

Recorded NOV 20 1974 339
at Guardian Title Company
Request of Fee Paid JERADEAN MARTIN
Recorder, Salt Lake County, Utah
4402 Deputy
Ref. 8 44.00

2666379

FOURTH AMENDMENT TO THE
DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF MONTE CRISTO
A CONDOMINIUM PROJECT

THIS FOURTH AMENDMENT is made by ARTISTIC HOMES CORPORATION, a Utah Corporation, to the Declaration of Covenants, Conditions and Restrictions of Monte Cristo, a Condominium Project, as amended, and is referred to in this Fourth Amendment and in said Declaration as the "DECLARANT", as follows:

W I T N E S S E T H:

WHEREAS, the Declarant previously recorded its Declaration of Covenants, Conditions and Restrictions of Monte Cristo, a Condominium Project, recorded in the office of the County Recorder in Book 3389, at pages 144-182, including a Record of Survey Map covering Phase I and Exhibit "B" stating the initial percentage of ownership of the Common Area, and

WHEREAS, the Declarant previously executed and recorded a First Amendment, Second Amendment and a Third Amendment to said declaration, which, among other things, included Record of Survey Maps and Amended Exhibits "B" changing the percentages of ownership of the Common Areas and facilities, and

WHEREAS, the Declarant is ready to proceed with the recording of Phase IV of said Condominium Project as referred to and authorized in the preamble, definitions and Articles IV and VI of the Declaration, as amended,

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NOW THEREFORE, the Declarant does hereby make this Fourth Amendment to said Declaration, as amended, as follows:

1. The next phase of this Condominium Project shall be known as Phase IV and shall be in accordance with Exhibit "A", attached hereto and incorporated herein by reference, being the Record of Survey Map of Monte Cristo - Phase IV, a Condominium Project.

2. The real property included within Phase IV is situate in Salt Lake County, State of Utah, and is particularly described as follows:

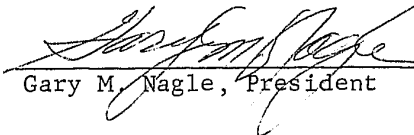
Beginning at a point which is West 791.41 ft. and South 539.55 ft. from the NE corner of Section 21, T2S, R1E, S.L.B.&M., running thence; South 248.09 ft. thence West 129.0 ft. thence North 10.83 ft. thence West 271.18 ft. thence North 0° 29' 15" East 237.27 ft thence East 398.17 ft. to the point of beginning.

3. The Declarant hereby submits the above described tract of land, buildings and other improvements constructed thereon or hereafter to be constructed, together with all appurtenances, to the provisions of the Utah Condominium Ownership Act, which shall be known as Monte Cristo - Phase IV.

4. The development of Phase IV is the final phase in this Condominium Project and will make the final change of and will finally vest the percentages of ownership of the Common Areas and Facilities, all in accordance with the final amended Exhibit "B", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Declarant has executed the foregoing amendment this 19th day of November, 1974.

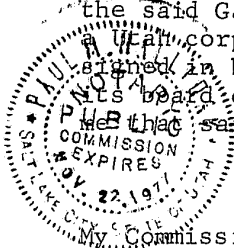
ARTISTIC HOMES CORPORATION

By: 
Gary M. Nagle, President

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STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 19th day of November, 1974, personally appeared before me GARY M. NAGLE, who being by me duly sworn did say, that he, the said Gary M. Nagle, is the president of ARTISTIC HOMES CORPORATION, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Gary M. Nagle duly acknowledged to me that said corporation executed the same.



My Commission Expires:

11/22/1977

Notary Public
Residing in Salt Lake City, Utah

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FINAL AMENDED EXHIBIT "B"
vesting the final per-
centages of ownership

MONTE CRISTO
A CONDOMINIUM PROJECT

<u>UNIT NUMBER</u>	<u>PERCENTAGE (%) OF OWNERSHIP OF COMMON AREA</u>
1	1.4802
2	1.4287
3	1.4287
4	1.4287
5	1.4287
6	1.4287
7	1.4802
8	1.4802
9	1.4287
10	1.4287
11	1.4287
12	1.4287
13	1.4802
14	1.4802
15	1.4287
16	1.4287
17	1.4802
18	1.4802
19	1.4287
20	1.4287
21	1.4802
22	1.4802
23	1.4287

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(continued)

(continued)

<u>UNIT NUMBER</u>	<u>PERCENTAGE (%) OF OWNERSHIP OF COMMON AREA</u>
24	1.4287
25	1.4287
26	1.4287
27	1.4802
28	1.4802
29	1.4287
30	1.4287
31	1.4287
32	1.4287
33	1.4802
34	1.4802
35	1.4287
36	1.4287
37	1.4802
38	1.4802
39	1.4287
40	1.4287
41	1.4802
42	1.4802
43	1.4287
44	1.4287
45	1.4287
46	1.4287
47	1.4802
48	1.0734
49	1.0478
50	1.0478

(continued)

(continued)

<u>UNIT NUMBER</u>	<u>PERCENTAGE (%) OF OWNERSHIP OF COMMON AREA</u>
51	1.0478
52	1.0478
53	1.0478
52	1.0478
55	1.0478
56	1.0478
57	1.0734
58	1.0734
59	1.0478
60	1.0478
61	1.0478
62	1.0478
63	1.0478
64	1.0478
65	1.0734
66	1.4802
67	1.4287
68	1.4287
69	1.4287
70	1.4287
71	1.4287
72	1.4287
73	1.4287
74	1.4802