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**RETURNED**

**JUN - 2 2000**

WHEN RECORDED RETURN TO:

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

E 1595604 B 2654 P 1437  
SHERYL L. WHITE, DAVIS CNTY RECORDER  
2000 JUN 2 1:54 PM FEE 32.00 DEP DJW  
REC'D FOR PENTALON CONSTRUCTION

Units 17 thru 27 + Common Areas  
Peregrine Pointe  
Condominiums Phase 3  
03-190-0017 + thru  
0028

**SECOND SUPPLEMENT TO THE  
DECLARATION OF CONDOMINIUM  
FOR  
PEREGRINE POINTE,  
a Utah Condominium Project**

This SECOND SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR PEREGRINE POINTE, a Utah Condominium Project, is made and executed by PEREGRINE POINTE, 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, an amendment to the Declaration of Condominium for Peregrine Pointe was recorded in the Office of the County Recorder of Davis County, Utah on February 16, 2000 as Entry No. 1575570 in Book 2616 at Page 387 of the Official Records.

Whereas, the First Supplement to the Declaration of Condominium for Peregrine Pointe was recorded in the Office of the County Recorder of Davis County, Utah on the 16th day of February, 2000 as Entry No. 1575569 in Book 2616 at Page 382 of the Official Records.

Whereas, the related Plat Map(s) for Phase II of the project has also been recorded in the Office of the County Recorder of Davis County, Utah.

Whereas, Declarant reserved an option until 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.

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-2" attached hereto and incorporated herein by this reference (the "Phase III Property").

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

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

Whereas, this Supplement affects the following properties:

All Peregrine Pointe Condominium Phase I Units, 1 through 7 and common area (03-183-00001 through 0008); and

All Peregrine Pointe Condominium Phase II Units, 8 through 16 and common area (03-188-0008 through 0017).

**SUPPLEMENT:**

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this SECOND SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PEREGRINE POINTE, 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. Second Supplemental Declaration shall mean and refer to this SECOND SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PEREGRINE POINTE, a Utah Condominium Project.

B. Second Supplemental Phase II Map shall mean and refer to the Supplemental Plat Map of Phase III of the Project, prepared and certified to by Scott Balling of 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 Second Supplemental Declaration.

2. Legal Description. The real property described in Exhibit A-2 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.

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3. Annexation. Declarant hereby declares that the Phase III Property shall be annexed to and become subject to the Act and this Declaration, which upon recordation of this Second Supplemental Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-2 subject to the Act, this Declaration, and the functions, powers, rights, duties and jurisdiction of the Association.

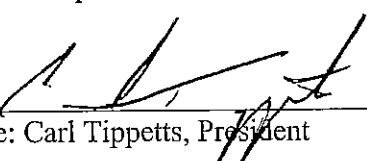
4. Total Number of Units Revised. In Phase III and as shown on the Phase III Map, there are three (3) additional Buildings (one a 5-plex, one a 4-plex, and the other a duplex) and eleven (11) additional Units. They are or will be constructed and/or created in the Project on the Phase III Property. The additional Buildings and Units are located within a portion of the Additional Land. Upon the recordation of the Phase III Map and this Second Supplemental Declaration, the total number of Units in the Project will be twenty-seven (27). The additional Buildings and Units are substantially similar in construction, design and quality to the Buildings and Units in the prior Phases.

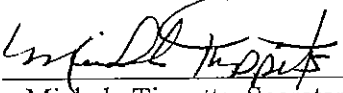
5. Percentage Interest Revised. Pursuant to the Act and the Declaration, with the addition of Units Declarant is required to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities (the "Percentage Interests"). Revised Exhibit "B" to the Declaration is deleted in its entirety and "Second Revised Exhibit 'B,'" attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

6. Effective Date. The effective date of this Second Supplemental Declaration and the Phase III 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 30 day of MAY, 2000.

PEREGRINE POINTE, L.L.C.,  
a Utah limited liability company  
By Its Manager: PENTALON CONSTRUCTION, INC.,  
a Utah corporation

By:   
Title: Carl Tippetts, President

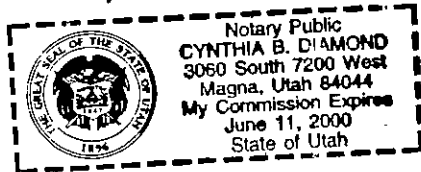
By:   
Title: Michele Tippetts, Secretary

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

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On the 30 day of May, 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 POINTE, 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.

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



PEREGRINE POINTE PHASE III  
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 the Northwest corner of Peregrine Pointe Condominiums Phase 2 in Bountiful City, Davis County, Utah, 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 520.31 ft. along the North Line of Center Street (a 49.50 ft. wide road) and North 316.43 ft. along the West Boundary of said Peregrine Pointe Condominiums Phase 1 & 2 from the Northeast Corner of Lot 3 of Block 3 of North Mill Creek Plat, Bountiful Townsite Survey, which point is also S 89°55'10"W 134.62 ft. along the Quarter Section Line and S 0°11'26"E 1,307.27 ft. along the Centerline of 500 West to an existing brass monument and S 89°57'05"E 1,269.48 ft. along the Centerline of said Center Street and North 341.18 ft. along the West boundary of said Phases 1 and 2 from the West Quarter Corner of Section 19, T.2N. R.1E. S.L.B.& M., and running thence North 185.78 ft. along the East boundary of Lakeview Condominiums of Bountiful, Amended; thence S 89°40'11"E 105.91 ft.; thence S 0°40'25"E 4.48 ft.; thence Southeasterly 36.94 ft. along the arc of an 87.00 ft. radius curve to the left through a central angle of 24°19'47" (chord bears S 12°50'18"E 36.67 ft.); thence Southeasterly 34.40 ft. along the arc of a 176.00 ft. radius curve to the right through a central angle of 11°11'54" (chord bears S 19°24'15"E 34.34 ft.); thence Southeasterly 13.30 ft. along the arc of a 10.00 ft. radius curve to the left through a central angle of 76°11'42" (chord bears S 51°54'09"E 12.34 ft.); thence East 120.97 ft.; thence South 104.94 ft.; thence West 256.20 ft. along the North boundary of said Phase 2 to the Point of Beginning.  
Containing 0.8300 Acres

**SECOND 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	3.70%	1/27
1	1	2	25 N. Peregrine Lane #2	100	3.70%	1/27
1	1	3	25 N. Peregrine Lane #1	100	3.70%	1/27
1	2	4	55 N. Peregrine Lane #4	100	3.70%	1/27
1	2	5	55 N. Peregrine Lane #3	100	3.70%	1/27
1	2	6	55 N. Peregrine Lane #2	100	3.70%	1/27
1	2	7	55 N. Peregrine Lane #1	100	3.70%	1/27
2	3	8	75 N. Peregrine Lane #1	100	3.70%	1/27
2	3	9	75 N. Peregrine Lane #2	100	3.70%	1/27
2	3	10	75 N. Peregrine Lane #3	100	3.70%	1/27
2	3	11	75 N. Peregrine Lane #4	100	3.70%	1/27
2	4	12	80 N. Peregrine Lane #1	100	3.70%	1/27
2	4	13	80 N. Peregrine Lane #2	100	3.70%	1/27
2	4	14	80 N. Peregrine Lane #3	100	3.70%	1/27
2	4	15	80 N. Peregrine Lane #4	100	3.70%	1/27
2	4	16	80 N. Peregrine Lane #5	100	3.70%	1/27
3	5	21	110 N. Peregrine Lane #1	100	3.70%	1/27
3	5	22	110 N. Peregrine Lane #2	100	3.70%	1/27
3	5	23	110 N. Peregrine Lane #3	100	3.70%	1/27
3	5	24	110 N. Peregrine Lane #4	100	3.70%	1/27
3	5	25	110 N. Peregrine Lane #5	100	3.70%	1/27
3	6	17	105 N. Peregrine Lane #1	100	3.70%	1/27
3	6	18	105 N. Peregrine Lane #2	100	3.70%	1/27
3	6	19	105 N. Peregrine Lane #3	100	3.70%	1/27
3	6	20	105 N. Peregrine Lane #4	100	3.70%	1/27
3	7	26	125 N. Peregrine Lane #1	100	3.70%	1/27
3	7	27	125 N. Peregrine Lane #2	100	3.70%	1/27
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3	6	27		2700	100%	100