

SUPPLEMENTAL DECLARATION
GARDENS SOUTH CONDOMINIUMS
PHASE VII

REQUEST: **DIXIE TITLE CO**
BOOK 491 PAGE 891-895
TET 1150 ABS
1988 JUL -6 PM 4 19
DOCUMENT **334900**
HEINICHT & BENTLEY
WASHINGTON CITY RECORDS
BY *B.H.*

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, as supplemented by the Supplemental Declaration and Record of Survey Map for Phase IV, dated September 25, 1986, recorded October 3, 1986, as Entry No. 302438, Book 427, Pages 525 to 529 of the Official Washington County Records, as Supplemental Declaration of Gardens South Condominiums Phase V, recorded February 25, 1987, as Entry No. 310470, Book 442, Pages 986 to 991 of

Official Washington County Records, as amended by the Amendment to Supplemental Declaration of Gardens South Condominiums Phase V, recorded April 16, 1987, as Entry No. 313511, Book 448, Pages 865 to 868 of the Official Washington County Records, as amended by the Amendment to Supplemental Declaration of Gardens South Condominiums Phase VI, recorded January 14, 1988, as Entry No. 326420, Book 474, Pages 863 to 867 of the Official Washington 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, Phase III, Phase IV, Phase V, and Phase VI that certain property known as Gardens South Condominiums, Phase VII, which is the following described property located in the City of St. George, County of Washington, State of Utah:

See Exhibit A attached hereto.

2. Declarant further states that said addition contains a total of three architecturally compatible buildings to be known as Buildings "L" "M" and "Q", for a total of sixteen additional units as more particularly described on Exhibit B attached hereto, as further particularly described on the Record of Survey Map of Gardens South Condominiums, Phase VII filed concurrently herewith, which includes units, common areas and limited common area appurtenant to each adjacent unit as set forth on the Record of Survey Map of Gardens South Condominiums Phase VII, filed concurrently herewith. The Limited Common area consists of driveways and decks on buildings "M" and "Q" and driveways only on

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Building "L".

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 1/72 to 1/88, 88 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 24th day of June, 1988.

"Declarant"

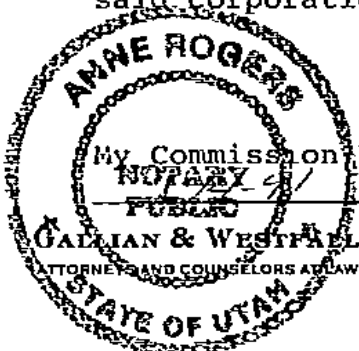
GARDENS SOUTH DEVELOPMENT, INC.,
a Utah corporation

Edward M. Burgess
Edward M. Burgess, President

James R. Staheli
James R. Staheli, Secretary

STATE OF UTAH)
) ss
COUNTY OF WASHINGTON)

On this 30th day of June, 1988, 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.



John R. Rogers
Notary Public
Residing In: St. George, UT

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EXHIBIT A

**GARDENS SOUTH CONDOMINIUMS PHASE VII
LEGAL DESCRIPTIONS**

BEGINNING at a point N 0°54'43" W 185.83 feet along the Section Line and S 89°05'17" W 12.25 feet from the E 1/4 corner of Section 36, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence S 89°05'17" W 257.00 feet; thence N 0°54'43" W 151.115 feet; thence N 89°05'17" E 82.50 feet; thence N 0°54'43" W 130.00 feet; thence N 89°05'17" E 96.50 feet; thence N 0°54'43" W 14.86 feet; thence N 89°05'17" E 78.00 feet; thence S 0°54'43" E 295.975 feet to the point of beginning. Containing 1.438 acres

The above description is more particularly set forth on that certain Record of Survey Map Phase VII, filed concurrently herewith.

EXHIBIT B

SCHEDULE OF UNIT NUMBERS, PARKING, AND UNDIVIDED INTERESTS

Unit No.	Garage Parking Assignment*	Undivided Interest in Common Areas
<u>Building "L"</u>		
1		1/88
2		1/88
3		1/88
4		1/88
5		1/88
6		1/88
7		1/88
8		1/88
9		1/88
10		1/88
<u>Building "M"</u>		
1		1/88
2		1/88
<u>Building "Q"</u>		
1		1/88
2		1/88
3		1/88
4		1/88

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

*Garages in each case are attached to and are part of the unit as described and set forth on the Record of Survey Map.