

REQUEST: DIXIE TITLE CO.
 ECR: 427 PAGE: 525-529
 FEC 12.00 455

1986 OCT -3 PM 2:47
 302:38
 DOCUMENT REPORT S. S. E. T. E. Y.
 HERBERT S. S. E. T. E. Y.
 WASHINGTON CITY RECORDER
 BY E. J. H.

SUPPLEMENTAL DECLARATION
 GARDENS SOUTH CONDOMINIUMS
 PHASE IV

GARDENS SOUTH DEVELOPMENT, INC., a Utah corporation, Declarant under that certain Declaration of Condominium of Gardens South Condominiums, Phase I, filed of record on November 16, 1984, as Entry No. 268617, Book 363, Pages 40-85, of the Official Washington County Records, as amended under that certain Amendment to Declaration of Condominium of Gardens South Condominiums, Phase I, dated October 4, 1985, recorded October 4, 1985, as Entry No. 282520, Book 389, Pages 935 to 943 of the Official Washington County Records, as supplemented by the Supplemental Declaration and Record of Survey Map for Phase II, dated October 3, 1985, recorded October 4, 1985, as Entry No. 282522, Book 389, Pages 945 to 950 of the Official Washington County Records, as supplemented by the Supplemental Declaration and Record of Survey Map for Phase III, recorded March 31, 1986, as Entry No. 291572, Book 407, Pages 404 to 408 of the Official Washington County Records, and Amendment to Declaration of Condominium for Phases I-III recorded June 20, 1986 as Entry No. 296764, Book 416, Pages 813 to 816 of the Official County Records, hereby exercises its rights and privileges under said Declaration as follows:

1. Declarant hereby annexes to Gardens South Condominiums, Phase I, Phase II, and Phase III, that certain property known as Gardens South Condominiums, Phase IV, which is the following described property located in the City of St. George, County of Washington, State of Utah, (said property being inclusive of land

302438

reserved for expansion in the Declaration):

See Exhibit A attached hereto.

2. Declarant further states that said addition contains a total of three architecturally compatible buildings to be known as Building "J," Building "O," and Building "P" for a total of ten additional units as more particularly described on Exhibit B attached hereto, together with a pool and clubhouse, as constructed, as more further particularly described on the Record of Survey Map of Gardens South Condominiums, Phase IV, filed concurrently herewith.

3. Declarant further amends the undivided interest of each unit in the common areas of the total Gardens South project (as allowed in such Declaration and under the Utah Condominium Act), from 1/50 to 1/60, 60 being the total platted units in the project to date. All units shall share in common expenses according to their undivided interests which is hereby amended, subject to the rights of Declarant as set forth in the Declaration. Declarant continues to reserve all rights to expand and such other rights as are conferred in the Declaration as amended.

DATED this 25 day of September, 1986.

"Declarant"

GARDENS SOUTH DEVELOPMENT, INC.,
a Utah corporation

Edward M. Burgess
Edward M. Burgess, President

James R. Staheli
James R. Staheli, Secretary

302438

STATE OF UTAH)
) ss
COUNTY OF WASHINGTON)

On this 30th day of September, 1986, personally appeared before me Edward M. Burgess and James R. Staheli, known to me to be the President and Secretary, respectively, of Gardens South Development, Inc., a Utah corporation, who being by me duly sworn did say that they are the President and Secretary, respectively, of said corporation, and that the foregoing instrument was signed by them on behalf of said corporation by authority of the Bylaws or a Resolution of its Board of Directors, and acknowledged to me that said corporation executed the same.

Cindy A. Hansen
Notary Public

My Commission Expires:

4/3/00

Residing In:

St. George, Utah



EXHIBIT A

GARDENS SOUTH CONDOMINIUMS PHASE IV
LEGAL DESCRIPTION

Beginning at a point N 0°54'43" W 1092.83 feet along the section line and S 89°05'17" W 80.25 feet from the East 1/4 corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence S 0°54'43" E 265.14 feet to a 103.79 foot radius curve to the right; thence southerly 33.805 feet along the arc of said curve to a 86.40 foot radius curve to the left; thence southerly 9.49 feet along the arc of said curve; thence N 89°05'17" E 74.49 feet; thence S 0°54'43" E 157.00 feet; thence S 89°05'17" W 78.00 feet; thence S 0°54'43" E 160.89 feet; thence S 89°05'17" W 96.50 feet; thence S 0°54'43" E 130.00 feet; thence S 89°05'17" W 107.50 feet; thence N 0°54'43" W 186.06 feet to a 10.0 foot radius curve to the left; thence 23.07 feet along the arc of said curve; thence N 43°06'53" W 25.00 feet; thence N 46°53'07" E 59.05 feet to a 76.60 foot radius curve to the right; thence northeasterly 28.35 feet along the arc of said curve to the point of tangency; thence N 68°05'24" E 108.98 feet to a 92.145 foot radius curve to the right; thence northeasterly 33.769 feet along the arc of said curve to a 10.00 foot radius reverse curve to the left; thence northeasterly 15.708 feet along the arc of said curve to the point of tangency; thence N 0°54'43" W 108.29 feet to a 111.40 foot radius curve to the right; thence northerly 36.284 feet along the arc of said curve to a 78.79 foot reverse curve to the left; thence northerly 25.662 feet along the arc of said curve to the point of tangency; thence N 0°54'43" W 195.14 feet; thence S 89°05'17" W 20.00 feet; thence N 0°54'43" W 45.00 feet; thence N 89°05'17" E 20.00 feet; thence N 0°54'43" W 25.00 feet; thence N 89°05'17" E 25.00 feet to the point of beginning. Containing 1.64 Acres.

302438

EXHIBIT B

SCHEDULE OF UNIT NUMBERS, PARKING, AND UNDIVIDED INTERESTS

Unit No.	Garage Parking Assignment	Undivided Interest in Common Areas
<u>Building "J"</u>		
1	J-1	1/60
2	J-2	1/60
3	J-3	1/60
4	J-4	1/60
<u>Building "O"</u>		
1	O-1	1/60
2	O-2	1/60
<u>Building "P"</u>		
1	P-1	1/60
2	P-2	1/60
3	P-3	1/60
4	P-4	1/60

The garages referred to above are a limited common area, and appurtenant to the units designated above, and need not be referred to in any unit deed.

The unit numbers and garage numbers listed above, correspond to the same unit numbers and garage numbers referred to on the Record of Survey Map.

The Declarant continues to reserve unto itself the right to change parking assignments for any unit owned by itself, or with the permission of affected owners, any other covered parking space. This shall be accomplished by the filing of a Supplemental Declaration indicating the change together with any necessary approval.