

AFTER RECORDING PLEASE RETURN TO: \_\_\_\_\_

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ENT 20564:2002 PG 1 of 4  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2002 Feb 21 9:40 am FEE 28.00 BY SS  
RECORDED FOR SPRINGVILLE CITY

**FOURTH SUPPLEMENT**  
  
**TO**  
  
**DECLARATION OF CONDOMINIUM**  
**(Including Association Bylaws)**

**CONDOMINIUMS at CAMELOT**  
**A Condominium Project (Expandable)**  
  
**City of Springville, Utah County, Utah**

**This Fourth Supplement to Declaration of Condominium** ("Fourth Supplement to Declaration") is made as of this 10<sup>th</sup> day of January, 2002, by **Gateway-Art City Residential, L.C.**, a Utah limited liability company ("Declarant") pursuant to the following:

**RECITALS:**

- A. Declarant is the developer of **Condominiums at Camelot**, an expandable condominium project in Springville, Utah (the "Project").
- B. On or about September 21, 2000, Declarant caused to be recorded as Entry 74351:2000 Pages 1-30 in the Public Records, that certain **Declaration of Condominium (Including Association Bylaws), Condominiums at Camelot** (the "Declaration"), relating to the Project.
- C. Pursuant to Section 2.3 and 2.4 of the Declaration, Declarant is permitted to annex into the Project additional real property ("Additional Land") as set forth and described in the Declaration (including any Exhibit thereto) for purposes of development into additional Condominium Units and Common Areas consistent with the existing Plats "A", "B", "E" and "H" of the Project and with the Declaration.
- D. Declarant desires to annex a portion of the Additional Land into the Project for development as Plat "C" of the Project. **Note: Plat "C" will be recorded out of alphabetical sequence.**

**Therefore**, Declarant hereby declares as follows:

1. All defined terms as used in this Fourth Supplement to Declaration shall have the same meanings as those set forth and defined in the Declaration.

2. The following described real property situated in the City of Springville, Utah County, Utah, is hereby submitted to the provisions of the Utah Condominium Ownership Act and the Declaration and is hereby annexed into the Project to be held, transferred, sold, conveyed and occupied as a part thereof:

A tract of land located in the southeast quarter of Section 6, Township 8 South, Range 3 East, Salt Lake Base & Meridian.

Commencing at the southwest corner of Condominiums at Camelot Village Record of Survey Map for Plat "B" (Map "B"), said point being on the southerly boundary line of Parcel 3 as shown on Record of Survey, instrument number 99-265 located at the Utah County Surveyor's Office, Utah, and being S00°36'05"E 1018.25 feet along the section line and West 2052.22 feet from the East quarter corner of Section 6; thence N63°34'28"W 11.82 feet along said boundary line; thence N56°52'14"W 116.43 feet along said boundary line; thence N33°07'46"E 21.00 feet; thence N56°52'14"W 8.50 feet; thence N33°07'46"E 186.94 feet; thence S42°28'25"E 130.30 feet to point "H" on said Map "B"; thence S21°45'42"W 104.54 feet along said Map "B" boundary line; thence S26°25'32"W 21.00 feet along said Map "B" boundary line; thence N63°34'27"W 18.44 feet along said Map "B"; thence S26°25'31"W 49.00 feet along said Map "B" to the point of beginning.  
Containing 0.60 acres.

**TOGETHER WITH** all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of real property.

**RESERVING UNTO DECLARANT**, however such easements and rights of ingress and egress over, across, through, and under the above-described Tract and any improvements (excluding Buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete the Buildings and Units and all of the other improvements described in this Declaration or in the Record of Survey Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete on the Additional Land or any portion thereof such improvements as Declarant shall determine to build in its sole discretion; and (iii) to improve portions of such property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, such real property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire 10 years after the date on which this Declaration is recorded in the Public Records.

**ALL OF THE FOREGOING IS SUBJECT TO** all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described real property or any portion thereof, including, without limitation, any mortgage (and nothing in this paragraph shall be deemed to modify or amend such mortgage); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on or revealed by the Record of Survey Map or otherwise existing; an easement for each and every pipe, line, cable, wire,

utility line, or similar facility which traverses or partially occupies the said real property at such time as construction of all Project improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities; **AND TO EACH OF THE COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THIS DECLARATION AND IN THE MASTER DECLARATION.**

3. The Declaration is hereby amended in the following particulars as a result of and pursuant to the annexation set forth above:

(a) Section 2.02 is amended in its entirety to read as follows:

**2.02 Division into Condominium Units, Minimum and Maximum Ownership Interests.** The Project is hereby divided into 60 Condominium Units as set forth on the Map, each such Condominium Unit consisting of a Unit and an appurtenant **undivided but equal interest** in and to the Common Areas and Facilities. Such Units comprise the minimum anticipated number of Units in the Project and give each Owner a maximum 1/60th (or approximately 1.6666%) undivided interest in the Common Areas and Facilities. If all of the Additional Land is added into the Project pursuant Sections 2.03 and 2.04, the maximum number of Units in the Project will be 96 and each Unit Owner will have a 1/96th (or approximately 1.0416%) undivided interest in the Common Areas and Facilities.

(b) Section 3.02 of the Declaration is amended in its entirety to read as follows:

**3.02 Description of Buildings, Parking and Storage Units.** There will be five Buildings, each containing 12 Units, four on each of three floors. A central Limited Common Area hallway on each floor of each Building, with a stairway at each end, provides access to each of the four Units on each floor. Each Unit has one level with three bedrooms and two bathrooms, a kitchen, living and dining area. The Building construction consists of stucco and brick over wood frame, and asphalt shingle roof. Each Unit is basically of the same size and configuration. Each Unit in the Project has an appurtenant Limited Common Area storage closet and adjacent parking stall assigned to it as reflected on the Map. Those Units which are not located as close in proximity to such storage closets as are other Units have an additional appurtenant Limited Common Area parking stall assigned to each of them as reflected on the Map.

4. Except as amended by the provisions of this Fourth Supplement to Declaration, the Declaration shall remain unchanged and, together with this Fourth Supplement to Declaration, shall constitute the Declaration of Condominium for the Project as expanded by the Additional Land described herein.

5. This Fourth Supplement to Declaration shall be recorded in the Public Records concurrently with the Map entitled **Plat "C", Condominiums at Camelot, Springville City, Utah County, Utah**, executed and acknowledged by Declarant, consisting of two sheets prepared by Ronald M. Hodge, a Utah Registered Land Surveyor holding Certificate No. 377008, and shall be effective from the date of such recording. **Note: Plat "C" will be recorded out of alphabetical sequence.**

