

After Recording  
Please Return to:  
San Francisco Construction, Inc.  
339 East 3900 South #101-A  
S. L. C. Utah 84107

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28 JULY 87 03:24 PM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
SECURITY TITLE  
REC BY: REBECCA GRAY DEPUTY

FOURTH SUPPLEMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF THE  
CROSSPOINTE CONDOMINIUM PROJECT  
(Phase 5 of An Expandable Condominium Project)

THIS SUPPLEMENT is made and executed this 21st day of July, 1987 by San Francisco Construction, Inc., A Utah corporation hereinafter referred to as "Declarant").

RECITALS:

A. On August 1, 1985, Declarant created the Crosspointe Condominium Project Project (hereinafter, the "Project") by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "Declaration of Condominium of the Crosspointe Condominium Project" (hereinafter, "Original Declaration") as Entry No. 4129902 in Book 6585, at Page 1682, and (ii) an instrument styled "Record of Survey Map for Crosspointe Condominiums" hereinafter, "Original Map") as Entry No. 4129901 in Book 85-8 of Plats, at Page 146.

B. On January 17, 1986, Declarant expanded the Project by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "First Supplement to Declaration of Condominium of the Crosspointe Condominium Project" ("First Supplement") as Entry No. 4190597 in Book 5728 at page 2127; and (ii) an instrument styled "Record of Survey Map of Crosspointe Condominiums, Phase 2" (the "Phase II Map") as Entry No. 4190596 in Book 86-1 of plats at page 3.

C. On May 2, 1986, Declarant further expanded the Project by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "Second Supplement to Declaration of Condominium of the Crosspointe Condominium Project" ("Second Supplement") as Entry No. 4129902 in Book 5762 at page 2949; and (ii) as instrument styled "Record of Survey Map of Crosspointe Condominiums, Phase 3" (the "Phase III Map") as Entry No. 4239602 in Book 85-5 of plats at page 65.

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D. On July 28, 1987, Declarant expanded the Project by filing for record in the office of the Recorder of Salt Lake County, Utah: (i) an instrument entitled "Third Supplement to Declaration of Condominium of the Crosspointe Project" ("Third Supplement") as Entry No. 4497657 at Page \_\_\_\_\_; and (i) an instrument styled "Record of Survey Map of Crosspointe Condominiums, Phase 4" (the "Phase IV Map") as Entry No. 4497656 in Book \_\_\_\_\_ of Plats at Page \_\_\_\_\_. The Project as expanded by the Second Supplement, includes the following-described real property located at Salt Lake County, State of Utah.

SEE Exhibit "B" attached hereto and incorporated herein by this reference.

E. As more fully set forth in Sections 36 through 40, inclusive, of the Original Declaration, Declarant reserved the unilateral right (i.e., without the consent of the Management Committee of the Crosspointe Condominium Project, any Unit Owner, or any other person or entity) to expand the Project by addition(s) of all or any part of the Additional Land to the Project in accordance with said Sections. Concurrently with record ion of this Supplement, there is being recorded in the office of the Recorder of Salt Lake County, Utah an instrument styled "Record of Survey Map of Crosspointe Condominiums, Phase 5" (hereinafter, the "Phase 5 Map") which, together with this Supplement adds to the Project the following-described real property (hereinafter, "Added Parcel") located in Salt Lake County, Utah:

SEE Exhibit "C" attached hereto and incorporated hereinby this reference.

#### 1. EXPANSION OF PROJECT

NOW, THEREFORE, in accordance with the procedure set forth in Section 38 of Article III of the Original Declaration for expansion of the Project and in conjunction with the addition to the Project of the Added Parcel, Declarant hereby makes the following declarations and provides the following information.

1. Identification of Documents. Data sufficient to identify the Original Declaration and the Original Map is set forth in Recital "A" above.

2. Legal Description. The legal description for the portion of the Additional Land being added to the Project (hereinreferred to as the "Added Parcel") is set forth in Recital "D" above and Exhibit "C" attached hereto.

3. Description of Added Parcel Improvement. The significant improvements located on the Added Parcel include Buildings O and P containing Units 109 through 123 inclusive, asphalt roadways, concrete driveways, patios and porches. The location and configuration of such

improvements are depicted on the Phase 5 Map. The Phase 5 Map shows the location, number of stories, and dimensions of the Units located on the Added Parcel. Each of the Buildings located on the Added Parcel is composed of the same materials as the Buildings originally contained in the Project, which materials are described in detail in the last sentence of Section 1 of Article III of the Original Declaration.

4. Limited Common Area. The Limited Common Areas and Facilities which are contained within the Added Parcel consist of all of the following which are labeled as such on the Phase II Map: (i) All patios, porches, balconies, decks, private yard areas and storage shed, if any, attached or adjacent to a Unit; and (ii) The Parking stall designated for the use of an individual Unit on the Phase 5 Map, if any. The exclusive use of each patio, porch, balcony, deck, private yard area, storage shed, or designated parking stall is reserved to the Unit which it adjoins, with which it is associated, or as designated on the Phase 5 Map.

5. Status of Title and Reservations for Declarant. The added Parcel is submitted to the provisions of the Act and added to the Project together with the appurtenances and subject to the restrictions, reservations, and other matters set forth on Exhibit "D" attached hereto and incorporated herein by this reference.

6. Amended Exhibit "A". Exhibit "A" attached hereto and incorporated herein by this reference furnishes the information described in Section 3 of Article III of the Original Declaration for each Unit contained in the Project from and after the addition of the Added Parcel to the Project. The Undivided ownership interests in the Common Areas and Facilities set forth on said Exhibit "A" have been computed and derived as described in Section 4 of Article III of the Original Declaration. From and after the effective date of this Supplement, Exhibit "A" attached hereto shall automatically become effective for all purposes and shall completely supersede the Exhibit "A" attached to the Original Declaration.

7. Definitions. All capitalized terms used herein but not specifically defined are given the meaning ascribed to them in the Original Declaration.

EXECUTED the day and year first above written.

"Declarant":

ATTEST:

San Francisco Construction, Inc.

By Jerrald K. Boone  
Jerrald K. Boone  
President

By Alan L. Kruckenberg  
Alan L. Kruckenberg  
Vice-President

STATE OF UTAH )

:ss.

COUNTY OF SALT LAKE )

On This 21st day of July, 1987, personally appeared before me Jerrald K. Boone and Alan L. Kruckenberg, who being by me duly sworn did say that they are the President and Vice-President, respectively, of San Francisco Construction, Inc., a Utah corporation that the foregoing Fourth Supplement to Declaration of Condominium was signed on behalf of said corporation by authority of its By-Laws or a resolution of its Board of Directors, and said individuals did each acknowledge that said corporation executed the foregoing Second Supplement to Declaration of Condominium.



Maxine M. Russell  
NOTARY PUBLIC  
Residing at:

My Commission Expires:

January 14, 1991

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EXHIBIT "A"  
 TO  
 FOURTH SUPPLEMENT  
 TO  
 DECLARATION OF CONDOMINIUM  
 OF THE  
 CROSSPOINTE CONDOMINIUM PROJECT  
 (An Expandable Condominium)

<u>Unit Number</u>	<u>Building Number</u>	<u>Size</u>	<u>Par Value</u>	<u>Ownership Percentage</u>
1	A	1140	773	0.966431
2	A	910	715	0.893918
3	A	590	590	0.737638
4	A	660	630	0.787648
5	A	1140	773	0.966431
6	A	910	715	0.893918
7	B	1140	773	0.966431
8	B	740	670	0.837657
9	B	590	590	0.737638
10	B	660	630	0.787648
11	B	1140	773	0.966431
12	B	910	715	0.893918
13	B	1010	740	0.925173
14	B	1090	760	0.950178
15	B	740	670	0.837657
16	C	740	670	0.837657
17	C	1140	773	0.966431
18	C	660	630	0.787648
19	C	590	590	0.737638
20	C	910	715	0.893918
21	C	1140	773	0.966431
22	C	740	670	0.837657
23	C	1010	740	0.925173
24	C	1090	760	0.950178
25	D	1010	740	0.925173
26	D	1090	760	0.950178

27	D	740	670	0.837657
28	D	910	715	0.893918
29	D	1140	773	0.966431
30	D	660	630	0.787648
31	D	590	590	0.737638
32	D	740	670	0.837657
33	D	1140	773	0.966431
34	E	910	715	0.893918
35	E	1140	773	0.966431
36	E	660	630	0.787648
37	E	590	590	0.737638
38	E	910	715	0.893918
39	E	1140	773	0.966431
40	F	910	715	0.893918
41	F	1140	773	0.966431
42	F	660	630	0.787648
43	F	590	590	0.737638
44	F	910	715	0.893918
45	F	1140	773	0.966431
46	G	910	715	0.893918
47	G	1140	773	0.966431
48	G	660	630	0.787648
49	G	590	590	0.737638
50	G	910	715	0.893918
51	G	1140	773	0.966431
52	H	740	670	0.837657
53	H	1010	740	0.925173
54	H	1090	760	0.950178
55	H	1140	773	0.966431
56	H	910	715	0.893918
57	H	590	590	0.737638
58	H	660	630	0.787648
59	H	1140	773	0.966431
60	H	740	670	0.837657
61	I	1140	773	0.966431
62	I	910	715	0.893918
63	I	590	590	0.737638
64	I	660	630	0.787648
65	I	1140	773	0.966431

66	I	910	715	0.893918
67	J	1010	740	0.925173
68	J	1090	760	0.950178
69	J	740	670	0.837657
70	J	910	715	0.893918
71	J	1140	773	0.966431
72	J	660	630	0.787648
73	J	590	590	0.737638
74	J	740	670	0.837657
75	J	1140	773	0.966431
76	K	740	670	0.837657
77	K	1140	773	0.966431
78	K	660	630	0.787648
79	K	590	590	0.737638
80	K	910	715	0.893918
81	K	1140	773	0.966431
82	K	740	670	0.837657
83	K	1010	740	0.925173
84	K	1090	760	0.950178
85	L	740	670	0.837657
86	L	1140	773	0.966431
87	L	590	590	0.737638
88	L	660	630	0.787648
89	L	1140	773	0.966431
90	L	910	715	0.893918
91	L	1010	740	0.925173
92	L	1090	760	0.950178
93	L	740	670	0.837657
94	M	910	715	0.893918
95	M	1140	773	0.966431
96	M	660	630	0.787648
97	M	590	590	0.737638
98	M	910	715	0.893918
99	M	1140	773	0.966431
109	O	1010	740	0.925173
110	O	1090	760	0.950178
111	O	740	670	0.837657
112	O	910	715	0.893918

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113	O	1140	773	0.966431
114	O	660	630	0.787648
115	O	590	590	0.737638
116	O	910	715	0.893918
117	O	1140	773	0.966431
118	P	1140	773	0.966431
119	P	910	715	0.893918
120	P	660	630	0.787648
121	P	590	590	0.737638
122	P	910	715	0.893918
123	P	1140	773	0.966431
			<hr/>	<hr/>
TOTAL			79,985	100.000000



EXHIBIT "B"  
TO  
FOURTH SUPPLEMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF THE  
CROSSPOINTE CONDOMINIUM PROJECT  
  
(An Expandable Condominium)

Phase I:

BEGINNING at a point that is 140.0 feet South and 645.20 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, thence South 260.51 feet; to a point on a 122.00 foot radius curve (bearing to the center of curve bears South) thence 158.27 feet along the arc of said curve (chord bearing bears South 52° 50'03" West); to a point on a 15.00 foot radius curve (bearing to the center of curve bears North 74°19'53" West) thence 19.46 feet along the arc of said curve (chord bearing bears South 52°50'04" West); thence West 147.79 feet; to a point on a 40.00 foot radius curve (bearing to the center of curve bears North) thence 23.21 feet along the arc of said curve (chord bearing bears North 73°22'44" West); to a point on a 70.00 foot radius curve (bearing to the center of curve bears South 33°14'32" West) thence 81.23 feet along the arc of said curve (chord bearing bears West); to a point on a 40.00 foot radius curve (bearing to the center of curve bears North 33° 14'32" West) thence 23.21 feet along the arc of said curve (chord bearing bears South 73°22'44" West); thence West 76.79 feet; thence North 15° 00'00" West 75.93 feet; thence North 22°27'17" West 32.09 feet; thence East 95.77 feet; thence North 12.23 feet; thence East 163.21 feet; thence North 159.08 feet; thence North 55°57'07" East 171.07 feet; to a point on a 23018.30 foot radius curve (bearing to the center of curve bears North 1° 12'56" East); thence 107.62 feet along the arc of said curve (chord bearing bears South 88°55'06" East) to the point of beginning. Contains area of 102303.622 sq. ft. or 2.34657 acres. BASIS OF BEARING IS FROM THE NORTH QUARTER CORNER TO THE NORTHEAST CORNER OF SECTION 15, WHICH IS N. 89°53'30" E.

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Phase II:

BEGINNING at a point that is 126.5 feet South and 1140.64 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South  $15^{\circ}00'00''$  West 91.00 feet; thence South 181.14 feet; to a point on a 10.00 foot radius curve (bearing to the center of curve bears East) thence 15.71 feet along the arc of said curve (chord bearing bears South  $45^{\circ}00'00''$  East); thence South  $22^{\circ}27'17''$  East 32.09 feet; thence South  $15^{\circ}00'00''$  East 75.93 feet; thence West 162.91 feet; thence North 388.00 feet; to a point on a 23018.30 foot radius curve (bearing to the center of curve bears North  $2^{\circ}32'30''$  East) thence 144.68 feet along the arc of said curve (chord bearing bears South  $87^{\circ}38'19''$  East) to the point of beginning. Contains area of 50536.312 sq. ft. or 1.16015 acres. BASIS OF BEARING IS FROM THE NORTH QUARTER CORNER TO THE NORTHEAST CORNER OF SECTION 15, WHICH IS N.  $89^{\circ}53'30''$  E.

Phase III:

BEGINNING at a point that is 138.0 feet South and 752.80 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South  $55^{\circ}57'07''$  West 171.87 feet; thence South 159.08 feet; thence West 163.21 feet; thence South 12.23 feet; thence West 95.77 feet; to a point on a 10.00 foot radius curve (bearing to the center of curve bears North) thence 15.71 feet along the arc of said curve (chord bearing bears North  $45^{\circ}00'00''$  West); thence North 181.14 feet; thence North  $15^{\circ}00'00''$  East 91.00 feet; to a point on a 23018.30 foot radius curve (bearing to the center of curve bears North  $2^{\circ}10'53''$  East) thence 388.01 feet along the arc of said curve (chord bearing bears South  $88^{\circ}16'05''$  East) to the point of beginning. Contains area of 78053.801 sq. ft. or 1.79187 acres. BASIS OF BEARING IS FROM THE NORTH QUARTER CORNER TO THE NORTHEAST CORNER OF SECTION 15, WHICH IS N.  $89^{\circ}53'30''$  E.

Phase IV:

BEGINNING at a point that is 430.59 feet South and 600.20 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 70.00 feet; thence East 65.00 feet; thence South 125.00 feet; thence West 156.42 feet; thence North  $85^{\circ}57'10''$  West 33.57 feet; thence North  $45^{\circ}00'00''$  West 9.00 feet; to a point on a 122.00 foot radius curve (bearing to the center of curve bears North  $45^{\circ}00'00''$  East) thence 62.46 feet along the arc of said curve (chord bearing bears North  $30^{\circ}20'03''$  West); to a point on a 15.00 foot radius curve (bearing to the center of curve bears South  $74^{\circ}19'53''$  West) thence 19.46 feet along the arc of said curve (chord bearing bears North  $52^{\circ}50'04''$  West); thence West 147.79 feet; to a point on a 40.00 foot radius curve (bearing to the center of curve bears South) thence 23.21 feet along the arc of said curve (chord bears South  $73^{\circ}22'44''$  West); to a point on a 70.00 foot radius curve (bearing to the center of curve bears North  $33^{\circ}14'32''$  West) thence 81.23 feet along the arc of said curve (chord bears West); to a point on a 40.00 foot radius curve (bearing to the center of curve bears South  $33^{\circ}14'32''$  West) Thence 23.21 feet along the arc of said curve (chord bearing bears North  $73^{\circ}22'44''$  West); thence West 239.70 feet; to a point on a 40.00 foot radius curve (bearing to the center of curve bears North) thence 23.21 feet along the arc of said curve (chord bearing bears North  $73^{\circ}22'44''$  East); to a point on a 70.00 foot radius curve (bearing to the center of curve bears South  $33^{\circ}14'32''$  East) thence 81.23 feet along the arc of said curve (chord bearing bears East); to a point on a 40.00 foot radius curve (bearing to the center of curve bears North  $33^{\circ}14'32''$  East) thence 23.21 feet along the arc of said curve (chord bearing bears South  $73^{\circ}22'44''$  East); thence East 147.79 feet; to a point on a 15.00 foot radius curve (bearing to the center of curve bears North) thence 19.46 feet along the arc of said curve (chord bearing bears North  $52^{\circ}50'04''$  East); to a point on a 122.00 foot radius curve (bearing to the center of curve bears South  $74^{\circ}19'53''$  East) thence 158.27 feet along the arc of said curve (chord bearing bears North  $52^{\circ}50'03''$  East); thence South 22.00 feet; thence East 45.00 feet to the point of beginning. Contains area of 64090.749 square feet or 1.47132 acres. Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is North  $89^{\circ}53'30''$  East.

EXHIBIT "C"  
TO  
FOURTH SUPPLEMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
CROSSPOINTE CONDOMINIUM PROJECT

(An Expandable Condominium Project)

BEGINNING at a point that is 365.59 feet South and 493.20 feet West from the Northeast Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 27.00 feet; to a point on a 32.00 foot radius curve (bearing to the center of curve bears West) thence 23.13 feet along the arc of said curve (chord bearing bears South  $20^{\circ} 42' 17''$  West); thence South 86.83 feet; thence West 99.00 feet; thence North 70.00 feet; thence West 45.00 feet; thence North 169.50 feet; thence East 32.00 feet; to a point on a 10.00 foot radius curve (bearing to the center of curve bears East) thence 15.71 feet along the arc of said curve (cord bearing bears North  $45^{\circ} 00' 00''$  East); thence East 70.00 feet; thence South 114.50 feet; thence East 40.00 feet to the point of beginning. Contains area of 29104.588 sq ft or 0.66815 acres. Basis of bearing is from the North Quarter Corner to the Northeast Corner of Section 15, which is N. 89 53 30 E.

EXHIBIT "D"  
TO  
FOURTH SUPPLEMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
CROSSPOINTE CONDOMINIUM PROJECT

(An Expandable Condominium)

The Added Parcel is submitted to the provisions of the Act and added to the Project together with the following appurtenances and subject to the following restrictions, reservations, and other matters:

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel 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; all Patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which affect the Added Parcel or any portion thereof, including, without limitation, any mortgage or deed of trust; all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Phase 5 Map or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the Added Parcel at such time as construction of all Project Improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the Added Parcel and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not

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Inconsistent with the provisions of this Declaration): (i) To construct and complete each of the Buildings and all of the other Improvements described in this Supplement or in the Phase 5 Map recorded concurrently herewith, and to do all things reasonable necessary or proper in connection therewith; and (ii) To improve portions of the Added Parcel with such other or additional Improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the Added Parcel or any improvements thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire seven (7) years after the date on which this Supplement is filed for record in the office of the County Recorder of Salt Lake County, Utah.

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