

4072908

PHASE 3 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 Convenants, Conditions and Restrictions of BRIARWOOD SPRINGS CONDIMINIUM PROJECT, and any Amendments thereto as recorded in the Salt Lake County Recorder's Office, Delcarant amends same as follows:

ARTICLE I, Section I, Paragraph 10

As Previously Amended

10. Condominium Documents: This Delcaration 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;

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;

Exhibit "A-2" Legal description of land comprising Phase 3

ARTICLE IV, Section I

As Previously Amended

Section I: Description of Buildings

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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.

amended as:

The condominium project, phases 1, 2 and 3 consists of eleven (11) 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-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% [Sic] interest in 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-sixty sixth (1/66) or 1.5% of the general common area. 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.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 11 day of April, 1985.

DECLARANT:

SANDY OAKS, INC.

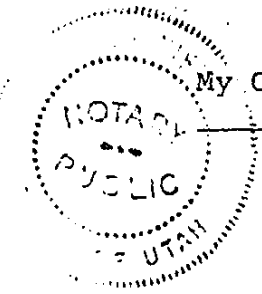
By 
its President

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

On the 11 day of April, 1985, personally appeared before me MICHAEL F. NAGLE, who being by me duly sworn, did say that he is the President of Sandy Oaks, Inc. and that said instrument was signed in behalf of said corporation

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by authority of its Bylaws and said Michael F. Nagle acknowledges to me that said corporation executed the same.



My Commission Expires:

1/6/87

Anna Subnewish
NOTARY PUBLIC, residing at
Salt Lake County, Utah

4150

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KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

APR 11 4 28 PM '85

Michael Nagle

REC'D OF DEP

Penny Korolagos
Penny Korolagos

Michael 84047

Exhibit "A-2"

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 and N 51° 13' 49" E 52.74 feet and S 89° 53' 43" E 115.82 feet and N 27° 40' 00" E 124.07 feet and N 20° 36' 06" E 117.99 feet and N 39° 30' 00" E 115.00 feet and N 48° 05' 00" E 125.00 feet from the Southeast corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence N 44° 07' 11" W 213.32 feet; thence N 44° 00' 00" E 80.31 feet; thence North 41.01 feet; thence East 50.00 feet; thence S 43° 22' 29" E 216.06 feet; thence S 48° 05' 00" W 142.00 feet to the Point of Beginning.