

SUPPLEMENTAL  
DECLARATION OF CONDOMINIUM  
OF WILLOW RUN RESORT CONDOMINIUMS  
PHASE IV

DOCUMENT 392597  
RECEIVED AT SHERIFF'S OFFICE  
WASHINGTON COUNTY WASHINGTON  
1987 OCT 12 PM 2:25  
RECORDS SECTION  
BOOK 437 PAGE 584-591  
FILE 608  
SOUTHERN UTAH TITLE

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 812 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

**GALLIAN & WESTFALL**  
ATTORNEYS AND COUNSELORS AT LAW

**322597**

December 10, 1986, as Entry No. 306329, Book 434, Pages 786, 789, as amended by that certain Amendment to Declaration of Condominium of Willow Run Resort Condominiums Phases I, II and III, dated September 25, 1987, recorded October 5, 1987, as Entry No. 321652, Book 465, Pages 690 to 696, hereby exercises its rights and privileges under said Declaration as amended and supplemented to amend the same as follows:

1. Declarant hereby annexes to Willow Run Resort Condominiums, Phases I, II and III, that certain property known as Willow Run Resort 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 reserved for expansion in the Declaration):

See Exhibit A attached hereto.

2. Declarant further states that said addition contains a total of eight architecturally compatible buildings to be known collectively as "Patio Homes" for a total of 16 additional units as more particularly described on Exhibit B attached hereto, as further described on the Record of Survey Map of Willow Run Resort Condominiums, Phase IV, filed concurrently herewith.

3. Declarant further amends the undivided interest of each unit in the common areas of the total Willow Run Resort Condominiums project (as allowed in such Declaration and under the Utah Condominium Act), from 1/53 to 1/69, 69 being the total platted units in the project to date. All units shall share in common

**585**

322597

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.

4. The recodation of this Supplemental Declaration shall constitute and effectuate the annexation of the real property described at Exhibit A hereto to Phases I, II and III of the Project, making the Exhibit A property subject to the functions, powers, and jurisdiction of the Willow Run Resort Owners Association; hereafter all owners of units in said real property shall automatically be members of the Association, under the terms and conditions of the Declaration and Articles and Bylaws of said Association.

DATED this 9 day of oct, 1987.

"Declarant"

WILLOW RUN DEVELOPMENT, INC.

Jay Ence  
Jay Ence, President

STATE OF UTAH )

COUNTY OF WASHINGTON )

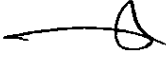
) ss.

On this 9TH day of OCTOBER, 1987, personally appeared before me Jay Ence, known to me to be the President of Willow Run Development, Inc., a Utah corporation, who being by me duly sworn did say that he is the President of said corporation and

586

322597

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

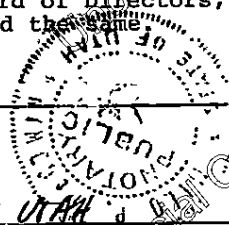
  
Notary Public

Residing In:

SP. GEORGE UTAH

My Commission Expires:

4-8-91



587

**322597**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**WILLOW RUN RESORT CONDOMINIUMS,  
PHASE IV**

Beginning at the Southerly and Easterly corner of Willow Run Resort Condominiums Phase III, said corner being S 0°40'10" E 286.964 feet along the center section line and East 97.855 feet from the center 1/4 corner of Section 26, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence along said Phase III as follows: N 32°27' E 128.05 feet; thence N 57°33' W 16.115 feet; thence N 32°27' E 83.335 feet; thence N 27°33' W 48.94 feet, to the Southerly and Westerly corner of Willow Run Resort Condominiums Phase II "Amended"; thence leaving said Phase III, N 77°27' E 56.57 feet along said Phase II "Amended"; thence S 57°33' E 151.39 feet; thence S 32°27' W 42.06 feet; thence S 54°12' E 211.94 feet; thence S 35°48' W 221.79 feet; thence N 57°33' W 331.51 feet to the point of beginning.

Containing 2.001 acres.

322597

EXHIBIT B

SCHEDULE OF UNIT NUMBERS, PARKING,  
AND UNDIVIDED INTERESTS OF  
WILLOW RUN RESORT CONDOMINIUMS,  
PHASES I - IV

<u>Unit No.</u>	<u>Covered Parking Assignment</u>	<u>Undivided Interest in Common Areas</u>
<b>PHASE I</b>		
<b>Building A:</b>		
A101	A101	1/69
A102	A102	1/69
A103	A103	1/69
A104	A104	1/69
A105	enclosed garage	1/69
A106	A106	1/69
A107	A107	1/69
A108	A108	1/69
A109	A109	1/69
A201	A201	1/69
A202	A202	1/69
A203	A203	1/69
A204	enclosed garage	1/69
A205	enclosed garage	1/69
A206	enclosed garage	1/69
A207	A207	1/69
A208	A208	1/69
A209	A209	1/69

**PHASE II**  
**Building J:**

J101	J101	1/69
J102	J102	1/69
J103	J103	1/69
J104	J104	1/69
J105	J105	1/69
J106	J106	1/69
J107	J107	1/69
J108	J108	1/69
J109	J109	1/69
J110	J110	1/69
J111	J111	1/69
J112	J112	1/69
J201	J201	1/69
J202	J202	1/69
J203	J203	1/69
J204	J204	1/69
J205	J205	1/69

589

**322597**

J206  
J207  
J208  
J209  
J210  
J211  
J212

J206  
J207  
J208  
J209  
J210  
J211  
J212

1/69  
1/69  
1/69  
1/69  
1/69  
1/69  
1/69

**PHASE III**

Ratio Homes:

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
12

attached garage  
attached garage  
attached garage  
attached garage  
attached garage  
attached garage  
attached garage  
attached garage  
attached garage  
attached garage  
attached garage

1/69  
1/69  
1/69  
1/69  
1/69  
1/69  
1/69  
1/69  
1/69  
1/69  
1/69

**PHASE IV**

Patio Homes:

11  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
24  
26  
28  
30  
32

attached garage  
attached garage  
attached garage  
attached garage  
attached garage  
attached garage  
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attached garage  
attached garage  
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1/69  
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1/69  
1/69  
1/69

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 attached garages referred to above are private areas appurtenant to the units designated above and need not be referred

**590**

322597

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.

Note: There are no units 23, 25, 27, 29, and 31 in sequence, as these numbers are reserved for a future phase(s).

Included in this Exhibit are certain assigned or reassigned parking spaces which are made by the Declarant to conform the parking to actual usage pursuant to the right of Declarant to make or change assignments, as reserved previously. Accordingly, any prior parking assignments are deemed amended by this Exhibit B.