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Return to: Fred Morris  
Pentalon  
Villa Park Apartment Office  
6149 South 1300 East  
Salt Lake City, Utah 84121

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FERRICIA R. BROWN  
FERRICIA R. BROWN

NOV 18 12 35 PM '86  
KATHLEEN BROWN  
RECORDER  
SALT LAKE COUNTY  
UTAH

RATIFICATION OF DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND BY-LAWS  
FOR  
FAIRWAY ESTATES

This Ratification is made this 1st day of July, 1986 by Sue E. Morris, Jack B. Morris and Edward L. Cox, for the purpose of ratifying and accepting the Declaration of Covenants, Conditions, Restrictions, and By-Laws For Fairway Estates ("Declaration"), dated August 12, 1980 and recorded September 9, 1980 as Entry Number 3474963 in Book 5147 at Page 1403 of the records of the Salt Lake County Recorder and the Record of Survey Map recorded September 9, 1980 as Entry Number 3474962 in Book 80-9 of Plats at Page 138 of the records of the Salt Lake County Recorder, State of Utah.

WHEREAS, the undersigned acquired title to certain real property by virtue of a Warranty Deed recorded June 9, 1977 as Entry Number 2955079 in Book 4501 at Page 197, which property subsequently became known as Fairway Estates Condominium, a Utah Condominium; and

WHEREAS, prior to and during the term of ownership of the undersigned in the property described in the aforementioned Warranty Deed, a Condominium Plat and the declaration were prepared for Fairway Estates Condominiums, and it was the intent of the undersigned that all parties having an ownership interest in the Fairway Estates Condominium Project execute all documents necessary for the effective creation of a condominium project under applicable Utah law; and

WHEREAS, solely through inadvertence the undersigned were excluded from execution of the Declaration, although it was at all times the intent of the undersigned to execute any and all documents necessary for the valid creation of the Fairway Estates Condominium,

NOW THEREFORE, for valuable consideration, the receipt and adequacy of which is hereby acknowledged the undersigned hereby covenant and agree as follows:

1. The undersigned do hereby each accept and ratify the Declaration, as well as the Record of Survey Map recorded September 9, 1980 as Entry Number 3474962 in Book 80-9 of Plats at Page 138 of the records of the Salt Lake County Recorder, including all subsequent amendments and modifications thereto.

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2. This acceptance and ratification is made with the understanding that the affect shall be as if the undersigned had executed the original Declaration and Record of Survey Map upon the date of execution shown therein.

3. All parties purchasing, selling, creating a security interest in or otherwise dealing with any portion of the Fairway Estates Condominium Project shall be entitled to rely upon this Ratification as irrevocably establishing the consent of the undersigned to the execution and recordation of the Declaration and Record of Survey Map described above as filed for the Fairway Estates Condominium.

4. The property to which the Declaration, the Record of Survey Map and this Ratification relate is known as the Fairway Estates Condominium, and is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF we have hereunto set our hands this 1st day of July, 1986.

Sue E. Morris  
Sue E. Morris

Jack B. Morris  
Jack B. Morris

Edward L. Cox  
Edward L. Cox

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

On the 1st day of July, 1986, personally appeared before me SUE E. MORRIS and JACK B. MORRIS, the signers of the within instrument who duly acknowledged to me that they executed the same.

Jeffrey J. Jensen  
Jeffrey J. Jensen, Notary Public



Commission Expires: September 9, 1987

Residing at: 370 East 500 South  
Salt Lake City, Utah 84111

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EXHIBIT "A"

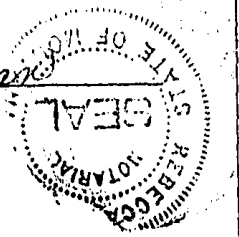
All Units contained within the FAIRWAY ESTATES, a Utah Condominium, as identified in the Record of Survey Map recorded September 9, 1980 as Entry Number 3474962 in Book 80-9 of Plats at Page 138, of the Official Records, (as the same may have been subsequently amended), and as described and defined in the Declaration of Covenants, Conditions, Restrictions, and By-Laws for FAIRWAY ESTATES, recorded September 9, 1980 as Entry Number 3474963 in Book 5147 at Page 1403 of the Official Records, (as the same may have been subsequently amended), together with the appurtenant undivided interest in and to the common areas and facilities of the said FAIRWAY ESTATES, as more particularly defined, described, and provided for in the said Record of Survey Map, Declaration, and any amendments thereto.

\* \* \*

STATE OF *Montana*        )  
  )  
COUNTY OF *CASCADE*        )

On the *15<sup>th</sup>* day of Oct., 1986, personally appeared before me EDWARD L. COX, the signer of the within instrument who duly acknowledged to me that he executed the same.

*Rebecca C. Sekane*  
\_\_\_\_\_  
Notary Public



My Commission Expires: *Sept. 11, 88*

Residing at: *H. Falls, MT.*