippetts duly acknowledged to me that said limited liability company executed the same.

Dated this 27 day of January, 2000.

Cynthia B. Diamond
NOTARY PUBLIC
Residing at: Salt Lake City, Utah
My Commission Expires: June 11, 2000

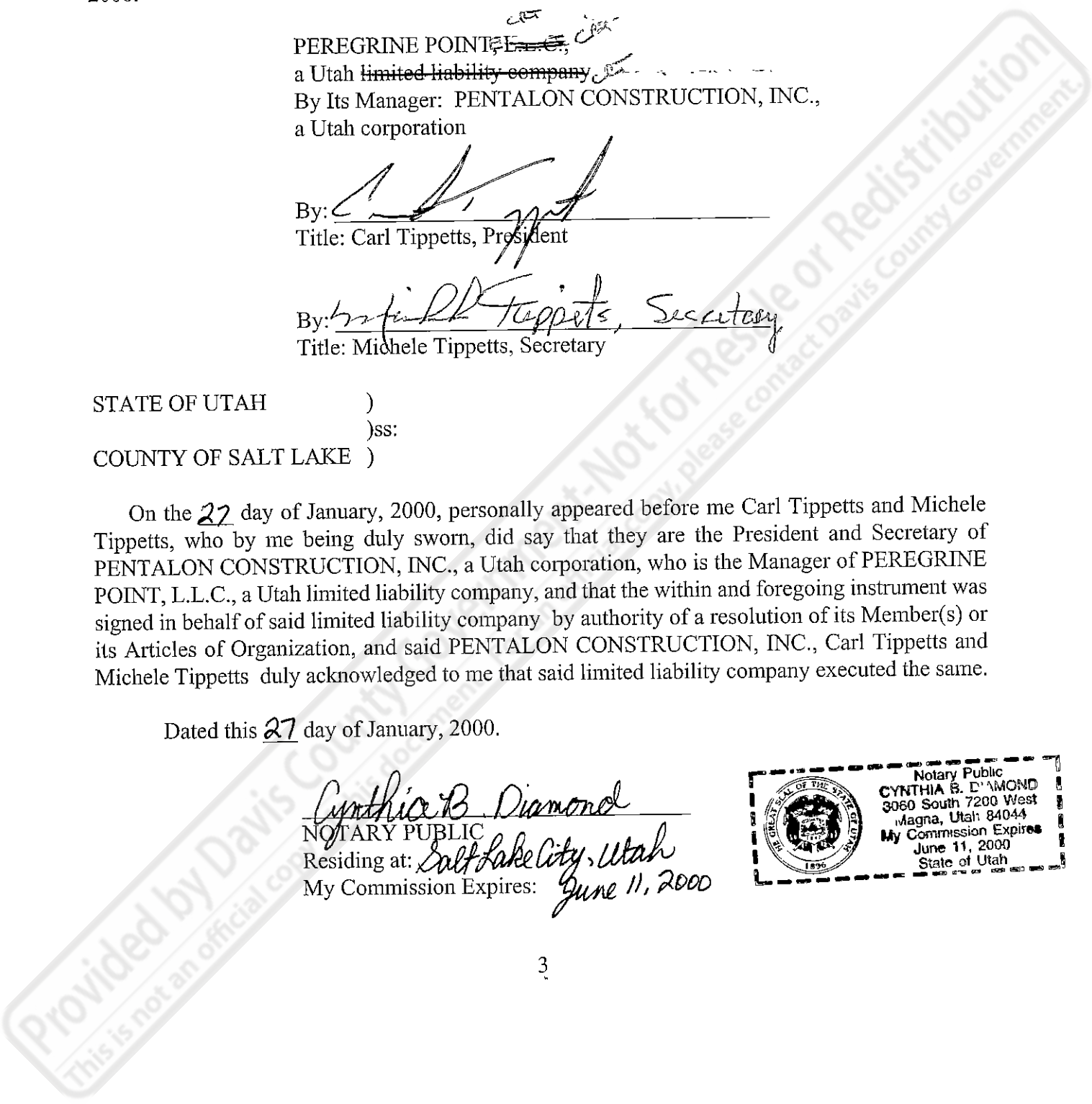
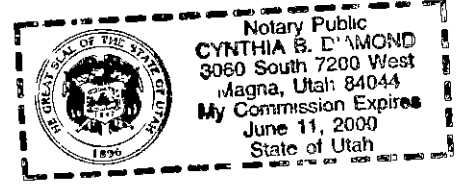


Exhibit "A-1"

**PEREGRINE POINT PHASE II
LEGAL DESCRIPTION**

The land described in the foregoing document is located in Davis County, Utah and is described more particularly as follows:

Boundary Description

Beginning at a point on the North boundary line of Center Street (a 49.50 ft. wide road) which point is S 0°03'06"W 1,072.80 ft. along the West boundary line of 200 West Street and N 89°57'05"W 400.78 ft. along said North line of Center Street from the Northeast corner of Lot 3 of Block 3, North Mill Creek Plat, Bountiful Townsite Survey, which point is also N 89°57'05"W 440.27 ft. along the centerline of Center Street and North 24.75 ft. from an existing monument at the centerline intersection of said Center Street and said 200 West Street and running thence N 89°57'05"W 119.53 ft. along said North line of Center Street; thence North 239.75 ft. along the East boundary of Lakeview Condominiums of Bountiful; thence East 135.20 ft.; thence S 1°46'06"W 142.49 ft.; thence West 11.27 ft.; thence South 97.43 ft. to the Point of Beginning.
Containing 0.7020 Acres

Boundary Description

Beginning at the Northwest Corner of Peregrine Pointe Condominiums Phase 1 in Bountiful City, Davis County, Utah, which point is also S 0°03'06"W 1,072.80 ft. along the West boundary line of 200 West Street and N 89°57'05"W 520.31 ft. along the North line of Center Street (a 49.50 ft. wide road) and North 239.75 ft. along the West boundary of said Phase 1 from the Northwest corner of Lot 3 of Block 3, North Millcreek Plat, Bountiful Townsite Survey, and running thence North 76.68 ft. along the East boundary of Lakeview Condominiums of Bountiful; thence East 256.20 ft.; thence South 156.23 ft.; thence N 88°35'26"W 123.40 ft.; thence along the boundary of said Phase 1 in the following two courses to the Point of Beginning: N 1°46'06"E 76.56 ft., West 135.20 ft.
Containing 0.6699 Acres

REVISED EXHIBIT "B"
Percentages of Ownership Interest

<u>Phase</u>	<u>Bldg.</u>	<u>Unit</u>	<u>Address</u>	<u>Par Value</u>	<u>Percentage</u>	<u>Fractional Interest</u>
1	1	1	25 N. Peregrine Lane #3	100	6.25%	1/16
1	1	2	25 N. Peregrine Lane #2	100	6.25%	1/16
1	1	3	25 N. Peregrine Lane #1	100	6.25%	1/16
1	2	4	55 N. Peregrine Lane #4	100	6.25%	1/16
1	2	5	55 N. Peregrine Lane #3	100	6.25%	1/16
1	2	6	55 N. Peregrine Lane #2	100	6.25%	1/16
1	2	7	55 N. Peregrine Lane #1	100	6.25%	1/16
2	3	8	75 N. Peregrine Lane #1	100	6.25%	1/16
2	3	9	75 N. Peregrine Lane #2	100	6.25%	1/16
2	3	10	75 N. Peregrine Lane #3	100	6.25%	1/16
2	3	11	75 N. Peregrine Lane #4	100	6.25%	1/16
2	4	12	80 N. Peregrine Lane #1	100	6.25%	1/16
2	4	13	80 N. Peregrine Lane #2	100	6.25%	1/16
2	4	14	80 N. Peregrine Lane #3	100	6.25%	1/16
2	4	15	80 N. Peregrine Lane #4	100	6.25%	1/16
2	4	16	80 N. Peregrine Lane #5	100	6.25%	1/16

100.00%

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