

2860222

AMENDMENT TO ENABLING DECLARATION  
OF  
GEORGETOWN SQUARE CONDOMINIUM PROJECT  
(PHASE NO. 2)

THIS AMENDMENT is made by the MANAGEMENT COMMITTEE OF THE GEORGETOWN SQUARE CONDOMINIUM PROJECT (Phase No. 2) (hereinafter referred to as the "Management Committee").

1. Original Declaration. Pursuant to the Utah Condominium Ownership Act, the Enabling Declaration (hereinafter the "Declaration") of Georgetown Square Condominium Project (Phase No. 2) (hereinafter "Phase No. 2") was duly executed and acknowledged by Georgetown Square, a partnership, on November 1, 1974. Said Declaration was recorded on November 14, 1974, in the Official Records of Salt Lake County, State of Utah, as Entry No. 2664971, in Book 3722, Pages 448-489.

2. Original Survey Map. Concurrently with the filing of the Declaration there was recorded the Record of Survey Map (hereinafter the "Map") for Phase No. 2. The Map consists of two sheets and was recorded in the Official Records of Salt Lake County, State of Utah, as Entry No. 2664970 in Book 74-11, Page 166.

3. Original Description. Subject to and together with certain exceptions, rights, powers, reservations, obligations, easements, and rights-of-way described therein, the Declaration and Map submitted to the provisions of the Utah Condominium Ownership Act the following described real property situated in Salt Lake County, State of Utah:

Beginning at a point on the Northerly line of Georgetown Square Condominium Project (Phase No. 1) said point being North 0°11'57" West along the North-South one quarter section line 910.847 feet and North 89°59'15" West 1503.066 feet from the South one quarter corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian; running thence along said Northerly line North 89°59'15" West 187.32 feet to the Easterly line of said Georgetown Square Condominium Project (Phase No. 1); thence along said Easterly line North 0°36' East 194.18 feet to the South line of 3300 South Street; thence

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Recorded SEP 27 1976 at 11420 m.

-1- Request of Kenneth E. Coombs, Jr.  
KATIE L. DIXON, Recorder  
Salt Lake County, Utah

\$69.50 By Cheryl Warrington Deputy  
Cheryl Warrington

REF. 2175 Melodie Ann Co.  
312 84117

along said South line South 89°59'15" East 187.32 feet; thence South 0°36' West 194.18 feet to the point of beginning.

TOGETHER WITH such easements and rights of way over and across the Common Areas and Facilities of Phase No. 1 as may be reasonable under the circumstances to permit access to and from and the full use and enjoyment of the Parcel associated with Phase No. 2 and the improvements constructed thereon, and to permit access to and from the Project and the full use and enjoyment of the Parcels associated therewith in the event a merger of Phase No. 1 and Phase No. 2 occurs.

4. Right to Amend. Paragraph 30 of Article III of the Declaration provides that the Declaration and the Map may be amended by the vote of at least 65% of the undivided ownership interest in the Common Areas and Facilities of Phase No. 2. Said paragraph further provides that any amendment so authorized shall be accomplished through the recordation of an instrument executed by the Management Committee in which instrument the Management Committee shall certify that the vote required by said Paragraph 30 for amendment has occurred. A special meeting of the Owners of Units in Phase No. 2 was called by the Management Committee and due notice of said meeting was given pursuant to Paragraph 16 of Article III of the Declaration. Said meeting was held on May 22, 1976 at 7:00 P.M. and was a duly constituted meeting under the provisions of the Declaration and the laws of the State of Utah. At said meeting the matters described in Paragraphs 6 through 10 below were submitted to the Owners as proposed amendments to the Declaration and Map and each of said matters was approved by at least 65% of the undivided ownership interest in the Common Areas and Facilities of Phase No. 2. The undersigned, being all of the members of the Management Committee, hereby certify that said amendments were duly submitted to and approved by said Owners as required in the Declaration and the laws of the State of Utah.

5. Amended Map. Concurrently with the recordation of this Amendment to Enabling Declaration, there is being filed an Amended Record of Survey Map (hereinafter the "Amended Map") consisting of two sheets. The Amended Map has been prepared and certified to by C. J. Schuchert, a licensed Utah land surveyor holding Certificate No. 2868 and has been executed and acknowledged by the Management Committee.

6. Amendment of Parking Stalls Constituting Units. The Declaration and the Map contemplated that there would be eight parking stalls constituting Units situated along the north boundary of the Parcel constituting Phase No. 2. Said parking stalls were designated in the Declaration and Map as Units P-54 through P-61, inclusive. It has now been necessary to change the number

of and the configuration of said Units and there are now five parking stalls constituting Units which parking stalls have been designated as Units P-54A, P-55A, P-56A, P-57A, and P-58A. Said amended Units are more particularly described upon the Amended Map.

7. Redesignation of Limited Common Area L-62. The Declaration and Map contemplated that a Limited Common Area constituting a parking stall and designated as Parking Area L-62 would be appurtenant to Condominium Unit No. 2142. Said area has been converted to a general storage area and constitutes part of the Common Areas and Facilities. Said area is more particularly described on the Amended Map.

8. Revised Exhibit A and Exhibit B. As a result of the amendment described in Paragraph 6 above, it is necessary to recompute the ownership interests in the Common Areas and Facilities that are appurtenant to each Unit in Phase No. 2, and also the interest appurtenant to each Unit in the condominium project in the event of a merger of Phase No. 2 and the Georgetown Square Condominium Project (Phase No. 1). Accordingly, Exhibits A and B to the Declaration are amended in their entirety and are hereby replaced by the Revised Exhibit A and Revised Exhibit B attached to this instrument and made a part hereof by reference. The undivided ownership interests which are set forth in said Revised Exhibit A have been computed as provided in Paragraph 5 of Article III of the Declaration. The undivided ownership interests which are set forth in said Revised Exhibit B have been computed as provided in Paragraph 25 of Article III of the Declaration. As a result of the amendment described in Paragraph 7, Revised Exhibit A also indicates that the area formerly occupied by Parking Stall L-62 is no longer a Limited Common Area appurtenant to Unit 2142.

9. Amendment to Paragraph 29. As a result of the amendment described in Paragraph 7 above, it is necessary to amend Paragraph 29 of Article III of the Declaration to correctly describe the car stalls that constitute Units. Accordingly, the first sentence of said Paragraph 29 is amended in its entirety to read as follows:

29. Configuration of car stall units. As appears more fully in the Survey Map and Exhibit A to this Declaration, the Project contains a number of open car stall units which constitute Units (P-54A - P-58A).

10. Amendment to Map. The Map is amended in the particulars set forth in the Amended Map. By way of summary, the changes set forth in the Amended Map are:

a. Parking stall units P-54 through P-61, inclusive, as shown on the Map have been deleted. Parking stall units P-54A, P-55A, P-56A, P-57A, and P-58A, as shown

on the Amended Map have been added.

b. Parking stall L-62 as shown on the Map constituted a Limited Common Area. Said parking stall has been deleted and the area formerly covered thereby now constitutes merely part of the Common Areas and Facilities.

11. Effective Date. The effective date of this Amendment to Enabling Declaration and of the Amended Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, State of Utah. From and after said date the Enabling Declaration and Record of Survey Map of the Georgetown Square Condominium Project (Phase No. 2) shall consist of the original Declaration and Map as amended by this instrument and the Amended Map.

IN WITNESS WHEREOF, the members of the Management Committee have executed this instrument this 22 day of May, 1976.

MANAGEMENT COMMITTEE

*Kenneth E. Coombs*

*Alan H. Coombs*

*Terrence H. Coombs*

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

On the 22 day of May, 1976, personally appeared before me Kenneth E. Coombs, the signer of the above instrument, who duly acknowledged to me that he executed the same.

*Frank Hornb*

NOTARY PUBLIC

My Commission expires on 3-15, 1978.

I reside at 2255 Dallin Street

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

On the 22 day of May, 1976, personally appeared  
before me Alan H. Coombs, the signer of the above  
instrument, who duly acknowledged to me that he executed the same.

  
NOTARY PUBLIC

My Commission expires on 3-15-1978.

I reside at 2255 Dallin Street

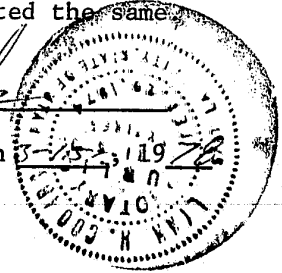
STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE)

On the 22 day of May, 1976, personally appeared  
before me Adrienne H. Coombs, the signer of the above  
instrument, who duly acknowledged to me that he executed the same.

  
NOTARY PUBLIC

My Commission expires on 3-15-1978

I reside at 2255 Dallin Street



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REVISED EXHIBIT A  
TO  
ENABLING DECLARATION OF GEORGETOWN  
SQUARE CONDOMINIUM PROJECT  
(Phase No. 2)

<u>Unit No.</u>	<u>Approx. No. of Sq. Ft.</u>	<u>Appurtenant Parking Area(s)</u>	<u>% Ownership</u>
2139*	980	L-63, L-64	6.894
2140*	960	L-53, L-54	6.753
2141	980	L-65, L-66	6.566
2142	950	L-55	6.365
2143	960	L-67	6.431
2144	960	L-56, L-57	6.431
2145	980	L-68	6.566
2146	960	L-58, L-59	6.431
2147	980	L-69, L-70	6.566
2148	970	L-60, L-61	6.499
2149	980	L-71, L-72	6.566
2150	980	L-73	6.566
2151	980	L-74	6.566
2152	980	L-75, L-76	6.566
2153*	980	L-77, L-78	6.894
P-54A thru P-58A	200 (Per Unit)		.268 (Per Unit)

\*Home Unit located on the end of a building

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REVISED EXHIBIT B

TO

ENABLING DECLARATION OF GEORGETOWN

SQUARE CONDOMINIUM PROJECT

(Phase No. 2)

<u>Unit</u>	<u>% Ownership</u>	<u>Unit</u>	<u>% Ownership</u>
2111*	1.520	2112*	1.476
2113	1.447	2114	1.402
2115	1.402	2116	1.431
2117	1.402	2118	1.431
2119	1.431	2120	1.417
2121	1.417	2122	1.417
2123	1.431	2124	1.431
2125	1.431	2126	1.431
2127	1.402	2128	1.431
2129	1.402	2130	1.447
2131	1.447	2132	1.402
2133	1.447	2134	1.402
2135	1.431	2136	1.447
2137*	1.490	2138*	1.520
2139*	1.520	2140*	1.490
2141	1.447	2142	1.402
2143	1.417	2144	1.417
2145	1.447	2146	1.417
2147	1.447	2148	1.431
2149	1.447	2150	1.447
2151	1.447	2152	1.447
2153*	1.520	3332*	1.534
3333*	1.564	3334	1.461
3335	1.490	3336	1.431
3337	1.447	3338	1.166
3339	1.447	3340	1.726
3341	1.476	3342	1.210
3343	1.490	3344	1.756
3345	1.476	3346	1.210
3347	1.476	3348	1.682
3349	1.461	3350	1.166
3351	1.461	3352	1.741
3353	1.476	3354*	1.534
3355*	1.608		
P-1 thru	P-50		
P-52 thru	P-53	.044	(Per Unit)
P-54A thru	P-58A	.059	(Per Unit)

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\*Home Unit located on the end of a building