

FIRST CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
STONEBRIDGE CONDOMINIUMS

This First Certificate of Amendment is made this 3rd day of September, 1987 by 4200 East Little Cottonwood Canyon Homeowners Association, a Utah nonprofit corporation (the "Association") that serves as the owners association for the Alta Approach Condominiums located in Salt Lake County, Utah, for the purpose of amending in part that certain Declaration of Covenants, Conditions and Restrictions for Stonebridge Condominiums (the "Declaration") dated January 11, 1985 and filed for record with the Salt Lake County Recorder on January 16, 1985 as Entry No. 4039401, in Book 5622, beginning at Page 1966, recorded against the property described in Exhibits "A" through "D" attached hereto.

Pursuant to a meeting of the Members of the Association duly called and held on May 30, 1986, the following amendments to the Declaration were considered, adopted and approved by the necessary vote of the Members as required by the Declaration:

1. Section 2.9 of the Declaration is hereby amended and restated in its entirety as follows:

2.9 "Association" shall mean 4200 East Little Cottonwood Canyon Homeowners Association, a Utah nonprofit corporation (formed in connection herewith under the Utah Nonprofit Corporation Statutes), its successors and assigns.

2. Section 4 of the Declaration shall be amended so that the heading of said section shall be as follows:

Section 4. 4200 East Little Cottonwood
Canyon Homeowners Association.

Further, Section 4.2 shall be amended to substitute the name "4200 East Little Cottonwood Canyon Homeowners Association" in place of the name "Stonebridge Condominiums Association." In addition, in every place throughout the Declaration in which the name "Stonebridge Condominiums Asscciation" appears, the same shall be replaced with the name "4200 East Little Cottonwood Canyon Homeowners Association."

3. Sections 16.3 and 16.4 of the Declaration are hereby amended and restated in their entirety as follows:

16.3. Exercise of Option. The Option shall be exercised as to the Parcels described in Subsection 16.2 above at such times and in such parcels, phases, and portions of the Additional Land as Declarant may desire and determine in its sole discretion. Declarant may exercise the Option at any time as to any portion of either parcel, and thereafter the Option shall remain in effect according to the provisions of this Declaration as to the remaining portions of the Additional Land not covered by prior exercises of the Option. There are no limitations as to what portions of the Additional Land may or must be added to the project, and Declarant is not obligated to add all or any portion of the Additional Land. The recording of this Declaration shall not be deemed to constitute any lien, encumbrance, restriction or limitation upon any portion of the Additional Land until and unless such portion is added to Stonebridge by exercise of the Option in accordance with the Act and the provisions thereof. The Option will be deemed to have been exercised with respect to each portion or parcel of the Additional Land at the time of Recordation of a new Record of Survey Map and Amendment to this Declaration in accordance with Section 57-8-13.6 of the Act.

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16.4 Location of Improvements and Number of Units. Declarant shall not be restricted as to the location of Improvements made on the Additional Land, and no assurances are hereby made regarding the location of Improvements to be made on any portion of the Additional Land (except to the extent governmental entities impose requirements or limitations). Declarant shall not create more Units on the Additional Land, nor shall Declarant create more units per acre on each portion of Additional Land added to the project, then shall be allowed by local governmental entities and zoning ordinances and regulations. In the placement of Improvements on the Additional Land, Declarant shall be subject to any applicable zoning requirements or other ordinances or regulations.

IN WITNESS WHEREOF, the undersigned officers hereby swear, certify and represent that this First Certificate of Amendment to the Declaration (a) has been approved by a greater than 65% vote of the Members of the Association as required by Section 9.2 of the Declaration, (b) represents a true and correct recitation of the amendments as the same were approved and adopted, and (c) has been executed by them and duly authorized and empowered officers of the Association.

4200 EAST LITTLE COTTONWOOD CANYON
HOMEOWNERS ASSOCIATION

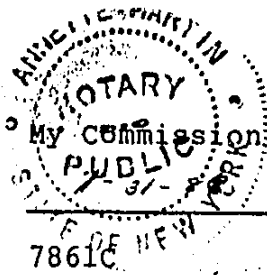
By *James R. Gure Jr.*
Its President

By *Charles H. Hume*
Its Secretary

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STATE OF NEW YORK)
)
COUNTY OF NEW YORK) ss.

On the 3rd day of Sept., 1986, personally appeared before me Oliver R. Grace, Jr. and Carolyn Grace, who, being by me duly sworn, did say that they are, respectively, the President and Secretary of 4200 East Little Cottonwood Canyon Homeowners Association, that said instrument was signed in behalf of said corporation by authority of its by-laws or a resolution of its board of directors, and said Oliver R. Grace, Jr. and Carolyn Grace acknowledged to me that said corporation executed the same.



Annette Martin
NOTARY PUBLIC
Residing at: Bx, NY

ANNETTE MARTIN
Notary Public, State of New York
No. 03-4666232
Certified in New York County
Qualified in Bronx County
Commission Expires 7-31-88

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EXHIBIT "A"
LARSEN & MALMQUIST
CONSULTING ENGINEERS & LAND SURVEYORS
2738 South 2700 West • West Valley City, Utah 84119 • (801) 972-2634

REVISED
LEGAL DESCRIPTION
of
STONEBRIDGE CONDOMINIUMS
PHASE 1

2008 SURVEY
BY RESEARCHER

BEGINNING at a point on the southerly right-of-way of the South Fork of Little Cottonwood Canyon Road, said point being South 89°14'19" West along the Center Section Line 1000.85 feet and South 256.60 feet from the East 1/4 Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 71°30'55" West along said Southerly right-of-way 165.00 feet; thence North 81°43'55" West along said Southerly right-of-way 330.97 feet; thence South 08°00'00" West 181.80 feet to a point on a 359.256 foot radius curve; thence Easterly along the arc of said curve 27.85 feet (long chord bears South 81°01'35" East 27.85 feet); thence South 15°10'00" West 334.48 feet to the South boundary of the North Half of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 12; thence South 89°41'01" East along said South boundary 260.60 feet to a Bureau of Land Management Brass Cap being the Southeast corner of said NW 1/4 SE 1/4; thence North 89°53'05" East along the South boundary of the North Half of the Northeast Quarter of the Southeast Quarter (NE 1/4 NW 1/4 SE 1/4) of said Section 12, 24.63 feet; thence North 12°00'00" East 308.34 feet; thence South 78°00'00" East 74.84 feet; thence North 12°00'00" East 70.00 feet; thence North 81°00'00" East 122.00 feet; thence North 18°29'05" East 37.00 feet to the point of BEGINNING. Contains 3.6325 Acres.

Prepared For: First Security Realty Services
805 East 3300 South #10
S.L.C., UT 84101
Attn: Rich Sangberg
Prepared By: L & M #0600-843
January 2, 1985
John Stahl

CONSULTING CIVIL - STRUCTURAL ENGINEERING AND LAND SURVEYING

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EXHIBIT "B"
DESCRIPTION OF UNITS
AND
STREET ADDRESSES

<u>UNIT NUMBER</u>	<u>STREET ADDRESS</u>
Unit A-1	4115 East Quarry Drive
Unit A-2	4109 East Quarry Drive
Unit A-3	4101 East Quarry Drive
Unit B-4	4091 East Quarry Drive
Unit B-5	4085 East Quarry Drive
Unit B-6	4079 East Quarry Drive
Unit C-7	4080 East Quarry Drive
Unit C-8	4086 East Quarry Drive
Unit C-9	4094 East Quarry Drive
Unit D-10	4104 East Quarry Drive
Unit D-11	4110 East Quarry Drive

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ON RECORDED

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EXHIBIT "C"

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2736 South 2700 West • West Valley City, Utah 84119 • (801) 972-2634

Legal Description
For
Stonebridge Condominiums
East Parcel
(Parcel 1)

7/2/13
15 36'
1/2
2/1/13

Beginning at a point on the Southerly right-of-way of the South Fork of the Little Cottonwood Canyon Road said point being South 89°14'29" West along the Center Section line 1000.85 feet and South 256.60 feet from the East 1/4 Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 71°30'55" East along said Southerly right-of-way 386.84 feet; thence South 86°55'25" East along said Southerly right-of-way 261.60 feet to a point on the Northwestern boundary of that tract of land as described in Book 5514 Page 2888 and Recorded as Entry Number 3881396 in the office of the recorder of Salt Lake County, Utah, said point being North 22°00'00" East along said Northwestern boundary 89.31 feet from the Westernmost corner of said tract; thence South 22°00'00" West along said Northwestern boundary 89.31 feet to said Westernmost corner; thence South 45°00'00" East along the Southwesterly boundary of said tract 71.82 feet; thence South 80°00'00" East along the Southernmost boundary of said tract 100.00 feet to the Southeast corner of said tract and the Southwest corner of that tract of land as described in Book 5537 Page 1801 and recorded as Entry Number 3914345 in the office of the recorder of said County; thence West along the South boundary of the last said tract 116.85 feet to the Southeast corner thereof and the Northwesternmost corner of that tract of land as described in Book 5262 Page 0578 and Recorded as Entry Number 3577132 in the office of said Recorder; thence South along the West boundary of the last said tract and the Southerly extension thereof 118.74 feet to a point on the South boundary of the North Half of the Northeast Quarter of the Southeast Quarter (N1/2NE1/4SE1/4) of said Section 12 said point being South 89°53'05" West along said South boundary 140.87 feet from a Bureau of Land Management Brass Cap being the Southeast corner of the said

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CO. RECORDER

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Legal Description East Parcel

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(EXHIBIT "C" - Cont.)

N1/2NE1/4SE1/4; thence South 89°53'05" West along said South boundary 1144.86 feet to a point being North 89°53'05" East along said South boundary 24.63 feet from a Bureau of Land Management Brass Cap being the Southwest corner of the said N1/2NE1/4SE1/4; thence North 12°00'00" East 308.34 feet; thence South 78°00'00" East 74.84 feet; thence North 12°00'00" East 70.00 feet; thence North 81°00'00" East 122.00 feet; thence North 18°29'05" East 37.00 feet to the point of BEGINNING. Contains 7.136 Acres.

Prepared For: First Security Realty Services
805 East 3300 South #10
S.L.C., UT 84101
Attn: Rich Sangberg

Prepared by: L & M #0600-84S
January 7, 1985
John Stahl

FOR COPY
CO. RECORDERS

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EXHIBIT "D"

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2736 South 2700 West • West Valley City, Utah 84119 • (801) 972-2634

LEGAL DESCRIPTION
FOR
STONEBRIDGE CONDOMINIUMS

WEST PARCEL
(Parcel 2)

BEGINNING at a point on the Southerly right-of-way of the South Fork of Little Cottonwood Canyon Road, said point being South 89°14'29" West along the Center Section Line 1484.90 feet and South 150.29 feet from the East 1/4 Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 08°00'00" West 181.80 feet to a point on a 359.256 foot radius curve; thence Easterly along the arc of said curve 27.85 feet (long chord bears South 81°01'33" East 27.85 feet); thence South 15°10'00" West 334.48 feet to a point on the South boundary of the North Half of the Northwest Quarter of the Southeast Quarter (N1/2NW1/4SE1/4) of said Section 12 said point being North 89°41'01" West 260.60 feet from a Bureau of Land Management Brass Cap being the Southeast Corner of the said N1/2NW1/4SE1/4; thence North 89°41'01" West along said South boundary 1044.86 feet to a Bureau of Land Management Brass Cap being the Southwest Corner of the said N1/2NW1/4SE1/4; thence North 00°16'55" West along the West boundary of the said N1/2NW1/4SE1/4 and Center Section Line to a Salt Lake County Brass Cap being the Center of said Section 12; thence North 01°27'58" West along the Center Section Line 119.70 feet to the Southerly right-of-way of the South Fork of Little Cottonwood Canyon Road; thence North 88°35'21" East along said Southerly right-of-way 65.30 feet; thence South 74°30'55" East along said Southerly right-of-way 794.96 feet; thence South 81°43'55" East along said Southerly right-of-way 308.16 feet to the point of BEGINNING.
Contains 15.912 Acres.

Prepared For: First Security Realty Services
805 East 3300 South #10
S.L.C., UT 84101
Attn: Rich Sangberg

Prepared By: L & M #0600-845
January 7, 1985
John Stahl

2000

4459349
19 MAY 87 09:49 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
PARSONS BEHLE LATIMER
185 S STATE ST
SALT LAKE CITY UT 84111
REC BY: EVELYN FROGGET, DEPUTY

4459349

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CO. RECORDER

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