

5650

4430158
27 MAY 88 02:32 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
WOODBINE LAND CORPORATION
REC BY: JANET WONG , DEPUTY

FOURTH AMENDMENT TO THE RESTATED AND AMENDED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AT THE BRIARWOOD SPRINGS CONDOMINIUM PROJECT
(AN EXPANDABLE CONDOMINIUM PROJECT)

4630158

WHEREAS, the Declarant herein recorded the Amended and restated Declaration of Covenants, Condition and Restrictions for the Briarwood Springs Condominium Project (the "Declaration") with the Salt Lake County Recorder's Office on December 12, 1986 as Entry No. 4365955, Book 5851, Pages 3090 through 3137.

WHEREAS, the Declarant herein has previously recorded with the Salt Lake County Recorder's Office the Amendments to the Restated and Amended Declaration of Covenants, Conditions and Restrictions for the Briarwood Springs Condominium Project relative to the expansion and inclusion within the project of amended Phase 4, Phase 5 and Phase 6.

WHEREAS, the Declarant, pursuant to Sections 2.03 and 17.05 of the Declaration now desires to amend such Declaration to included Phase 7 as follows:

1. Paragraph A of the Recitals of the Declaration shall be amended to include the following property description, denoted as Phase 7 of the Project:

PHASE 7:

Beginning at a point which is NORTH 00 degrees 02'05" EAST along the Section Line 738.43 feet and WEST 321.56 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; said Point also being on the Arc of a 75.00 foot radius curve to the Right (chord bears NORTH 23 degrees 28'38" WEST 46.29 feet); and running thence Northwesterly along the Arc of said curve 47.06 feet; thence NORTH 05 degrees 30' 00" WEST 141.72 feet to a Point on the Arc of a 75.00 foot radius curve to the

4630158

Right (chord bears NORTH 02 degrees 45'00" WEST 7.19 feet); thence along the Arc of said Curve 7.20 feet; thence NORTH 8.29 feet; thence EAST 14.00 feet to a Point on the Arc of a 16.00 foot radius curve to the Right (chord Bears NORTH 45 degrees 00'00" EAST 22.63 feet); thence EAST 50.09 feet; thence SOUTH 84 degrees 17'22" EAST 19.64 feet; thence SOUTH 05 degrees 30'00" EAST 136.12 feet; thence SOUTH 46 degrees 00'00" WEST 111.64 feet to the Point of Beginning. Contains 0.414 acres.

2. Paragraph 2.04 of the Declaration relative to the property description for the Expandable Area shall be amended as follows:

EXPANDABLE AREA:

Beginning at a Point which is NORTH 00 degrees 02'05" EAST along the Section Line 998.79 feet and WEST 33.00 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; said Point also being on the Westerly Right-of-Way Line of 700 East Street; and running thence SOUTH 00 degrees 02'05" WEST along said Westerly Right-of-Way Line 80.37 feet; thence SOUTH 41 degrees 46'04" WEST 130.36 feet; thence SOUTH 20 degrees 27'59" WEST 81.14 feet; thence NORTH 44 degrees 00'00" WEST 114.65 feet; thence SOUTH 84 degrees 30'00" WEST 13.57 feet; thence NORTH 05 degrees 30'00" WEST 136.12 feet; thence NORTH 84 degrees 17'22" WEST 19.64 feet; thence WEST 50.09 feet to a point on the Arc of a 16.00 foot radius curve to the Left (chord bears SOUTH 45 degrees 00'00" WEST 22.63 feet); thence Southwesterly along the Arc of said curve 25.13 feet; thence WEST 14.00 feet; thence SOUTH 8.29 feet to a Point on the Arc of a 75.00 foot radius curve to the Left (chord bears SOUTH 02 degrees 45'00" EAST 7.19 feet); thence Southeasterly along the Arc of said curve 7.20 feet; thence SOUTH 05 degrees 30'00" EAST 36.72 feet; thence SOUTH 84 degrees 30'00" WEST 70.00 feet; thence SOUTH 72 degrees 12'06" WEST 23.66 feet; thence SOUTH 12 degrees 00'00" WEST 100.00 feet; thence WEST 125.00 feet; thence SOUTH 50.56 feet; thence SOUTH 89 degrees 59'55" WEST 346.88 feet; thence NORTH 01 degrees 24' 17" EAST 607.10 feet; thence EAST 315.64 feet; thence SOUTH 106.60 feet; thence EAST 190.22 feet; thence SOUTH 117.14 feet; thence NORTH 89 degrees 53' 18" EAST 78.89 feet; thence SOUTH 117.63 feet; thence EAST 302.47 feet to the Point of Beginning. Contains 7.674 Acres.

EXHIBIT "A"

Bldg.# / Unit #	Sq. Footage	% Ownership	Votes

AMENDED PHASE 1			
=====			
1-1	1078	1.0887	1078
1-2	1057	1.0675	1057
1-3	1078	1.0887	1078
1-4	1057	1.0675	1057
1-5	1078	1.0887	1078
1-6	1057	1.0675	1057
2-1	1078	1.0887	1078
2-2	1070	1.0806	1070
2-3	1078	1.0887	1078
2-4	1070	1.0806	1070
2-5	1078	1.0887	1078
2-6	1070	1.0806	1070
3-1	1078	1.0887	1078
3-2	1057	1.0675	1057
3-3	1078	1.0887	1078
3-4	1057	1.0675	1057
3-5	1078	1.0887	1078
3-6	1057	1.0675	1057
4-1	1078	1.0887	1078
4-2	1057	1.0675	1057
4-3	1078	1.0887	1078
4-4	1057	1.0675	1057
4-5	1078	1.0887	1078
4-6	1057	1.0675	1057
28-1	1078	1.0887	1078
28-2	1070	1.0806	1070
28-3	1078	1.0887	1078
28-4	1070	1.0806	1070
28-5	1078	1.0887	1078
28-6	1070	1.0806	1070
PHASE 2 A			
=====			
5-1	1078	1.0887	1078
5-2	1078	1.0887	1078
5-3	1078	1.0887	1078
5-4	1078	1.0887	1078
5-5	1078	1.0887	1078
5-6	1078	1.0887	1078
6-1	1078	1.0887	1078
6-2	1078	1.0887	1078
6-3	1078	1.0887	1078
6-4	1078	1.0887	1078
6-5	1078	1.0887	1078
6-6	1078	1.0887	1078

BOOK 6033 PAGE 957

PHASE 2 B

=====

25-1	1078	1.0887	1078
25-2	1078	1.0887	1078
25-3	1078	1.0887	1078
25-4	1078	1.0887	1078
25-5	1078	1.0887	1078
25-6	1078	1.0887	1078
26-1	1078	1.0887	1078
26-2	1078	1.0887	1078
26-3	1078	1.0887	1078
26-4	1078	1.0887	1078
26-5	1078	1.0887	1078
26-6	1078	1.0887	1078
27-1	1078	1.0887	1078
27-2	1078	1.0887	1078
27-3	1078	1.0887	1078
27-4	1078	1.0887	1078
27-5	1078	1.0887	1078
27-6	1078	1.0887	1078

PHASE 3

=====

29-1	1546	1.5613	1546
29-2	1412	1.4260	1412
29-3	1308	1.3209	1308
29-4	1546	1.5613	1546
29-5	1546	1.5613	1546
29-6	1412	1.4260	1412

AMENDED PHASE 4

=====

30-1	1412	1.4260	1412
30-2	1308	1.3209	1308
30-3	1412	1.4260	1412

PHASE 5

=====

31-1	1677	1.6936	1677
31-2	1308	1.3209	1308
31-3	1412	1.4260	1412
31-4	1546	1.5613	1546

PHASE 6

=====

34-1	1312	1.3250	1312
34-2	1060	1.0705	1060
34-3	907	0.9160	907
34-4	1085	1.0957	1085
34-5	1130	1.1412	1130
34-6	1312	1.3250	1312
34-7	1060	1.0705	1060

PHASE 7

=====

32-1	1312	1.3250	1312
32-2	1060	1.0705	1060
32-3	907	0.9160	907
32-4	1085	1.0957	1085
32-5	1130	1.1412	1130
32-6	1312	1.3250	1312
32-7	1060	1.0705	1060

TOTALS

=====

99020

100.0000

99020

IN WITNESS WHEREOF, the undersigned being the representative of the Declarant has heretofore set his hand 27TH day of May, 1988.

WOODBINE LAND CORPORATION

BY: David E. Kavanagh
DAVID E. KAVANAGH
ITS: Attorney-in-fact

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the _____ day of May, 1988, personally appeared before me David A. Kavanagh, who, being by me duly sworn did say that he is the attorney in fact of Woodbine Land Corporation, and that said instrument was signed in behalf of said Woodbine Land Corporation by authority of a Power of Attorney recorded with the Salt Lake County Recorder's Office relative to the Project, and said David A. Kavanagh acknowledged to me that he as such attorney in fact executed the same.

My commission expires:
3-25-90

(td/ray/briar.amd)

David P.
NOTARY PUBLIC
Residing in: Salt Lake County

