

WHEN RECORDED RETURN TO:

CHAMBÉRY
Wayne H. Corbridge
758 South 400 East
Suite 203
Orem, Utah 84058

ENT 28025 BK 5004 PG 51
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Mar 08 3:46 pm FEE 29.00 BY 99
RECORDED FOR OREM CITY

FIRST SUPPLEMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
CHAMBÉRY
a Utah Condominium Project

This SUPPLEMENT to the DECLARATION OF CONDOMINIUM for CHAMBÉRY, a Utah Condominium Project, is made and executed this 25th day of February, 1999, by CHAMBÉRY, L.C., a Utah limited liability company, of 758 South 400 East, Suite 203, Orem, Utah 84058 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Original Declaration was recorded in the office of the County Recorder of Utah County, Utah on the 19th day of February, 1999, as Entry No. 20260 in Book 4981 at Pages 777 through 848 of the Official Records of the County Recorder of Utah County, Utah (the "Declaration").

Whereas, the related Plat Map(s) for Phase I of the Project has also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under Article III, Section 44 of the Amended & Restated Declaration, Declarant reserved an option until the seven (7) years from the date following the first conveyance of a Unit in Phase I to a Unit purchaser to expand the Project in accordance with the Act.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibit "A-1" attached hereto and incorporated herein by this reference (the "Phase II Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, subject to the approval of the Office of Veterans Affairs, to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, Declarant desires to expand the Project by creating on the Phase II Property a residential condominium development.

Whereas, Declarant now intends that the Phase II Property shall become subject to the

Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this FIRST SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR CHAMBÉRY, a Utah Condominium Project.

1. Supplement to Definitions. Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

A. First Supplemental Declaration shall mean and refer to this FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR CHAMBÉRY, a Utah Condominium Project.

B. First Supplemental Phase II Map shall mean and refer to the Supplemental Plat Map of Phase II of the Project, prepared and certified to by Gary W. Wier, a duly registered Utah Land Surveyor holding Certificate No. 333098, and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this First Supplemental Declaration.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. Legal Description. The real property described in Exhibit A-1 is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of this Supplemental Declaration:

3. Annexation. Declarant hereby declares that the Phase II Property shall be annexed to and become subject to the Declaration, which upon recordation of this First Supplemental Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-1 subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the Phase II Map, the clubhouse, a Building and twelve (12) additional Units are or will be constructed and/or created in the Project on the Phase II Property. The clubhouse, additional Building and Units are located within a portion of the Additional Land. Upon the recordation of the Phase II Map and this First Supplemental Declaration, the total number of Units in the Project will be eighteen (18). The additional Building and Units are substantially similar in construction, design and quality to the Building and Units in the prior Phase.

5. Percentage Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocated the undivided percentages of ownership interest in the Common Areas and Facilities (the "Percentage Interests"). Exhibit "C" to the Declaration is deleted in its entirety and "Revised Exhibit 'C,'" attached hereto and incorporated herein by this reference, is substituted in lieu thereof. The Percentage Interests set forth in Revised Exhibit "C"

have been computed on the basis of Par Value.

6. Effective Date. The effective date of this First Supplemental Declaration and the Phase II Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

CHAMBÉRY, L.C.
a Utah limited liability company

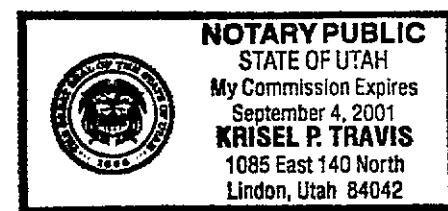
BY: *Wayne H. Corbridge*
TITLE: Wayne H. Corbridge, Manager

BY: *David Schiess*
TITLE: David Schiess, Manager

STATE OF UTAH

)
ss:
)

COUNTY OF UTAH



On the 26 day of February, 1999, personally appeared before me WAYNE H. CORBRIDGE and DAVID SCHIESS, who by me being duly sworn, did say that they are the Managers of CHAMBÉRY, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said company by authority of a resolution of its Members, and said WAYNE H. CORBRIDGE and DAVID SCHIESS, duly acknowledged to me that said company executed the same.

Krisel P. Travis
NOTARY PUBLIC
Residing At: Sept. 4, 2001
Commission Expires: Lindon, UT

Exhibit "A-1"

CHAMBERY PHASE II LEGAL DESCRIPTION

The land described in the foregoing document is located in Utah County, Utah and is described more particularly as follows:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH A DISTANCE OF 959.13 FEET AND EAST A DISTANCE OF 366.20 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28; T. 6 S., R. 2 E., S.L.B.&M.; THENCE S. 88°53'00" E. A DISTANCE OF 95.36 FEET; THENCE S. 01°07'00" W. A DISTANCE OF 75.08 FEET; THENCE S. 88°53'00" E. A DISTANCE OF 18.41 FEET; THENCE N. 63°45'26" E. A DISTANCE OF 23.00 FEET; THENCE S. 26°14'34" E. A DISTANCE OF 96.12 FEET; THENCE S. 63°45'26" W. A DISTANCE OF 23.00 FEET; THENCE S. 26°14'34" E. A DISTANCE OF 7.23 FEET; THENCE S. 64°16'24" W. A DISTANCE OF 17.00 FEET TO THE POINT OF TANGENCY OF AN 80.00-Foot RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 38.19 FEET ALONG THE ARC OF SAID CURVE; THENCE N. 88°22'29" W. A DISTANCE OF 120.26 FEET; THENCE N. 01°37'31" E. A DISTANCE OF 106.01 FEET; THENCE N. 88°53'00" W. A DISTANCE OF 25.00 FEET; THENCE N. 01°37'31" E. A DISTANCE OF 5.26 FEET TO THE POINT OF TANGENCY OF A 44.00-Foot RADIUS CURVE TO THE RIGHT; THENCE NORtheASTERLY 59.66 FEET ALONG THE ARC OF SAID CURVE; THENCE N. 01°07'00" E. A DISTANCE OF 28.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS.

REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

<u>Phase</u>	<u>Bldg</u>	<u>Unit No.</u>	<u>Percentage Interest</u>	<u>Par Value</u>
I	P	1	5.55%	100
I	P	2	5.55%	100
I	P	3	5.55%	100
I	P	4	5.55%	100
I	P	5	5.55%	100
I	P	6	5.55%	100
II	B	1	5.55%	100
II	B	2	5.55%	100
II	B	3	5.55%	100
II	B	4	5.55%	100
II	B	5	5.55%	100
II	B	6	5.55%	100
II	B	7	5.55%	100
II	B	8	5.55%	100
II	B	9	5.55%	100
II	B	10	5.55%	100
II	B	11	5.55%	100
II	B	12	5.55%	100
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TOTAL:	2	18	100.00%	1,800