

FAIRMEADOWS OF COUNTRYWOODS
TENTH SUPPLEMENTAL DECLARATION OF AND AMENDMENT TO
COVENANTS, CONDITIONS AND RESTRICTIONS
PHASE IX (COVENTRY AT FAIRMEADOWS)
A PROSWOOD OPEN SPACE COMMUNITY CONDOMINIUM

THIS TENTH SUPPLEMENTAL DECLARATION is made and executed this 4th day of January, 1985, by THE PROSWOOD CORPORATION (formerly Proswood, Inc.), a Utah corporation (the "Declarant").

4036776

R E C I T A L S:

A. On December 4, 1978, Declarant made and executed an Enabling Declaration of Fairmeadows Phase No. I, a Proswood Open Space Community Condominium, (hereinafter referred to as the "Original Declaration") as part of a plan for the Fairmeadows Condominium Project ("Project"), which Original Declaration was executed by Declarant on December 4, 1978, and recorded in the office of the County Recorder of Salt Lake County, State of Utah, on December 6, 1978, in Book 4782 at page 785 et. seq., as Entry No. 3207544. The related Record of Survey Map (the "Original Map") was recorded concurrently with the Original Declaration in Book 78-12 of Plats at page 235 as Entry No. 3207545. The Original Declaration and the Original Map submitted to the provisions of the Utah Condominium Owner Act (Utah Code Annotated, Sections 57-8-1 et. seq., as amended from time to

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time) ("Act") the following described real property situated in Salt Lake County, State of Utah, to-wit:

Beginning at a point on the North line of Baker Drive, said point being North 326.90 feet and East 329.64 feet from the Southwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 9°02' East 96.0 feet; thence North 53°00' West 107.79 feet; thence North 10°00' West 60.32 feet; thence North 80°00' East 113.68 feet; thence North 10°00' West 139.27 feet; thence North 17°00' East 87.56 feet to the South line of Enchanted Drive, said point also being on a curve to the left, the radius point being North 17°00' East 251.24 feet; thence Easterly along the arc of said curve and South line 177.59 feet to a point of a compound curve to the left, the radius point being North 23°30' West 122.0 feet; thence Northeasterly along the arc of said curve and South line 139.47 feet; thence South 89°00' East 203.29 feet; thence South 71°15' East 310.83 feet; thence South 22°30' West 22.51 feet; thence South 69°05'40" East 106.82 feet; thence South 21°00' West 112.16 feet; thence South 33°50' West 45.02 feet; thence South 21°00' West 121.80 feet; thence South 10°47'51" East 48.60 feet; thence South 8°45' West 115.21 feet; thence South 21°35' West 45.02 feet; thence South 8°45' West 112.86 feet; thence North 80°35'28" West 52.33 feet; thence North 80°27'20" West 137.01 feet; thence North 81°18'37" West 190.00 feet; thence North 81°33'15" West 25.02 feet to the North line of Baker Drive, said point also being on a curve to the left, the radius point being South 85°01'25" West 51.86 feet; thence Northwesterly along the arc of said curve and north line 68.78 feet to a point of tangency; thence North 80°58' West along said North line 277.17 feet to the point of beginning. Contains 10.825 acres.

Subject to reservations, easements, restrictions, provisions, and covenants of record.

B. Under Section 23 of Article III of the Original Declaration, Declarant reserved an option until the seventh

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anniversary of the recording of the Original Declaration to expand the Condominium Project from time to time in compliance with Section 57-8-13.6 of the Act.

C. On June 13, 1979, Declarant made and executed a Supplementary Declaration of, and Amendment to, Covenants, Conditions and Restrictions of Fairmeadows, a Prowswood Open Space Community Condominium (Phase I) (herein "First Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, June 14, 1979, as Entry No. 3294150 in Book 4881 at Page 455, et. seq. The First Supplemental Declaration expanded the Project by the addition and submission of certain real property located in Salt Lake County, State of Utah, to the Project and the provisions of the Act, which property is more particularly described as follows, to wit:

Beginning at a point on the North line of Baker Drive, said point being East 329.64 feet and North 326.90 feet from the Southwest Corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 80°58' West along said North line 260.37 feet to a point of a 25.0 foot radius curve to the right; thence Westerly along the arc of said curve 12.12 feet to the East line of 700 East Street; thence North 0°01'56" West along said East line 508.86 feet to a point on a curve to the right, the radius point of which is South 36°53'28" East 25.0 feet; thence Easterly along the arc of said curve 24.64 feet to a point of tangency, also the South line of Enchanted Drive, thence South 70°25' East along said South line 282.56 feet to a point of a 251.24 foot radius curve to the left; thence Southeasterly along the arc of said curve 11.33 feet; thence South 17°00' West 87.56 feet; thence South 10°00' East 139.27 feet; thence South 80°00'

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West 113.68 feet; thence South 10°00' East 60.32 feet; thence South 53°00' East 107.79 feet; thence South 9°02' West 96.00 feet to the point of beginning. Contains 3.018 acres.

Also the "Maintenance Area" described as follows: Beginning at a point on the North line of Enchanted Drive, said point being East 338.27 feet and North 837.07 feet from the Southwest corner of Section 20, Township 2 South, Range 1 East Salt Lake Base and Meridian, and running thence North 11°42'59" West 76.84 feet; thence South 81°49'09" East 152.26 feet; thence South 20°00' East 69.82 feet to a point on a curve to the right, the radius point of which is North 17°08'56" West 211.24 feet, thence Westerly along the arc of said curve 135.43 feet to a point of tangency; thence North 70°25' West 27.48 feet to the point of beginning.

RESERVING UNTO THE PROSWOOD CORPORATION, the Declarant, its successors and assigns, a 30.0 foot ingress and egress Easement, the centerline being as follows: Beginning at a point on the North line of Enchanted Drive, said point being East 364.17 feet and North 827.87 feet from the Southwest corner of said Section 20, and running thence North 19°35' East 79.25 feet to the South line of the R.V. Storage Area.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcels of real property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; and Patent reservations or exclusions; any mineral reservations of record and rights incident thereto; and any easements or rights-of-way which are enforceable at law or in equity.

D. On February 28, 1983, Declarant made and executed an instrument entitled "Second Supplementary Declaration of and Amendment to Covenants, Conditions and Restrictions of Fairmeadows, a Prowswood Open Space Condominium" (herein

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"Second Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, March 1, 1983, as Entry No. 3764053 in Book 5440 at Pages 2881, et. seq. The Second Supplemental Declaration set forth and clarified requirements and provisions regarding the expansion of the Project by the addition of Additional Land.

E. On November 1, 1983, Declarant made and executed "Coventry at Fairmeadows Third Supplemental Declaration of and Amendment to Covenants, Conditions and Restrictions of Fairmeadows - Phase III, a Prowswood Open Space Community Condominium" (herein "Third Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, December 1, 1983, as Entry No. 3875601 in Book 5511 at Page 1249, et. seq. The Third Supplemental Declaration expanded the Project by the addition and submission of certain real property located in Salt Lake County, State of Utah, to the Project and the provisions of the Act, which property is more particularly described as follows, to wit:

BEGINNING at a point on the West line of 900 East Street, said point being S 0°01'30" E along a County Monument line 2500.10 feet and West 33.00 feet from the Monument at the intersection of 6600 South Street and 900 East Street, said point of beginning also being North 227.25 feet and East 1667.04 feet from the Southwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence West 122.83 feet to a fence line; thence S 6°30' W along said fence line 71.89 feet; thence N

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65°00' W along said fence line 91.84 feet;
thence S 75°01'38" W along said fence line 63.20
feet; thence N 9°11'52" E 209.55 feet; thence N
73°56'16" W 131.89 feet; thence N 20°54'20" E
264.845 feet to a fence line; thence S 69°05'40"
E 293.15 feet to the West line of 900 East
Street; thence S 0°01'30" E along said West line
337.21 feet to the point of beginning. Contains
2.832 acres.

RESERVING UNTO THE PROSWOOD CORPORATION, the
Declarant, its successors and assigns, a
perpetual non-exclusive easement and
right-of-way for ingress and egress for
pedestrian and vehicular traffic over, across,
and through the following described real
property, to-wit:

Beginning on the Westerly right-of-way line of
900 East Street at a point North 0°01'30" West
along the monument line 348.03 feet and South
89°58'30" West 33.00 feet from the county survey
monument on 900 East at approximately 7000
South, said point of beginning also being North
336.25 feet and East 1666.99 feet from the
Southwest corner of Section 20, Township 2
South, Range 1 East, Salt Lake Base and Meridian
and running thence Northwesterly along the arc
of a 24.02 foot radius curve to the left through
a central angle of 83°28'30" a distance of 23.32
feet to a point of tangency; thence North 83°30'
West 43.69 feet to a point of curve of a 490.24
foot radius curve to the left; thence Westerly
along the arc of said curve through a central
angle of 6°30' a distance of 55.62 feet to a
point of reverse curve of a 443.58 foot radius
curve to the right, the center of which bears
North from said point; thence Northwesterly
along the arc of said curve through a central
angle of 16°03'44" a distance of 124.35 feet to
a point of tangency; thence North 73°56'16" West
130.62 feet; thence North 20°54'20" East 38.14
feet; thence South 73°56'16" East 79.19 feet to
a point of curve of a 80.0 foot radius curve to
the left; thence Easterly along the arc of said
curve through a central angle of 45°05'14" a
distance of 62.95 feet to a point of tangency;
thence North 60°58'30" East 9.70 feet to a point
of curve of a 81.0 foot radius curve to the
right; thence Easterly along the arc of said
curve through a central angle of 65°00' a

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distance of 91.89 feet to a point of tangency; thence South 54°01'30" East 6.00 feet to a point of curve of a 130.92 foot radius curve to the left; thence Southeasterly along the arc of said curve through a central angle of 36°00' a distance of 82.26 feet to a point of tangency; thence North 89°58'30" East 15.58 feet to a point of curve of a 25.0 foot radius curve to the left; thence Northeasterly along the arc of said curve through a central angle of 90°00' a distance of 39.27 feet to a point of tangency on the West right-of-way line of 900 East Street; thence South 0°01'30" East along said West line 102.00 feet to the point of beginning.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcels of real property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; and Patent reservations or exclusions; any mineral reservations or record and rights incident thereto; and any easements or rights-of-way which are enforceable at law or in equity.

F. On April 25, 1984, Declarant made and executed an instrument entitled "Fairmeadows of Countrywoods Fourth Supplemental Declaration of and Amendment to Covenants, Conditions and Restrictions Phase III (Coventry at Fairmeadows), a Prowswood Open Space Community Condominium" (herein "Fourth Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, April 30, 1984, as Entry No. 3935083 in Book 5551 at Pages 1249, et. seq. The Fourth Supplemental Declaration amended and revised Exhibit "B"

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with respect to Percentage Interests in the common areas of the Project.

G. On May 24, 1984, Declarant made and executed an instrument entitled "Fairmeadows of Countrywoods Fifth Supplemental Declaration of and Amendment to Covenants, Conditions and Restrictions Phase III (Coventry at Fairmeadows), a Prowswood Open Space Community Condominium (Including Restated Declaration and Bylaws, as Amended)" (herein "Fifth Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, June 15, 1984, as Entry No. 3955298 in Book 5565 at Pages 166, et. seq. The Fifth Supplemental Declaration expanded the Project by the addition and submission of certain real property located in Salt Lake County, State of Utah, to the Project and the provisions of the Act, which property is more particularly described as follows, to wit:

A parcel of land located in the Southwest Quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows: Beginning at a point East 1381.99 feet and North 117.87 feet from the Southwest corner of said Section 20; and running thence North 80°44'14" West 123.39 feet; thence North 9°16' East 128.50 feet; thence South 80°44' East 123.23 feet; thence South 9°11'52" West 128.49 feet to the point of beginning.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcels of real property.

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ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; and Patent reservations or exclusions; any mineral reservations or record and rights incident thereto; and any easements or rights-of-way which are enforceable at law or in equity.

Such Fifth Supplemental Declaration also restate the Declaration and Bylaws respectively, in their entirety including all amendments previously made.

H. On May 24, 1984, Declarant made and executed an instrument entitled "Fairmeadows of Countrywoods Sixth Supplemental Declaration of and Amendment to Covenants, Conditions and Restrictions Phase V (Coventry at Fairmeadows), a Prowswood Open Space Community Condominium (herein "Sixth Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, June 18, 1984, as Entry No. 3956003 in Book 5565 at Pages 1761, et. seq. The Sixth Supplemental Declaration expanded the Project by the addition and submission of certain real property located in Salt Lake County, State of Utah, to the Project and the provisions of the Act, which property is more particularly described as follows, to wit:

A parcel of land located in the Southwest quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows: Beginning at a point East 1402.53 feet and North 244.71 feet from the Southwest corner of said Section 20, and running thence North 80°44'00" West 123.23 feet; thence North

34°30'35" East 29.30 feet; thence North 9°16'00"
East 128.96 feet; thence South 73°56'16" East
111.35 feet; thence South 9°11'52" West 142.29
feet to the point of beginning.

TOGETHER WITH all easements, rights-of-way, and
other appurtenances and rights incident to,
appurtenant to, or accompanying the
above-described parcels of real property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens
for current and future taxes, assessments, and
charges imposed or levied by governmental or
quasi-governmental authorities; and Patent
reservations or exclusions; any mineral
reservations or record and rights incident
thereto; and any easements or rights-of-way
which are enforceable at law or in equity.

I. On August 9, 1984, Declarant made and executed an
instrument entitled "Fairmeadows of Countrywoods Seventh
Supplemental Declaration of and Amendment to Covenants,
Conditions and Restrictions Phase VI (Coventry at
Fairmeadows), a Prowswood Open Space Community Condominium
(herein "Seventh Supplemental Declaration") which was
recorded in the office of the County Recorder of Salt Lake
County, State of Utah, August 15, 1984, as Entry No. 3980809
in Book 5582 at Page 525, et. seq. The Seventh Supplemental
Declaration expanded the Project by the addition and
submission of certain real property located in Salt Lake
County, State of Utah, to the Project and the provisions of
the Act, which property is more particularly described as
follows, to wit:

A parcel of land located in the Southwest
quarter of Section 20, Township 2 South, Range 1
East, Salt Lake Base and Meridian, Salt Lake
County, Utah, more particularly described as

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follows: Beginning at a point East 1352.02 feet and North 561.67 feet from the Southwest corner of said Section 20, and running thence North 20°54'20" East 245.77 feet; thence North 69°05'40" West 108.00 feet; thence South 20°54'20" West 270.30 feet; thence South 81°53'20" East 110.75 feet to the point of beginning.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcels of real property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; and Patent reservations or exclusions; any mineral reservations or record and rights incident thereto; and any easements or rights-of-way which are enforceable at law or in equity.

J. On September 20, 1984, Declarant made and executed an instrument entitled "Fairmeadows of Countrywoods Eighth Supplemental Declaration of and Amendment to Covenants, Conditions and Restrictions Phase VII (Coventry at Fairmeadows), a Prowswood Open Space Community Condominium (herein "Eighth Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, September 26, 1984, as Entry No. 3997737 in Book 5593 at Pages 2711, et. seq. The Eighth Supplemental Declaration expanded the Project by the addition and submission of certain real property located in Salt Lake County, State of Utah, to the Project and the provisions of the Act, which property is more particularly described as follows, to wit:

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A parcel of land located in the Southwest Quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah. More particularly described as follows:

Beginning at a point east 1153.19 feet and North 155.28 feet from the Southwest corner of said Section 20, and running thence North 9°16' East 130.00 feet; thence North 29°01'16" East 26.47 feet; then North 9°16' East 148.18 feet; thence South 81°53'20" East 95.51 feet; thence South 20°54'20" West 19.075 feet; thence South 73°56'16" East 20.54 feet; thence South 9°16' West 128.96 feet; thence South 34°30'35" West 29.30 feet; thence South 9°16' West 128.50 feet; thence North 80°44'14" West 69.23 feet; thence North 80°35'28" West 39.22 feet to the point of the beginning.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcels of real property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; and Patent reservations or exclusions; any mineral reservations or record and rights incident thereto; and any easements or rights-of-way which are enforceable at law or in equity.

K. On October 12, 1984, Declarant made and executed an instrument entitled "Fairmeadows of Countrywoods Ninth Supplemental Declaration of and Amendment to Covenants, Conditions and Restrictions Phase VIII (Coventry at Fairmeadows), a Prowswood Open Space Community Condominium (herein "Ninth Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, October 25, 1984, as Entry No. 4008665 in Book 5601 at Pages 941, et. seq. The Ninth Supplemental Declaration expanded the Project by the addition and

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submission of certain real property located in Salt Lake County, State of Utah, to the Project and the provisions of the Act, which property is more particularly described as follows, to wit:

A parcel of land located in the Southwest Quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah. More particularly described as follows: Beginning at a point East 1092.99 feet and North 463.73 feet from the Southwest corner of said Section 20, and running thence North $10^{\circ}47'51''$ West 24.94 feet; thence North $21^{\circ}00'$ East 121.80 feet; thence North $33^{\circ}50'$ East 45.02 feet; thence North $21^{\circ}00'$ East 112.16 feet; thence South $69^{\circ}05'40''$ East 101.58 feet; thence South $20^{\circ}54'20''$ West 270.30 feet; thence North $85^{\circ}17'53''$ West 103.05 feet to the point of Beginning.

L. Declarant is the owner in fee simple of the parcels of real property particularly described in Article II of this Tenth Supplemental Declaration. Declarant elects to expand the initial Project, as previously expanded, by submitting to the provisions of the Act and the Declaration the parcels of real property described in Article II.

M. Under the provisions of the Declaration, Declarant expressly reserved the absolute right to add to the Project any or all portions of the Additional Land. Accordingly, Declarant now intends that the real property described in Article II of this Tenth Supplemental Declaration shall become subject to the Declaration. To this end and for the benefit of the Project and the owners thereof, Declarant desires to expand the Project by this Tenth Supplemental

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Declaration in accordance with Section 23 of Article III of the Declaration.

I. DEFINITIONS

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

1. "Tenth Supplemental Declaration" shall mean and refer to this "Fairmeadows of Countrywoods Tenth Supplemental Declaration of and Amendment to Covenants, Conditions and Restrictions, Phase IX (Coventry at Fairmeadows), a Prowswood Open Space Community Condominium", which Phase IX shall also be known as part of Coventry at Fairmeadows.

2. "Phase IX Map" shall mean and refer to the Record of Survey Map of "Coventry at Fairmeadows, Phase IX" of Fairmeadows Condominium Project executed and acknowledged by Declarant, prepared and certified to by Robert B. Jones (a duly registered Utah Land Surveyor holding Certificate No. 1525) and filed for record in the office of the County Recorder of Salt Lake County, Utah, concurrently with the filing of this Tenth Supplemental Declaration.

3. "Other Definitions". Except as herein otherwise defined or as may be required by the context, all terms defined in Article II of the Restated Declaration (included as part of the Fifth Supplemental Declaration) shall have

such defined meanings when used in this Tenth Supplemental Declaration.

II. PROPERTY SUBMISSION

The Tract which is hereby submitted to the provisions of the Act and which shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration as supplemented or amended by this Tenth Supplementary Declaration consists of the following described real property situated in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Together with all easements, rights-of-way and other appurtenances and rights incident to, appurtenant to, or accompanying the Tract.

All of the foregoing is subject to: all liens for current and future taxes, assessments and charges imposed or levied by governmental or quasi-governmental bodies; any patent reservations or exclusions; any mineral reservations of record and rights incident thereto; and any easements or rights of way which are enforceable at law or in equity.

III. EFFECT OF FOREGOING SUBMISSION

Declarant hereby declares that the real property described in Article II of this Supplemental Declaration and on Phase IX Map shall be annexed to and become subject to the Declaration, with all previous amendments thereto, which upon recordation of this Tenth Supplemental Declaration and Phase IX Map shall constitute and effectuate the expansion of the Project (including Phases I, II, III, IV, V, VI, VII

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VIII and IX), making the real property described in Article II of this Tenth Supplemental Declaration subject to the functions, powers, rights, duties and jurisdiction of the Association of Unit Owners.

IV. UNITS CREATED BY EXPANSION AND AMENDMENT TO DECLARATION

As shown on the Phase IX Map, nine (9) additional Units are created on the Tract described in Article II of this Tenth Supplemental Declaration. Said additional Units are located within a portion of the Additional Land. Upon the recordation of the Phase IX Map and this Tenth Supplemental Declaration, the total number of Units in the Project will be two hundred thirty-two (232). Said Additional Units are compatible with all Units presently within the Project but are dissimilar in construction and design with part of such Units. The Additional Units are constructed of substantially the same materials used for all previous Units and are of equal or better quality and of equal or higher value. As a result of the additions made herein and as a result of all previous additions, the Description of Improvement contained in Article III, Section 1 is amended to provide as follows:

1. Description of Improvements. The improvements now included in the Project which have been submitted to the provisions of the Declaration are located on the property and all such improvements are described on the Map. The Map indicates the number of stories, the number of Units which are contained in the Buildings, which comprise a part of such improvements, the dimensions of the Units, the recreational areas and facilities such as the Recreation Building, pool,

tennis courts, and all other Common Areas thereof. As of the date of this Amendment, there are two hundred thirty-two (232) Units contained in 40 buildings. Buildings 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44 are comprised of three levels including basements for parking, each such Building containing eight (8) individual Units. Each Building of Buildings 8, 9, 10, 11, 12, 13, 14, 15, 24, 25, 26, 27, 28, 29, 30 and 31 contain four (4) individual Units with the two (2) outer Units consisting of one (1) level and the two (2) inside Units consisting of two (2) level Units; these Units have carports designated to them. Three (3) Units are contained in each of Buildings 1, 3 and 4; four (4) Units are contained in each of Buildings 5, 6, 7, 16, 18, 20 and 22; five (5) Units are contained in each of Buildings 19, 21 and 23; and six (6) Units are contained in each of Buildings 2 and 17. Units in Buildings 1, 2, 3, 4, 5, 6, 7, 16, 17, 18, 19, 20, 21, 22 and 23 have attached garages and basements. All buildings are structurally of wood frame construction with stucco and/or rough sawn cedar exterior.

V. REALLOCATION OF PERCENTAGE INTERESTS

Under the Act and by Article III of the Declaration, in connection with an amendment such as that accomplished by this instrument, Declarant is required to amend the Declaration so as to reallocate the Percentage Interest appurtenant to each Unit. Accordingly, Exhibit "B" to the Declaration is amended in its entirety to become the "Ninth Revised Exhibit "B" - Phase IX" attached to this Tenth Supplemental Declaration and made a part hereof by this reference. The reallocated Percentage Interests which are contained in said Ninth Revised Exhibit "B", as required by Paragraph 5 of Article III of the Declarant, have been computed on the basis of the size that each of the Units bears to the aggregate size of all the Units.

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VII. EFFECTIVE DATE

The effective date of this Tenth Supplemental Declaration and of Phase IX Map shall be the date on which said instruments are filed for record with the office of the County Recorder of Salt Lake County, State of Utah. From and after said date the Declaration and Phase IX Map of Fairmeadows Condominium Project shall consist of the Declaration and Map as supplemented and amended by this Tenth Supplemental Declaration and Phase IX Map.

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

THE PROSWOOD CORPORATION
(formerly Prowswood, Inc.),
a Utah Corporation

ATTEST:

By Debra Walden
Its Secretary

By Richard S. Prows
Its Pres.

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

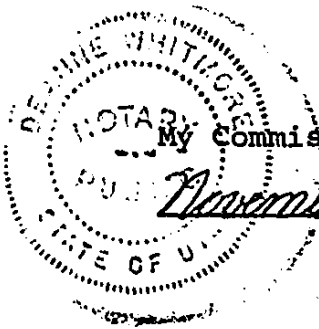
On the 4th day of January, 1985, personally appeared before me Richard S. Prows and Debra Walden, who on oath did say that he, the said Richard S. Prows is the President of The Prowswood Corporation, and that she, the said Debra Walden is the Secretary of said corporation, and the within and foregoing instrument was

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signed in behalf of said corporation by authority of a resolution of its board of directors and the said

Richard S. Prouse and Debra Walden

each duly acknowledged to me that said corporation executed the same.



My Commission Expires:

November 5, 1988

Deanne Whitmore
NOTARY PUBLIC, Residing at:

Salt Lake City, Utah

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EXHIBIT "A"

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NINTH REVISED EXHIBIT "B"

Fairmeadows Condominium Project
(After Phase IX Expansion)

<u>Unit No.</u>	<u>Building No.</u>	<u>Size of Unit</u> <u>(See Declaration formula)</u>	<u>Percentage</u> <u>Interest</u>
1	1	1321.0	0.4851
2	"	1344.0	0.4936
3	"	1196.0	0.4392
4	2	1196.0	0.4392
5	"	1321.0	0.4851
6	"	1344.0	0.4936
7	"	1344.0	0.4936
8	"	1344.0	0.4936
9	"	1321.0	0.4851
10	3	1321.0	0.4851
11	"	1344.0	0.4936
12	"	1196.0	0.4392
13	4	1196.0	0.4392
14	"	1344.0	0.4936
15	"	1321.0	0.4851
16	5	1196.0	0.4392
17	"	1321.0	0.4851
18	"	1344.0	0.4936
19	"	1196.0	0.4392
20	6	1196.0	0.4392
21	"	1321.0	0.4851
22	"	1344.0	0.4936
23	"	1196.0	0.4392
24	7	1196.0	0.4392
25	"	1321.0	0.4851
26	"	1344.0	0.4936
27	"	1196.0	0.4392
28	16	1196.0	0.4392
29	"	1344.0	0.4936
30	"	1321.0	0.4851
31	"	1196.0	0.4392
32	17	1321.0	0.4851
33	"	1344.0	0.4936
34	"	1344.0	0.4936
35	"	1344.0	0.4936
36	"	1321.0	0.4851
37	"	1196.0	0.4392
57	8	1250.0	0.4591
58	"	1267.5	0.4655
59	"	1267.5	0.4655
60	"	1250.0	0.4591
61	9	1250.0	0.4591

(NINTH REVISED EXHIBIT "B" CONTINUED)

62	"	1267.5	0.4655
63	"	1267.5	0.4655
64	"	1250.0	0.4591
65	10	1250.0	0.4591
66	"	1267.5	0.4655
67	"	1267.5	0.4655
68	"	1250.0	0.4591
69	11	1250.0	0.4591
70	11	1267.5	0.4655
71	"	1267.5	0.4655
72	"	1250.0	0.4591
73	12	1250.0	0.4591
74	"	1267.5	0.4655
75	"	1267.5	0.4655
76	"	1250.0	0.4591
77	13	1250.0	0.4591
78	"	1267.5	0.4655
79	"	1267.5	0.4655
80	"	1250.0	0.4591
81	14	1250.0	0.4591
82	"	1267.5	0.4655
83	"	1267.5	0.4655
84	"	1250.0	0.4591
85	15	1250.0	0.4591
86	"	1267.5	0.4655
87	"	1267.5	0.4655
88	"	1250.0	0.4591
94	18	1196.0	0.4392
95	"	1321.0	0.4851
96	"	1344.0	0.4936
97	"	1196.0	0.4392
98	19	1196.0	0.4392
99	"	1344.0	0.4936
100	"	1321.0	0.4851
101	"	1321.0	0.4851
102	"	1344.0	0.4936
103	20	1344.0	0.4936
104	"	1321.0	0.4851
105	"	1321.0	0.4851
106	"	1196.0	0.4392
107	21	1344.0	0.4936
108	"	1321.0	0.4851
109	"	1321.0	0.4851
110	"	1344.0	0.4936
111	"	1196.0	0.4392
112	22	1196.0	0.4392
113	"	1321.0	0.4851
114	"	1344.0	0.4936
115	"	1196.0	0.4392
116	23	1344.0	0.4936
117	"	1321.0	0.4851

(NINTH REVISED EXHIBIT "B" CONTINUED)

118	"	1321.0	0.4851
119	"	1344.0	0.4936
120	"	1196.0	0.4392
121	24	1250.0	0.4591
122	"	1267.5	0.4655
123	"	1267.5	0.4655
124	"	1250.0	0.4591
125	25	1250.0	0.4591
126	"	1267.5	0.4655
127	"	1267.5	0.4655
128	"	1250.0	0.4591
129	26	1250.0	0.4591
130	"	1267.5	0.4655
131	"	1267.5	0.4655
132	"	1250.0	0.4591
133	27	1250.0	0.4591
134	"	1267.5	0.4655
135	"	1267.5	0.4655
136	"	1250.0	0.4591
137	28	1250.0	0.4591
138	"	1267.5	0.4655
139	"	1267.5	0.4655
140	"	1250.0	0.4591
141	29	1250.0	0.4591
142	"	1267.5	0.4655
143	"	1267.5	0.4655
144	29	1250.0	0.4591
145	30	1250.0	0.4591
146	"	1267.5	0.4655
147	"	1267.5	0.4655
148	"	1250.0	0.4591
149	31	1250.0	0.4591
150	"	1267.5	0.4655
151	"	1267.5	0.4655
152	"	1250.0	0.4591
153	32	1051.0	0.3860
154	"	1051.0	0.3860
155	"	1051.0	0.3860
156	"	1051.0	0.3860
157	"	1051.0	0.3860
158	"	1051.0	0.3860
159	"	1051.0	0.3860
160	"	1051.0	0.3860
161	33	1051.0	0.3860
162	"	1051.0	0.3860
163	"	1051.0	0.3860
164	"	1051.0	0.3860
165	"	1051.0	0.3860
166	"	1051.0	0.3860
167	"	1051.0	0.3860
168	"	1051.0	0.3860

(NINTH REVISED EXHIBIT "B" CONTINUED)

169	34	1051.0	0.3860
170	"	1051.0	0.3860
171	"	1051.0	0.3860
172	"	1051.0	0.3860
173	"	1051.0	0.3860
174	"	1051.0	0.3860
175	"	1051.0	0.3860
176	"	1051.0	0.3860
177	35	1051.0	0.3860
178	"	1051.0	0.3860
179	"	1051.0	0.3860
180	"	1051.0	0.3860
181	"	1051.0	0.3860
182	"	1051.0	0.3860
183	"	1051.0	0.3860
184	"	1051.0	0.3860
185	36	1051.0	0.3860
186	"	1051.0	0.3860
187	"	1051.0	0.3860
188	"	1051.0	0.3860
189	"	1051.0	0.3860
190	"	1051.0	0.3860
191	"	1051.0	0.3860
192	"	1051.0	0.3860
193	37	1051.0	0.3860
194	"	1051.0	0.3860
195	37	1051.0	0.3860
196	"	1051.0	0.3860
197	"	1051.0	0.3860
198	"	1051.0	0.3860
199	"	1051.0	0.3860
200	"	1051.0	0.3860
201	38	1051.0	0.3860
202	"	1051.0	0.3860
203	"	1051.0	0.3860
204	"	1051.0	0.3860
205	"	1051.0	0.3860
206	"	1051.0	0.3860
207	"	1051.0	0.3860
208	"	1051.0	0.3860
209	39	1051.0	0.3860
210	"	1051.0	0.3860
211	"	1051.0	0.3860
212	"	1051.0	0.3860
213	"	1051.0	0.3860
214	"	1051.0	0.3860
215	"	1051.0	0.3860
216	"	1051.0	0.3860
217	40	1051.0	0.3860
218	"	1051.0	0.3860
219	"	1051.0	0.3860

(NINTH REVISED EXHIBIT "B" CONTINUED)

220	"	1051.0	0.3860
221	"	1051.0	0.3860
222	"	1051.0	0.3860
223	"	1051.0	0.3860
224	"	1051.0	0.3860
225	41	1051.0	0.3860
226	"	1051.0	0.3860
227	"	1051.0	0.3860
228	"	1051.0	0.3860
229	"	1051.0	0.3860
230	"	1051.0	0.3860
231	"	1051.0	0.3860
232	"	1051.0	0.3860
233	42	1051.0	0.3860
234	"	1051.0	0.3860
235	"	1051.0	0.3860
236	"	1051.0	0.3860
237	"	1051.0	0.3860
238	"	1051.0	0.3860
239	"	1051.0	0.3860
240	"	1051.0	0.3860
241	43	1051.0	0.3860
242	"	1051.0	0.3860
243	"	1051.0	0.3860
244	"	1051.0	0.3860
245	"	1051.0	0.3860
246	43	1051.0	0.3860
247	"	1051.0	0.3860
248	"	1051.0	0.3860
249	44	1051.0	0.3860
250	"	1051.0	0.3859
251	"	1051.0	0.3859
252	"	1051.0	0.3859
253	"	1051.0	0.3859
254	"	1051.0	0.3859
255	"	1051.0	0.3859
256	"	1051.0	0.3859

TOTAL 272,289.00 100.0000

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187.50
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 SECURITY
 JAN 9 9 40 AM '85
 SALT SPRING COUNTY, MISSISSIPPI
 KATHY L. HIXON
 CLERK
 PENNIE KORTZ
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