

4032652

PHASE 2 AMENDMENTS TO  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF  
BRIARWOOD SPRINGS CONDOMINIUM PROJECT  
(An Expandable Condominium Project)

Pursuant to Article XV, Section 1, Paragraph 3 of the Declaration of Covenants, Conditions and Restrictions of BRIARWOOD SPRINGS CONDOMINIUM PROJECT, and any Amendments thereto as recorded in the Salt Lake County Recorder's office, Declarant amends same as follows:

ARTICLE I, Section I, Paragraph 10

Original

10. Condominium Documents: This Declaration and the Exhibits annexed hereto as the same from time to time may be amended. Said exhibits are as follows:

Exhibit "A" Legal description of land comprising Phase I;

amended as:

10. Condominium Documents: This Declaration and the Exhibits annexed hereto as the same from time to time may be amended. Said exhibits are as follows:

Exhibit "A" Legal description of land comprising Phase 1;

Exhibit "A-1" Legal description of land comprising Phase 2;

ARTICLE IV, Section I

As Previously Amended

Section I: Description of Buildings

The condominium project, phase 1 consists of five (5) buildings all of which are frame buildings with cedar siding, stone facing and composition

roofing. The buildings are one-half story below ground and two and one-half stories above ground level. The condominium also contains a swimming pool, community center, and tennis courts as part of the common area and facilities.

amended as:

The condominium project, phases 1 and 2, consists of ten (10) buildings all of which are frame buildings with cedar siding, stone facing and composition roofing. The buildings are one-half story below ground and two and one-half stories above ground level. The condominium also contains a swimming pool, community center and tennis courts as part of the common area and facilities.

ARTICLE IV, Section 1, Paragraph 4

As Previously Amended

4. Ownership of Common Areas. Each unit owner shall own as a tenant in common with the other unit owners an undivided one-thirtieth (1/30) or 3.3% of the general common areas. The fractional interest of ownership in the common areas may be decreased from time to time, until the unit owner has a minimum of one-one hundred seventy fourth (1/174) interest in or .57% of the general common area, as additional phases are completed in the condominium project.

amended as:

4. Ownership of Common Areas. Each unit owner shall own as a tenant in common with the other unit owners an undivided one-sixtieth (1/60) or 1.66% of the general common areas. The fractional interest of ownership in the common areas may be decreased from time to time, until the unit owner has a minimum of one-one hundred seventy fourth (1/174) or 1.6% interest in the general common area, as additional phases are completed in the condominium project.

EXHIBIT "A-1"

Phase 2 consists of two pieces of property which are contiguous to phase 1 property. They are described as follows:

PHASE 2A

Beginning at a point which is N 89°53'43" W (measures) N 89°53'10" W (record)

Basis of Bearings being the section line between the Southeast corner of Section 30 and the East quarter corner of Section 30 (N 0°02'05" E) 884.90 feet along the section line from the Southeast corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian thence N 0°01'30" W along existing fence line 569.82 feet to the true Point of Beginning and running thence N 0°01'30" W 86.525 feet; thence N 89°52'06" W 50.90 feet; thence N 1°24'17" E 65.02 feet; thence N 89°59'55" E 233.09 feet; thence S 45°00'00" W 26.37 feet; thence S 0°00'00" W 133.00 feet; thence N 90°00'00" W 165.105 feet to the true Point of Beginning.

Containing 28,474.20 Sq. Feet± or .6537 Acres±.

PHASE 2B

Beginning at a point which is N 89°53'43" W (measured) N 89°53'10" W (record)

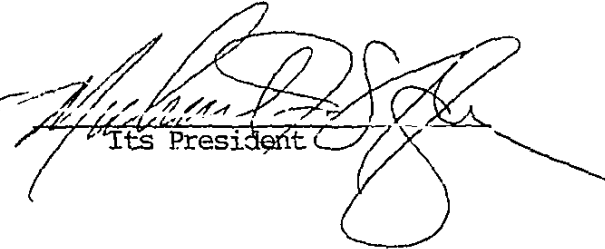
Basis of Bearings being the section line between the Southeast corner of Section 30 and the East quarter corner of Section 30 (N 0°02'05" E) 792.00 feet along the section line from the Southeast corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence N 51°13'49" W 52.74 feet; thence S 89°53'43" E 115.82 feet; thence N 27°40'00" E 124.07 feet; thence N 20°36'06" E 117.99 feet; thence N 39°30'00" E 38.00 feet to the true Point of Beginning and running thence N 50°30'00" W 211.00 feet; thence N 44°00'00" E 225 feet; thence S 44°07'11" E 213.32 feet; thence S 48°05'00" W 125.00 feet; thence S 39°30'00" W 77.00 feet to the true Point of Beginning.

Containing 44,431.11 Sq. Feet± or 1.02 Acres±.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein,  
has hereunto set its hand and seal this 26th day of December,  
1984.

DECLARANT:

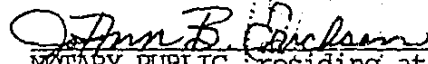
SANDY OAKS INCORPORATED

by   
Its President

STATE OF UTAH                    )  
  . SS  
COUNTY OF SALT LAKE        )

On the 26th day of December, 1984, personally  
appeared before me MICHAEL F. NAGLE, who being by me duly sworn, did say  
that he is the President of Sandy Oaks Corporation and that said instrument  
was signed in behalf of said corporation by authority of its Bylaws and said  
Michael F. Nagle acknowledges to me that said corporation executed the same.

My Commission Expires: 10/26/86

  
NOTARY PUBLIC, residing at  
Salt Lake County, UTAH

*278*  
Kulbaca Envy  
REBECCA GRAY

SEARCHED  
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SALT LAKE COUNTY

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