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P O Box 1480  
Park City, UT 84060

30 Units this Phase

SUPPLEMENTAL DECLARATION OF  
AND AMENDMENT TO THE CONDOMINIUM DECLARATION  
FOR FAWNGROVE CONDOMINIUMS

This Amendment to the Condominium Declaration for Fawngrove Condominiums, (hereinafter referred to as the "Amendment") is made and executed this 11 day of MARCH, 1982, by Fawngrove Associates, a Utah general partnership, successor in interest to Fawngrove Associates, a Utah limited partnership (hereinafter referred to as the "Declarant").

RECITALS:

A. On the 11th day of December, 1980, Fawngrove Associates, a Utah limited partnership, made and executed a certain declaration of condominium entitled "Condominium Declaration for Fawngrove Condominiums," (hereinafter referred to as the "Declaration") thereby creating Fawngrove Condominiums (hereinafter referred to as the "Project"), which Declaration was recorded in the office of the County Recorder of Summit County, State of Utah, on the 17th day of December, 1980, in Book 174 at Page 773, et seq. as Entry No. 174105.

B. A related record of survey map entitled "FAWNGROVE CONDOMINIUMS, PHASE I" (hereinafter referred to as the "Map") was recorded concurrently with the Declaration as Entry No. 174104.

C. The Declaration and Map submitted to the provisions of the Utah Condominium Ownership Act, Utah Code Annotated, Section 57-8-1 et seq., (hereinafter referred to as the "Act"), certain real property owned by Declarant, situate in Park City, Summit County, Utah, and described in Paragraph A of the Recitals of the Declaration and in the Map.

D. The Declarant, as provided in Article XXXI of the Declaration and pursuant to Section 57-8-13.6 of the Act, has reserved the right to expand the Project from time to time by adding thereto all or any portion of that certain real property (hereinafter referred to as the "Additional Land") described in Exhibit "D" to the Declaration.

The Declarant is the owner of certain real property located in Summit County, Utah (hereinafter referred to as the "Phase II Property"), which comprises a portion of the Additional Land and which is more particularly described as follows, to wit:

Entry No. ....	189401	Book	M 214
RECORDED	3-12-82	at	9:50 AM
Page	531	-	39
REQUEST of	Cottonwood Title Co.		
FREE	WANDA Y. SPRINGS, SUMMIT CO. RECORDER		
\$	43.00	By	Wanda Y. Springs
INDEXED	ABSTRACT		

BOOK M 214 PAGE 531

43.00

*Second Supplemental Declaration, etc #241836, Bk 361, P. 673-70  
Third Supplemental Declaration, etc #252811, Bk 388, P. 608-615*

Beginning at a point which is South 687.79 feet and East 2949.62 feet of the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North 60°00' East 134.87 feet to a point on a 8032.00 foot radius curve to the left, the radius point of which bears North 30°00' West 8032.00 feet; thence Northeasterly along the arc of said curve 397.19 feet; thence South 26°00' East 339.655 feet; thence South 40°30' West 89.09 feet; thence South 47°53' West 442.74 feet; thence North 28°54'10" West 451.76 feet to the point of beginning.

F. The Declarant desires to add the Phase II Property to the Project, and to reallocate the undivided interests in the Common Areas of the Project among the units in the Project in accordance with Section 57-8-13.10 of the Act and Article XXXI of the Declaration;

NOW, THEREFORE, and for that purpose, Declarant hereby amends the Condominium Declaration for Fawngrove Condominiums, as follows:

1. Units and Boundaries. Fawngrove Condominiums, as hereby expanded shall consist of six (6) buildings containing a total of sixty (60) Units. Each Unit is given an identifying number and each Unit and building is depicted on either the Map or Fawngrove Condominiums, First Supplemental Record of Survey (Utah expandable Condominium Project). The Project as expanded by this Amendment shall be known as Fawngrove Condominiums.

2. Amendments to Declaration of Condominium for Fawngrove Condominiums.

a. Section 3 of Article XXXI of the Declaration is hereby amended so as to delete said Section 3 as it presently appears and to substitute therefor the following:

"3. There are no substantial improvements existing on the Additional Land as of the date of filing hereof. Although Declarant intends to create units in the improvements and erect structures on the Additional Land that will be compatible with the units and structures initially constructed within the Project, Declarant makes no assurances as to whether units that may be created in the improve-

ments or structures that may be erected on the Additional Land will be substantially identical to units and structures initially constructed within the Project. No more than fifty (50) units shall be created on the expansion property. No assurances are made in regard to the locations or kinds of improvements that may be made on any portion of the Additional Land subsequent to its addition to the Project. All of the Additional Land and improvements thereon shall be restricted exclusively to residential purposes, subject to the provisions on restrictions on use contained in this Declaration.

b. Section 5 of Article XXXI of the Declaration for Fawngrove is hereby amended so as to delete said Section 5 as it presently appears and to substitute therefor the following:

"5. In the event Declarant exercises its option to expand hereunder, the Amended Declaration shall, among other things, reallocate to each unit in the Expanded Project an undivided ownership interest in the common areas and facilities computed on the basis of the approximate number of square feet of floor space within each respective unit of the Expanded Project taken as a percentage of the approximate aggregate number of square feet of floor space within all units of the Expanded Project. No such reallocation shall be effective unless and until a Supplemental Record of Survey Map is filed with the Summit County Recorder's Office depicting the Additional Land and the units created thereon."

3. Undivided Interest in Common Elements. Pursuant to the provisions of Section 57-8-13.4 and Section 57-8-13.10 of the Act, the undivided ownership interests in the Common Areas and Facilities of the Project are hereby reallocated between each Unit in the Project in accordance with the attached Amended Exhibit "C" which is incorporated herein by reference.

4. Definitions. Each of the words used in this Amendment to the Declaration shall have the meaning given to each such term in the Declaration.

5. Ratification of Terms and Provisions. Except as modified by this Amendment, the Declarant hereby ratifies and confirms all of the terms and provisions of the Declaration.

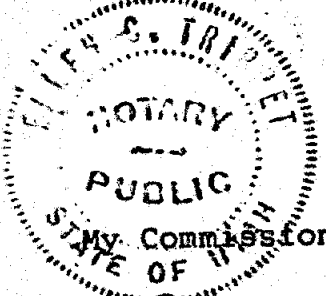
DECLARANT:

FAWNGROVE ASSOCIATES, a Utah general partnership, successor in interest to FAWNGROVE ASSOCIATES, a Utah limited partnership

By: *Victor R. Ayers*  
General Partner

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

On the 1st day of March 1982, 1982, personally appeared before me VICTOR R. AYERS, who being by me duly sworn, did say he is a general partner of Fawngrove Associates, a Utah general partnership, and that said instrument was signed in behalf of Fawngrove Associates and said VICTOR R. AYERS acknowledged to me that said partnership executed the same.



*Ellen C. Trippe*  
NOTARY PUBLIC  
Residing at Salt Lake County,  
Utah

My Commission Expires:  
Oct 9, 1984

AMENDED EXHIBIT "C"

(Attached to and forming a part of the Supplemental Declaration of and Amendment to the Condominium Declaration for Fawngrove Condominiums, a Utah condominium project.)

<u>UNIT NO.</u>	<u>SIZE</u> ( <u>SQUARE FEET</u> )	<u>UNDIVIDED OWNERSHIP INTERESTS*</u> ( <u>PERCENTAGE</u> )	<u>PARKING</u> ( <u>SPACE NO.</u> )
1	1,965.95	1.5675	P-1
2	1,211.72	0.9661	P-2
3	1,211.72	0.9661	P-3
4	2,110.94	1.6831	P-4
5	2,001.27	1.5956	P-5
6	1,211.72	0.9661	P-6
7	1,211.72	0.9661	P-7
8	2,110.94	1.6831	P-8
9	2,819.83	2.2483	P-9
10	2,001.27	1.5956	P-10
11	1,965.95	1.5675	P-11
12	1,211.72	0.9661	P-12
13	1,211.72	0.9661	P-13
14	2,110.94	1.6831	P-14
15	2,001.27	1.5956	P-15
16	1,211.72	0.9661	P-16
17	1,211.72	0.9661	P-17
18	2,110.94	1.6831	P-18
19	2,819.83	2.2483	P-19
20	2,001.27	1.5956	P-20
21	1,965.95	1.5675	P-21
22	1,211.72	0.9661	P-22
23	1,211.72	0.9661	P-23
24	2,110.94	1.6831	P-24
25	2,001.27	1.5956	P-25
26	1,211.72	0.9661	P-26
27	1,211.72	0.9661	P-27
28	2,110.94	1.6831	P-28
29	2,819.83	2.2483	P-29
30	2,001.27	1.5956	P-30
31	2,314.68	1.8455	P-31
32	1,265.72	1.0092	P-32
33	1,261.65	1.0059	P-33
34	2,607.32	2.0788	P-34
35	4,073.64	3.2479	P-35

AMENDED EXHIBIT "C"  
(Continued)

<u>UNIT NO.</u>	<u>SIZE</u> ( <u>SQUARE FEET</u> )	<u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS*</u> ( <u>PERCENTAGE</u> )	<u>PARKING</u>  <u>SPACE NO.</u>
36	1,265.72	1.0092	P-36
37	1,265.00	1.0086	P-37
38	2,307.00	1.8394	P-38
39	3,516.26	2.8035	P-39
40	4,073.64	3.2479	P-40
41	2,314.68	1.8455	P-41
42	1,265.72	1.0092	P-42
43	1,261.65	1.0059	P-43
44	2,607.32	2.0788	P-44
45	4,073.64	3.2479	P-45
46	1,265.72	1.0092	P-46
47	1,265.00	1.0086	P-47
48	2,307.00	1.8394	P-48
49	3,516.26	2.8035	P-49
50	4,073.64	3.2479	P-50
51	2,314.68	1.8455	P-51
52	1,265.72	1.0092	P-52
53	1,261.65	1.0059	P-53
54	2,607.32	2.0788	P-54
55	4,073.64	3.2479	P-55
56	1,265.72	1.0092	P-56
57	1,265.00	1.0086	P-57
58	2,307.00	1.8394	P-58
59	3,516.26	2.8035	P-59
60	4,073.64	3.2479	P-60
	125,423.13	100.0005	

\*Undivided Ownership Interest Percentages have been computed on the basis of the approximate number of square feet of floor space within each respective unit of the Project taken as a percentage of the approximate aggregate number of square feet of floor space within all units in the Project.



EXHIBIT "D"

LEGAL DESCRIPTION OF EXPANSION AREA

Phase II - No more than 30 Units:

Beginning at a point which is South 667.79 feet and East 2949.62 feet of the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North 60° 0' East 134.87 feet; to a point on a 8032.00 foot radius curve to the left, the radius point of which bears North 30° 00' West 8032.00 feet; thence South 26° 0' 0" East 339.65 feet; thence South 40° 30' West 89.09 feet; thence South 47° 53' West 442.74 feet; thence North 26° 54' 10" West 451.76 feet to the point of beginning.

Phase III - No more than 20 Units:

Beginning at a point which is South 413.34 feet and East 3405.35 feet of the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North 57° 10' 0" East 193.47 feet; to a point on a 8032.00 foot radius curve to the left, the radius point of which bears North 32° 50' West 8032.00 feet; thence Northeasterly along the said curve 178.74 feet; thence South 34° 6' 30" East 214.33 feet; thence South 40° 30' 0" West 435.68 feet; thence North 26° 0' West 339.65 feet to the point of beginning.

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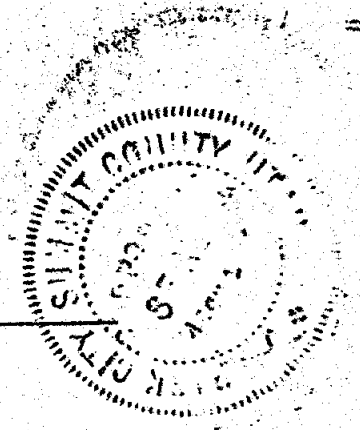
CONSENT TO RECORD BY THE CITY

Park City, a body corporate and politic, and the city in which the Fawngrove Condominiums, Phase II, a Utah condominium project is located, by and through its duly elected Mayor, through its Recorder, does hereby attest to the final approval to the said project, and does hereby consent to record same along with the Condominium Declaration for Fawngrove Phase II, to the recording of the Survey Map recorded concurrently herewith, and to the attributes of the said project which are mentioned in Section 57-8-35(3) of the Utah Condominium Ownership Act, as amended and expanded by the laws of Utah, 1975, Chapter 173, Section 18.

In executing this approval, Park City assumes no responsibility for the truth or accuracy of the statements contained in the Condominium Declaration for the Fawngrove Phase II documents, neither does the execution of this approval mean that the project complies with city ordinances.

Dated this 11th day of March, 1982.

  
M. R. Olson  
Recorder



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