

ENT 21910 BK 2930 PG 627
NINA B REID UTAH CO RECORDER BY HB
1992 MAY 5 2:30 PM FEE 14.00
RECORDED FOR ALEXANDRA DEVELOPMENT

FIRST AMENDMENT TO DECLARATION
OF "THE AVENUE CONDOMINIUMS"
A CONDOMINIUM PROJECT

This First Amendment to Declaration of The Avenue Condominiums, a Condominium Project, containing covenants, conditions and restrictions relating to The Avenue Condominium, a Condominium Project, is made on the date set forth at the end hereof by Alexandra Development, Inc., a Utah Corporation, hereinafter called "Declarant", for itself, its successors, grantees and assigns, pursuant to the Condominium Ownership Act of the State of Utah.

RECITALS

A. This First Amendment to the Declaration of The Avenue Condominiums is intended to and shall affect only those specific provisions of the Declaration as are referred to hereafter. The original Declaration herein amended was recorded January 22, 1990, as Entry No. 2033 at Book 2659, Pages 823-853. All provisions of the Declaration not specifically amended herein shall remain as in the original and in full force and effect.

This amendment is made pursuant to 57-8-13.6 UCA 1953 as amended for the purpose of creating 9 additional units on a portion of the "expandable property" as provided in the original declaration. Concurrent herewith a supplemental "Record of Survey Map" is recorded.

B. The legal description is amended to include the following

real property:

Commencing at a point which is south 608.75 feet and west 502.37 feet from the Northeast corner of Sec. 1, T.7S. R.2E. Salt Lake Base & Meridian; thence as follows:
N 1 degree 00'00"E 155.40 feet along E. line of University Avenue; THENCE S88 degrees 49'20"E 114.00 feet; THENCE S01 degrees 00'00"W 103.40 feet, THENCE S88 degrees 49'20"E 49.94 feet; THENCE S01 degrees 00'00"W 52 feet; THENCE N88 degrees 49'20"W 163.94 feet to the point of beginning.

C. Paragraph 2 is amended to include a portion of the expandable property within the declaration.

D. Paragraphs 3, 4 and 9 are amended to include two residential buildings with a total of 21 units.

E. First Amended Exhibit A designating each individual unit, its square footage, its common space ownership, its number of assigned parking stalls and its maximum occupancy is attached hereto and incorporated herein.

EXECUTED BY DECLARANT on this 4th day of April, 1992.

"DECLARANT"

ATTEST:

AR Cortez
Anthony Cortez, Secretary

ALEXANDRA DEVELOPMENT
INCORPORATED, a Utah Corporation

A. Dale Godfrey
A. Dale Godfrey, President

STATE OF CALIFORNIA)
:
COUNTY OF)

On this _____ day of _____, 1992, personally
appeared before me A. Dale Godfrey, who being by me duly sworn did

FIRST AMENDED EXHIBIT A

<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>COMMON SPACE OWNERSHIP</u>	<u># OF PARKING STALLS</u>	<u>MAXIMUM OCCUPANCY</u>
100	1,250	4.8%	2	4
101	1,250	4.8%	2	4
102	1,250	4.8%	2	4
103	800	3.0%	1	2
200	1,250	4.8%	2	4
201	1,250	4.8%	2	4
202	1,250	4.8%	2	4
203	800	3.0%	1	2
300	1,450	5.5%	2	4
301	1,450	5.5%	2	4
302	1,450	5.5%	2	4
303	1,000	3.8%	1	2
110	1,250	4.8%	2	4
111	1,250	4.8%	2	4
112	1,250	4.8%	2	4
210	1,250	4.8%	2	4
211	1,250	4.8%	2	4
212	1,250	4.8%	2	4
310	1,400	5.4%	3	5
311	1,400	5.4%	3	5
312	1,400	5.4%	3	5

FIRST AMENDMENT

CAT. NO. NN00632

TO 194R CA (1-83)

(Agent of Corporation)

TICOR TITLE INSURANCE

STAPLE HERE
↑
↓

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } SS.

On APRIL 7, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared A. DALE GODFREY, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the agent of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature

Emily M. Birkel



(This area for official notarial seal)

NOTARY PUBLIC

My Commission Expires:

Residing at:

STATE OF UTAH)

ENT21910 BK 2930 PG 630

COUNTY OF SALT LAKE)

On this 10th day of April, 1992, personally appeared before me Anthony Cortez, who being by me duly sworn did say that he is the Secretary of ALEXANDRA DEVELOPMENT INCORPORATED, a Utah Corporation, that the foregoing First Amendment to Declaration of Condominium was signed on behalf of said corporation by authority of its By-Laws or a resolution of its Board of Directors, and said individual did acknowledge that said corporation executed the foregoing First Amendment of Declaration of Condominium.



10/25/94

Cindy McIntosh
NOTARY PUBLIC

Residing at:

168 South Main