

**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**

Declarant intends to add additional property to the development. Pursuant to §57-8-13.10, *Utah Code Annotated*, Declarant is able to expand the original Condominium area. The Original Condominium has forty-four (44) Units. Declarant intends to add an additional seventy (70) Units for a total of One Hundred Fourteen (114) Units in the Development. However, until Declarant expands this Condominium, the Association shall consist of the forty-four (44) Units. Therefore, until the additional Units are developed by Declarant, the Association shall be governed by the forty-four (44) Units. However, Declarant shall be given the right to expand the Condominium Association into One Hundred Fourteen (114) Units. The additional property shall be adjacent to the property described in the Original Declaration. If and when Declarant expands the Condominium Development, the Owners shall automatically become part of the

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Expanded Condominium Area and the Owners of the Expanded Condominium Area shall automatically become part of the Original Condominium Development. The Owners of the Original Condominium Development and the Owners of the Expanded Condominium Area shall therefore automatically become responsible for payment of a proportionate interest in and to all Common Area fees, which are normally associated with a condominium. Those fees shall include but not be limited to payment of upkeep and maintenance of roads, green belt, sidewalks, all Common Area which includes maintenance, snow removal and any other cost incidental to a condominium association.

### **ARTICLE III**

#### **UNDIVIDED INTEREST**

If and when the Condominium Project is expanded, there will be approximately One Hundred Fourteen (114) Units in the Association, and therefore each Owner shall thereafter own one/one hundred and fourteenth (1/114) undivided ownership interest in and to the Common Areas and Facilities of both the Original and Expanded areas, which are appurtenant to each Unit.

### **ARTICLE IV**

#### **BY-LAWS**

When Declarant determines to expand the Condominium Units as the By-Laws which govern the original Sheffield Commons Condominiums shall also govern the Expanded 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. When and if Declarant determines to expand the Condominium Development, each Unit shall include an undivided one /one hundred and fourteenth (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.

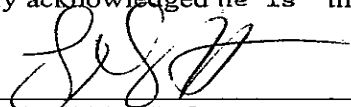
DATED this 23rd day of October, 2000.

**CROCKETT & KOEHLER  
CONSTRUCTION, L.C.**

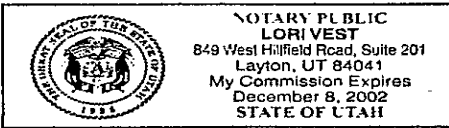
  
BY: **MARK KOEHLER, Member**

STATE OF UTAH :  
: ss :  
COUNTY OF DAVIS :

On the 23rd day of October, 2000, personally appeared before me  
**MARK KOEHLER** who duly acknowledged he is the signer of the  
foregoing document.

  
NOTARY PUBLIC

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