

AMENDMENT TO
DECLARATION OF CONDOMINIUM
AND RECORD OF SURVEY MAP OF
WILLOW RUN RESORT PHASES I and II
AMENDMENT TO DECLARATION

RECORDS SECTION
1983 DEC 10 AM 10:01
306316
741-745
UTAH TITLE

WILLOW RUN DEVELOPMENT, INC., a Utah corporation, Declarant under that certain Declaration of Condominium of Willow Run Resort Phase I, dated May 20, 1985, recorded June 19, 1985, as Entry No. 277607, Book 380, Pages 74-135 of Official Washington County Records as supplemented by the Supplemental Declaration of Willow Run Resort Phase II dated April 8, 1986 , recorded April 8, 1986 as Entry No. 292096 , Book 408 , Pages 408 to 413 of Official Washington County Records and the Willow Run Resort Owners Association, a Utah non-profit corporation, hereby exercise their rights and privileges under said Declaration to amend the same as allowed by Paragraph 35(o) of said Declaration, to more accurately express the intent of the amended provision in light of current existing circumstances and information, to better insure, in light of existing circumstances and information, the workability of the arrangement contemplated by the Declaration, and to conform the Declaration to the underwriting guidelines of major secondary market investors in order to facilitate the availability of financing. The Declaration is therefore amended as follows:

1. Paragraph 20(b) found on Page 24 of the original Declaration is hereby amended to eliminate the following phrase from

306316

Paragraph 20(b) (except for claims for a pro rata share of such prior assessments or charges resulting from a pro rata reallocation thereof to all Units including the Unit in which the Mortgagee is interested)".

The foregoing Amendment to Declaration of Condominiums shall apply to all of Willow Run Resort Phase I, together with such additional phases as are hereinafter as allowed by the Declaration.

AMENDMENT TO RECORD OF SURVEY MAP

WILLOW RUN RESORTS CONDOMINIUMS, PHASE II

Willow Run Development, Inc., a Utah Corporation, and Willow Run Resort Owners Association, a Utah nonprofit corporation hereby exercises their rights and privileges under the said Declaration of Condominium to amend the Record of Survey Map of Willow Run Resort Condominiums to modify the parking arrangements and adjust the boundary of Phase II to become consistent with and accommodate design changes for the projective future Willow Run Condominiums, Phase III addition. Said amendment is made pursuant to the power granted to the Declarant under Paragraph 6 of the Declaration to make such alterations and pursuant to the power of the Association under Paragraphs 27 and 28 of the Declaration to effect an amendment by consent in lieu of vote. The changes are set forth in that certain Record of Survey Map of Willow Run Resort Condominiums, Phase II amended recorded concurrently herewith. The legal description of said Record of Survey Map is set forth as Exhibit "A" hereto.

There is no change in the undivided interest associated with

742

306316

STATE OF UTAH)
) ss
COUNTY OF WASHINGTON)

On the 20th day of November, 1985, personally appeared before me Jay Eince and RS Bentley Jr., who being by me duly sworn did say, each for himself, that they are the President and Secretary respectively of WILLOW RUN RESORT OWNERS ASSOCIATION, INC., and that the within and foregoing instrument was signed on behalf of said Association and said persons acknowledged to me that said Association executed the same.

Belinda L. Farnsworth
Notary Public
Residing at:

My Commission Expires:

07-23-90

St. George



744

306316

SURVEYORS' CERTIFICATE

EXHIBIT "A"

745

I, KENNETH C HAMBURN, ST GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6687, AS DESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE RECORDED OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND S. 11. ON THIS AND DESCRIBED BELOW TO BE: REMAINING KNOWN AS:

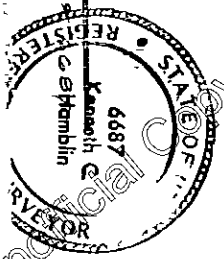
"MILLOW RUN RESORT CONDOMINIUMS, PHASE II (AMENDED)"
I FURTHER CERTIFY THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE HORIZONTAL AND VERTICAL BOUNDARIES OF EACH BUILDING AND UNIT CONTAINED ON THE BELOW DESCRIBED REAL PROPERTY, AND THAT THIS SURVEY AND RECORD OF SURVEY MAP HAS BEEN PREPARED PURSUANT TO THE UTAH CONDOMINIUM ACT.

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF VALLEY VIEW DRIVE, SAID POINT BEING S 0°40'10"E 34.023 FEET ALONG THE CENTER SECTION LINE AND WEST 67.29 FEET FROM THE CENTER SECTION CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASIN AND MERIDIAN, AND RUNNING THENCE N 32° 27' E 262.905 FEET ALONG SAID VALLEY VIEW DRIVE TO THE WESTERLY LINE OF MILLOW RUN RESORT CONDOMINIUMS PHASE I; THENCE ALONG SAID WESTERLY LINE AS FOLLOWS: S 57°35'E 74.50 FEET TO A POINT OF A 16.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS S 57°35'E THENCE EASTERLY 25.13 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S 57°35'E 149.65 FEET; THENCE S 10°45'04"E 11.50 FEET; THENCE S 44°36'48"E 613 FEET; THENCE LEAVING SAID PHASE I LINE S 32°27' W 118.85 FEET; THENCE S 77°27' W 56.57 FEET; THENCE N 57°33' W 141.50 FEET; THENCE S 32°27' W 109.49 FEET; THENCE N 57°33' W 72.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.116 ACRES

DATE 10-10-84

Kenneth C Hamburn
KENNETH C HAMBURN / REG. N



BROS. ENGINEERING INC.
AND SURVEYORS - LAND PLANNERS
 WEST 165 N. 100 EAST SUITE 3
 1118 84720 ST GEORGE, UTAH 84770
 (801) 628 4700

SCALE:
1" = 20'

DATE:
AUGUST 1984

DRAWN:
LYNNETTE

CHECKED:
KCH