

**ACCOMMODATION
RECORDING ONLY**

**AMENDMENT TO
DECLARATION OF COVENANTS**

**SHEIFFIELD COMMONS CONDOMINIUMS
A Utah Condominium Project**

ARTICLE I

ORIGINAL DECLARATION

The original Condominium Declaration, Sheffield Commons Condominiums, a Utah Condominium Project, was dated and recorded on the 18th day of February, 1999, as Entry No. 1614091, Book 1993, Page 149 in the Office of the Davis County Recorder, more particularly described as follows:

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 4800 SOUTH STREET, SAID POINT BEING NORTH 89° 54' 20" EAST (BASIS OF BEARING) 379.10 FEET AND SOUTH 00° 05' 40" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 89° 54' 20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 4800 SOUTH STREET 220.59 FEET; THENCE SOUTH 00° 46' 39" EAST 111.59 FEET; THENCE SOUTH 89° 54' 20" EAST 88.67 FEET; THENCE SOUTH 00° 05' 40" EAST 416.09 FEET, THENCE SOUTH 89° 54' 20" WEST 448.87 FEET; THENCE NORTH 00° 35' 14" EAST 267.00 FEET; THENCE NORTH 89° 54' 20" EAST 32.00 FEET; THENCE NORTH 00° 35' 14" EAST 261.00 FEET TO THE POINT OF BEGINNING.

08-318-0001 thru 0045

ARTICLE II

PURPOSE OF AMENDMENT

The purpose of this Amendment is to allow the Declarants to expand the Condominium as allowed by §57-8-13.10, *Utah Code Annotated*, from forty-four (44) Units to one hundred fourteen (114) Units. Therefore, the Expansion Project will add an additional seventy (70) Units to the Sheffield Commons Condominium. The real property for the Expansion Project is more particularly described as follows:

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESC. IN ERROR

**E# 1730173 BK2094 PG2304
DOUG CROFTS, WEBER COUNTY RECORDER
03-OCT-00 203 PM FEE \$61.00 DEP JPM
REC FOR: SECURITY.TITLE**

08-318-0001-0045

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BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF 1750 WEST STREET, WHICH IS NORTH 89°52'11" E 1181.14 FEET AND SOUTH 1075.62 FROM THE SAID NORTHWEST CORNER OF SECTION 13 AND RUNNING THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTH BOUNDARY LINE OF COZYDALY RETREAT SUBDIVISION PHASE 1 AS FOLLOWS: (1) THENCE N56°50'34" W 148.01 FEET, (2) THENCE N 56°50'34" W 127.66 FEET; THENCE S 75°15'54" W 138.37 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF COZYDALY RETREAT SUBDIVISION PHASE 2, THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SAID COZYDALY RETREAT SUBDIVISION PHASE 2 AS FOLLOWS: (1) THENCE N 71°37'30" W 135.59 FEET, (2) THENCE N 36°46'09" W 440.53 FEET TO A PONT ON THE SOUTH BOUNDARY LINE OF SHEFFIELD COMMONS, THENCE ALONG SAID BOUNDARY LINE OF SHEFFIELD COMMONS S 89°54'20" W 182.10 FEET; THENCE S 00°35'13" W 381.50 FEET; THENCE S 53°31'03" E 36.98 FEET; THENCE S 89°07'46" E 97.56 FEET; THENCE S 29°31'45" E 53.01 FEET TO A POINT ON THE NORTHEAST CORNER OF BERWICK VILLAGE SUBDIVISION; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SAID NORTH BOUNDARY LINE OF BERWICK VILLAGE SUBDIVISION AS FOLLOWS: (1) THENCE S 54°43'14" E 258.10 FEET, (2) THENCE S 54°02'51" E 195.83 FEET, (3) THENCE S 57°42'55" E 80.42 FEET, (4) THENCE S 89°19'41" 176.01 FEET, (5) THENCE S 86°30'33" E 111.904 FEET TO A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF 1750 WEST STREET; THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID 1750 WEST STREET N 14°06'28" E 261.08 FEET TO THE POINT OF BEGINNING

ARTICLE III

~~08-103-0022~~

08-103-0023

UNDIVIDED INTEREST

The Condominium Project will increase from forty-four (44) Units to one hundred fourteen (114) Units. Therefore, each Unit Owner in the original Sheffield Commons Condominiums and the Expansion Of Sheffield Commons Condominium shall own an undivided 1/114th interest in and to the Common Areas and Facilities of both the original area and expanded area which are appurtenant to each Unit.

ARTICLE IV

BY-LAWS

Declarant has determined to expand the Condominium Units as set forth above. The By-Laws which govern the original Sheffield Commons Condominiums shall also govern the Expansion of Sheffield Commons Condominiums. The By-Laws are attached to the original Declaration as Exhibit B. The By-Laws set forth the manner in which the Common Areas and Facilities shall be governed, both while the Declarant is in control and when the Project has been turned over to the Unit Owners.

ARTICLE IV

COMPUTATION OF PERCENTAGE OF INTEREST

Article III, sub-paragraph 4 is amended to state:

Computation of Percentage Interest. Each unit shall include an undivided one - one hundred and 14th (1/114) interest in the Common Areas and Facilities which shall be appurtenant to each such Unit in the Project. The proportionate ownership in the Common Areas shall be for all purposes, including but not limited to, voting, participation in Common Profits and assessments for Common Expenses.

Each of the parties owning a Unit in the original 44 Units will now have an undivided interest in and to the Common Areas and Facilities of the Expansion Area.

All other provisions of the original Condominium Declaration, Sheffield Commons Condominiums, A Utah Condominium Project, shall remain in full force and effect.

DATED this 2nd day of October, 2000.

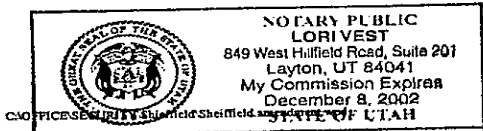
CROCKETT & KOEHLER
CONSTRUCTION, L.C.

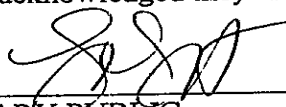

BY: KEN CROCKETT, Member


BY: MARK KOEHLER, Member

STATE OF UTAH :
: ss :
COUNTY OF DAVIS :

On the 2nd day of October, 2000, personally appeared before me KEN CROCKETT and MARK KOEHLER who duly acknowledged they are the signers of the foregoing document.




NOTARY PUBLIC