

AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF WILLOW RUN RESORT CONDOMINIUMS
PHASES I, II AND III

REC'D ES CALLIAN & WESTFALL
BOOK 465 PAGE 690-696
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DOCUMENT 321652
HERBERT S. WESTFALL
WASHINGTON

WILLOW RUN DEVELOPMENT, INC , a Utah corporation, Declarant under that certain Declaration of Condominium of Willow Run Resort Condominiums, Phase I, filed of record on June 19, 1985, as Entry No. 277607, Book 380, Pages 74 - 135, of the Official Washington County Records, as amended, under that certain Amendment to Declaration of Condominium dated January 15, 1986, recorded January 16, 1986 as Entry No. 287547, Book 399, Pages 799 - 800 of the Official Washington County Records, as amended by that certain Supplemental Declaration of Willow Run Resort Phase II, dated April 8, 1986, recorded April 8, 1986, as Entry No. 292096, Book 408, Pages 408 - 413 of the Official Washington County Records, as amended by that certain Amendment to Declaration of Condominium and Record of Survey Map of Willow Run Resort Phases I and II, dated November 20, 1986, recorded December 10, 1986, as Entry No. 306316, Book 434, Pages 741 - 745 of the Official Washington County Records, and Consents to Recordation, recorded December 10, 1986, as Entry No. 306317, Book 434, Pages 746 - 771 of the Official Washington County Records, and Entry No 306394, recorded December 11, 1986, in Book 434, Page 912 of the Official Washington County Records, as amended by that certain Supplemental Declaration of Willow Run Resort Condominiums Phase III, dated November 20, 1986, recorded

December 10, 1986, as Entry No. 306329, Book 434, Pages 786 - 789, hereby exercises its rights and privileges under said Declaration as amended and supplemented to amend the same as allowed by Paragraph 35 (c) of said Declaration as follows.

1. Any and all references to "lot" in the Declaration of Condominium and the By-Laws of Willow Run Resort Owners Association, affixed to the Declaration as "Exhibit C," shall be changed to "unit," and other changes more specifically noted in the paragraphs as stated below

A. Declaration of Condominium

p. 11, Section 9(f) (1) - change "lot" to read "unit."

B. By-Laws

p. 2, Section II, no. 6 - change to read "Unit shall mean and refer to any of the separately numbered and individually described living units on recorded Phase I Plat of the Properties. Upon recordation of the Supplementary Declaration for Phase II, Unit shall include such living units contained in Phase II."

p. 2, Section II, no. 8 - change "Lot" to read "Unit."

p. 8, Section V, no. 2(c) (1) - change "Lot" to read "Unit "

p. 8, Section V, no. 2(c) (2) - change "Lot" to read "Unit."

p. 8, Section V, no. 2(g) - change to read "cause the Common Areas to be maintained, and, also, if an Owner of any Unit shall fail to maintain his Unit in a manner satisfactory to the Board of Trustees, the Association, after approval by 2/3 vote of the Board, shall have the right, through its agents or employees, or through an

independent contractor, to enter and to repair, maintain and restore the exterior of the Living Unit.

pp. 11 - 12, Section VIII - delete.

p. 12, Section XI - renumber as Section VIII.

p. 14 - 15, Section X - renumber as Section XI, and change "Lot" to read "Unit."

2. The Declaration of Condominium of Willow Run Resort Phase I is further amended as follows:

A. Page 12, Section 11(c) is changed to read "No Reinstatement of Class B Membership. If Declarant shall exercise his option to add additional units (up to 180 total units), Declarant shall not regain his Class B voting status if previously converted to class A status under the terms hereof."

B. Page 15, Section 12(f), the last sentence is changed to read: "...such agreement may be terminated by either party without cause upon thirty (30) days written notice and without any payment of a termination fee."

C. Exhibit B, Articles of Incorporation of Willow Run Resort Owners Association, is replaced by the Amended Articles of Incorporation of Willow Run Resort Owners Association, in which the revisions consist of changing all references to "lot" to read "unit" in conformance with standard condominium terminology. A copy of the Amended Articles is attached hereto as Exhibit B.

3. The Supplemental Declaration for Willow Run Resort Condominiums Phase III is corrected as follows:

A. Numbered paragraph 2 - change "Building ___" to read "Patio Homes."

B. Exhibit B was inadvertently omitted from the Supplemental Declaration for Phase III, and is herewith included as Exhibit A.

4. All units in all phases have an equal undivided interest in the common areas. For the units in Phase I, Building A, this represents a change from their original par value undivided interests.

DATED this 25 day of SEPT., 1987.

"Declarant"

WILLOW RUN DEVELOPMENT, INC.,
a Utah corporation

Kevin Ence
Kevin Ence, Vice President

R. S. Bentley, Jr.
R. S. Bentley, Jr., Secretary

WILLOW RUN RESORT OWNERS ASSOC.

By Jan Ence
Its Pres.

STATE OF UTAH
COUNTY OF WASHINGTON : ss
)

On this 25 day of SEPT, 1987, personally appeared before me Kevin Ence and R. S. Bentley, Jr., known to me to be the Vice President and Secretary, respectively, of WILLOW RUN DEVELOPMENT, INC., a Utah corporation, who being by me duly sworn

did say that they are the Vice President and Secretary, respectively, of said corporation, and that the foregoing instrument was signed by them on behalf of said corporation by authority of a Resolution of its Board of Directors, and acknowledged to me that said corporation executed the same.

[Signature]
Notary Public
Residing In: ST GEORGE, UTAH

My Commission Expires: 4-8-91

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

On this 25 day of SEPT, 1987, personally appeared before me [Signature] known to me to be the PRESIDENT of WILLOW RUN RESORT OWNERS ASSOCIATION, a Utah non-profit corporation, who being by me duly sworn did say that he is the PRESIDENT of said corporation and that the foregoing instrument was signed by him on behalf of said corporation by authority of a Resolution of its Board of Directors, and acknowledged to me that said corporation executed the same.

[Signature]
Notary Public
Residing In: ST GEORGE, UTAH

My Commission Expires: 4-8-91

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EXHIBIT A

SCHEDULE OF UNIT NUMBERS, PARKING,
AND UNDIVIDED INTERESTS OF
WILLOW RUN RESORT CONDOMINIUMS
PHASES I, II AND III

<u>Unit No.</u>	<u>Covered Parking Assignment</u>	<u>Undivided Interest in Common Areas</u>
Building A:		
A101	A101	1/53
A102	A102	1/53
A103	A103	1/53
A104	A104	1/53
A105	enclosed garage	1/53
A106	A106	1/53
A107	A107	1/53
A108	A108	1/53
A109	A109	1/53
A201	A201	1/53
A202	A202	1/53
A203	A203	1/53
A204	enclosed garage	1/53
A205	enclosed garage	1/53
A206	enclosed garage	1/53
A207	A207	1/53
A208	A208	1/53
A209	A209	1/53
Building J:		
J101	J101	1/53
J102	J102	1/53
J103	J103	1/53
J104	J104	1/53
J105	J105	1/53
J106	J106	1/53
J107	J107	1/53
J108	J108	1/53
J109	J109	1/53
J110	J110	1/53
J111	J111	1/53
J112	J112	1/53
J201	J201	1/53
J202	J202	1/53
J203	J203	1/53
J204	J204	1/53
J205	J205	1/53

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J206	J206	1/53
J207	J207	1/53
J208	J208	1/53
J209	J209	1/53
J210	J210	1/53
J211	J211	1/53
J212	J212	1/53

Patio Homes:

1	attached garage	1/53
2	attached garage	1/53
3	attached garage	1/53
4	attached garage	1/53
5	attached garage	1/53
6	attached garage	1/53
7	attached garage	1/53
8	attached garage	1/53
9	attached garage	1/53
10	attached garage	1/53
12	attached garage	1/53

The covered parking stalls 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 covered parking stall numbers listed above correspond to the same unit numbers and covered parking stall numbers referred to on the Record of Survey Map.

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

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