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COALITION TITLE

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ALAN SPRIGGS  
SUMMIT COUNTY RECORDERREC'D BY B.H.H.

When Recorded Mail to:  
 Craig Adamson  
 310 South Main St.  
 Salt Lake City, Utah 84111

FOURTH SUPPLEMENTAL DECLARATION OF  
 AND AMENDMENT TO THE CONDOMINIUM DECLARATION  
 FOR FAWNGROVE CONDOMINIUMS

This Amendment to the Condominium Declaration for Fawngrove Condominiums, (hereinafter referred to as the "Amendment") is made and executed this 17 day of April, 1990, by the Fawngrove Condominium Owners Association (hereinafter referred to as the "Association").

RECITALS

A. On the 11th day of December, 1980, Fawngrove Associates, a Utah limited partnership, made and executed a certain declaration of condominium entitled "Condominium Declaration for Fawngrove Condominiums," (hereinafter referred to as the "Declaration") thereby creating Fawngrove Condominiums (hereinafter referred to as the "Project"), which Declaration was recorded in the office of the County Recorder of Summit County, State of Utah, on the 17th day of December, 1980, in Book 174 at Page 773, et seq. at Entry No. 174105.

B. A related record of survey map entitled "Fawngrove Condominiums, Phase I" (hereinafter referred to as the "Map") was recorded concurrently with the Declaration as Entry No. 174104.

C. The Declaration and Map submitted to the provisions of the Utah Condominium Ownership Act, Utah Code Annotated, Section 57-8-1 et seq., (hereinafter referred to as the "Act"), certain real property situate in Park City, Summit County, Utah, and described in Paragraph A of the RECITALS of the Declaration and in the Map.

D. Subsequent to the recording of the Declaration and the Map, certain amendments to the Declaration and the Map have been recorded, to wit: the Supplemental Declaration of And Amendment to the Condominium Declaration for Fawngrove Condominiums, recorded on March 12, 1982 as Entry No. 189403 ("Supplemental"); the Second Supplemental Declaration of and Amendment to Condominium Declaration for Fawngrove Condominiums, recorded on November 15, 1985 as Entry No. 241836 ("Second Supplemental"); and the Third Supplemental Declaration of and Amendment to Condominium Declaration for Fawngrove Condominiums, recorded June 16, 1986 as Entry No. 252811 ("Third Supplemental"), all in the office of the Summit County Recorder, Summit County, Utah.

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E. The Third Supplemental combined into one condominium Unit, two condominiums that, prior to the Third Supplemental, had been identified as Units #61 and #54. Those two condominium Units, by the action of the Third Supplemental, were combined into a single Unit referred to thereafter as Unit #54.

F. Based on the request of the present owner of the combined Unit #54, and based on approval of Park City Municipal Corporation, the Association considers it to be in the general interest of the Association to re-separate the two condominium Units previously combined into one Unit by the actions of the Third Supplemental.

NOW THEREFORE, in consideration of these recitals, the Association does hereby amend the Declaration as follows:

I.

DEFINITIONS

When used in this Fourth Supplemental Declaration (including that portion hereof headed "RECITALS"), the following terms shall have the meaning indicated:

1. Fourth Supplemental Declaration shall mean and refer to this Fourth Supplemental Declaration of and Amendment to the Condominium Declaration for Fawngrove Condominiums.

2. The Association does hereby amend the Declaration by separating the combined condominium Unit #54 (combined by the actions of the Third Supplemental), into two separate condominium Units, which, upon recording of this Fourth Supplemental Declaration, shall be individually referred to as condominium Units #54 and #61 as shown on the Second Amended Record of Survey Map for the Fawngrove Condominiums.

II.

EXPANSION OF TOTAL NUMBER OF Units

As shown on the Second Amended Record of Survey Map for the Fawngrove Condominiums, which shall be recorded concurrently with this Fourth Supplemental Declaration, the total number of Units in the Project will now be sixty-one (61). The additional Unit created by this separation is compatible with all Units presently within the Project, but is dissimilar in design with part of such Units. The additional Unit is constructed of substantially the same materials used for all previous Units, and is of equal or better quality.

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III.

REALLOCATION OF PERCENTAGE INTERESTS

Under the Act and by Section 5 Article XXXI of the Declaration, in connection with an amendment such as that accomplished by this instrument, the Association is required to amend the Declaration so as to reallocate the percentage interest appurtenant to each Unit. Accordingly, Exhibit "C" to the Declaration is amended in its entirety to become the Fourth Amended Exhibit "C" - Phase II" attached to this Fourth Supplemental Declaration and made a part hereof by this reference. The reallocated percentage interests which are contained in said Fourth Amended Exhibit "C", as required in Section 5 of Article XXXI of the Declaration, has been computed on the basis of the size that each of the Units bears to the aggregate size of all the Units.

IV.

EFFECTIVE DATE

The effective date of this Fourth Supplemental Declaration and of the Amended Map shall be the date on which said instruments are filed for record with the office of the County Recorder of Summit County, State of Utah.

IN WITNESS WHEREOF, the Association has executed this instrument on the day and year first above written.

Fawngrove Condominium Owners Association

by:

*[Handwritten signature]*

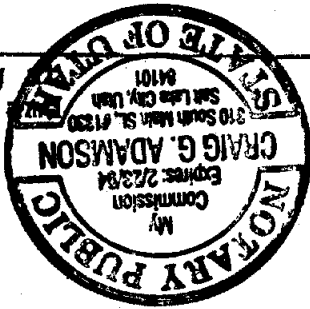
its:

State of UTAH )  
 ) :ss  
County of SALT LAKE )

On the 18 day of April, 1990, personally appeared before me *Michael Hayden*, the President of the Fawngrove Condominium Owners Association, who on oath did acknowledge to me that he executed the same as President of said association.

*[Handwritten signature]*  
Notary Public

Residing  
goodman.



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Commission Expires

FOURTH AMENDED EXHIBIT "C" - PHASE II

<u>UNIT NO.</u>	<u>SIZE</u> <u>(SQUARE FEET)</u>	<u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS*</u> <u>(PERCENTAGE)</u>	<u>PARKING</u> <u>(SPACE NO.)</u>
1	1,965.95	1.598	P-1
2	1,211.72	.985	P-2
3	1,211.72	.985	P-3
4	2,110.94	1.715	P-4
5	2,001.27	1.626	P-5
6	1,211.72	.985	P-6
7	1,211.72	.985	P-7
8	2,110.94	1.715	P-8
9	2,819.93	2.292	P-9
10	2,001.27	1.626	P-10
11	1,965.95	1.598	P-11
12	1,211.72	.985	P-12
13	1,211.72	.985	P-13
14	2,110.94	1.715	P-14
15	2,001.27	1.626	P-15
16	1,211.72	.985	P-16
17	1,211.72	.985	P-17
18	2,110.94	1.715	P-18
19	2,819.83	2.292	P-19
20	2,001.27	1.626	P-20
21	1,965.95	1.598	P-21
22	1,211.72	.985	P-22
23	1,211.72	.985	P-23
24	2,110.94	1.715	P-24
25	2,001.27	1.626	P-25
26	1,211.72	.985	P-26
27	1,211.72	.985	P-27
28	2,110.94	1.715	P-28
29	2,819.83	2.292	P-29
30	2,001.27	1.626	P-30
31	2,314.68	1.881	P-31
32	1,265.72	1.028	P-32
33	1,261.65	1.025	P-33
34	2,607.32	2.119	P-34

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35	4,073.64	3.311	P-35
36	1,265.72	1.028	P-36
37	1,265.00	1.028	P-37
38	2,307.00	1.875	P-38
39	3,516.26	2.858	P-39
40	4,073.64	3.311	P-40
41	2,314.68	1.881	P-41
42	1,265.72	1.028	P-42
43	1,261.65	1.025	P-43
44	2,607.32	2.119	P-44
45	4,073.64	3.311	P-45
46	1,265.72	1.028	P-46
47	1,265.00	1.028	P-47
48	2,307.00	1.875	P-48
49	3,516.26	2.858	P-49
50	4,073.64	3.311	P-50
51	2,265.58	1.841	P-51
52	2,487.64	2.052	P-52
53	2,116.53	1.720	P-53
54	2,089.54	1.698	P-54
55	2,089.54	1.698	P-55
56	2,243.66	1.823	P-56
57	1,331.40	1.082	P-57
58	1,331.40	1.082	P-58
59	2,299.81	1.869	P-59
60	2,340.25	1.902	P-60
61	948.72	0.771	P-61