

4720631

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

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, Phase 6, Phase 7, Phase 8 and Phase 9.

WHEREAS, the Declarant, pursuant to Sections 20.3 and 17.05 of the Declaration now desires to amend such Declaration to include Phase 10 as follows:

1. Paragraph A of the Recitals of the Declaration shall be amended to include the following property description, denoted as Phase 10 of the Project:

PHASE 10:

BOUNDARY DESCRIPTION - PHASE 10
Beginning at a point which is NORTH 00°02'05" EAST along the Section Line 971.31 feet and WEST 706.20 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian) and running thence SOUTH 03°14'37" EAST 92.301 feet to a point on a 103.543 foot radius curve to the left (chord bears SOUTH 72°23'52" WEST 36.616 feet); thence Southwesterly along the Arc of said curve 36.678 feet; thence SOUTH 66°40'10" WEST 111.46 feet to a point on a 15.00 foot radius curve to the right (chord bears NORTH 56°39'51" WEST 25.064 feet); thence Northwesterly along the arc of said curve 29.669 feet; thence WEST 20.00 feet; thence NORTH 133.59 feet; thence EAST 100.97 feet to the Point of Beginning.
Contains 0.523 Acres.

FOR OFF-
ICE USE ONLY
409475 282

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

EXPANDABLE AREA

Beginning at a point which is NORTH 00°02'05" EAST along the Section Line 988.79 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°02'05" WEST along said Westerly Right-of-Way line 80.73 feet; thence SOUTH 41°46'04" WEST 130.36 feet; thence SOUTH 20°27'59" WEST 81.14 feet; thence NORTH 44°00'00" WEST 114.65 feet; thence SOUTH 84°30'00" WEST 13.57 feet; thence NORTH 05°30'00" WEST 136.12 feet; thence NORTH 84°17'22" WEST 29.64 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°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°45'00" EAST 7.19 feet); thence Southwesterly along the arc of said curve 7.20 feet; thence SOUTH 05°30'00" EAST 36.72 feet; thence SOUTH 84°30'00" WEST 70.00 feet; thence SOUTH 72°12'06" WEST 23.66 feet; thence NORTH 77°06'29" WEST 52.105 feet; thence WEST 170.00 feet to a point on the arc of a 183.543 foot radius curve to the Left (chord bears SOUTH 84°03'38" WEST 37.984 feet); thence Southwesterly along the arc of said curve 56.060 feet; thence NORTH 03°14'37" WEST 92.301 feet; thence WEST 180.97 feet; thence SOUTH 157.16 feet to a point on the arc of a 89.00 foot radius curve to the Left (chord bears SOUTH 07°00'00" EAST 21.693 feet); thence Southeasterly along the arc of said curve 21.747 feet; thence SOUTH 14°00'00" EAST 71.669 feet; thence SOUTH 89°59'55" WEST 67.89 feet; thence NORTH 01°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 09°53'18" EAST 70.89 feet; thence SOUTH 117.63 feet; thence EAST 302.47 feet to the Point of Beginning. Contains 5.087 Acres.

4008 0077-
02 REC02053

3. Exhibit "A" relative to the identification of respective units and their undivided interest in common areas shall be amended to read as follows:

4094 REC 283

IN WITNESS WHEREOF, the undersigned being the representative of the Declarant has heretofore set his hand 3RD day of ~~December, 1988.~~ JANUARY, 1989.

WOODBINE LAND CORPORATION

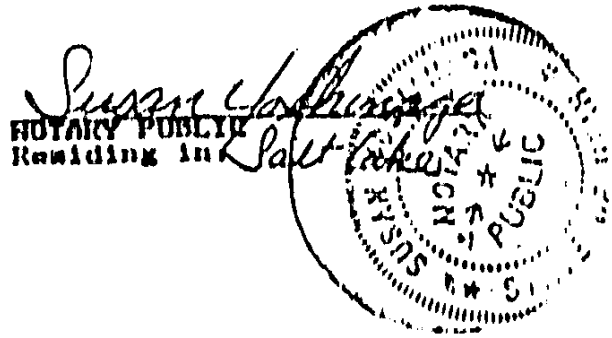
BY: David E. Kavanagh

ITS: _____

STATE OF UTAH)
COUNTY OF SALT LAKE) BH

This day, before me, a Notary Public of the State and County aforesaid, personally appeared David E. Kavanagh who being by me duly sworn, did say that he is the attorney in fact of Woodbine Land Corporation a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of its bylaws and said David E. Kavanagh acknowledged to me that said corporation executed the same.

Witness my hand and official seal this 5th day of ~~Decem~~
~~ber, 1988.~~ January 1989.



My commission expires:

9-23-90

EXHIBIT "A"

Bldg.# / Unit #	Sq. Footage	% Ownership	Notes
AMENDED PHASE 1			
1-1	1078	0.8792	1078
1-2	1057	0.8620	1057
1-3	1078	0.8792	1078
1-4	1057	0.8620	1057
1-5	1078	0.8792	1078
1-6	1057	0.8620	1057
2-1	1078	0.8792	1078
2-2	1070	0.8726	1070
2-3	1078	0.8792	1078
2-4	1070	0.8726	1070
2-5	1078	0.8792	1078
2-6	1070	0.8726	1070
3-1	1057	0.8620	1057
3-2	1078	0.8792	1078
3-3	1057	0.8620	1057
3-4	1078	0.8792	1078
3-5	1057	0.8620	1057
3-6	1078	0.8792	1078
4-1	1057	0.8620	1057
4-2	1078	0.8792	1078
4-3	1057	0.8620	1057
4-4	1078	0.8792	1078
4-5	1057	0.8620	1057
4-6	1078	0.8792	1078
20-1	1070	0.8726	1070
20-2	1078	0.8792	1078
20-3	1070	0.8726	1070
20-4	1078	0.8792	1078
20-5	1070	0.8726	1070
20-6	1078	0.8792	1078
PHASE 2 A			
5-1	1078	0.8792	1078
5-2	1078	0.8792	1078
5-3	1078	0.8792	1078
5-4	1078	0.8792	1078
5-5	1078	0.8792	1078
5-6	1078	0.8792	1078
6-1	1078	0.8792	1078
6-2	1078	0.8792	1078
6-3	1078	0.8792	1078
6-4	1078	0.8792	1078
6-5	1078	0.8792	1078
6-6	1078	0.8792	1078

REV 10/91/REV 265

PHASE 2 B

Item	Value 1	Value 2	Value 3
25-1	1078	0.8792	1078
25-2	1078	0.8792	1078
25-3	1078	0.8792	1078
25-4	1078	0.8792	1078
25-5	1078	0.8792	1078
25-6	1078	0.8792	1078
26-1	1078	0.8792	1078
26-2	1078	0.8792	1078
26-3	1078	0.8792	1078
26-4	1078	0.8792	1078
26-5	1078	0.8792	1078
26-6	1078	0.8792	1078
27-1	1078	0.8792	1078
27-2	1078	0.8792	1078
27-3	1078	0.8792	1078
27-4	1078	0.8792	1078
27-5	1078	0.8792	1078
27-6	1078	0.8792	1078

PHASE 3

Item	Value 1	Value 2	Value 3
29-1	1546	1.2608	1546
29-2	1412	1.1515	1412
29-3	1308	1.0667	1308
29-4	1546	1.2608	1546
29-5	1546	1.2608	1546
29-6	1412	1.1515	1412

AMENDED PHASE 4

Item	Value 1	Value 2	Value 3
30-1	1412	1.1515	1412
30-2	1308	1.0667	1308
30-3	1412	1.1515	1412

PHASE 5

Item	Value 1	Value 2	Value 3
31-1	1677	1.3677	1677
31-2	1308	1.0667	1308
31-3	1412	1.1515	1412
31-4	1546	1.2608	1546

PHASE 6

Item	Value 1	Value 2	Value 3
34-1	1312	1.0700	1312
34-2	1060	0.8645	1060
34-3	807	0.7397	807
34-4	1085	0.8849	1085
34-5	1130	0.8216	1130
34-6	1312	1.0700	1312
34-7	1060	0.8645	1060

2024 6094 REV 266

3900

4720631
03 JANUARY 89 11:55 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
WOODBINE LAND CORPORATION
REC BY: JEDD BOGENSCHUTZ, DEPUTY

PHASE 7

32-1	1312	1.0700	1312
32-2	1060	0.8645	1060
32-3	907	0.7397	907
32-4	1085	0.8849	1085
32-5	1130	0.9216	1130
32-6	1312	1.0700	1312
32-7	1060	0.8645	1060

PHASE 8

36-1	1312	1.0700	1312
36-2	1060	0.8645	1060
36-3	907	0.7397	907
36-4	1085	0.8849	1085
36-5	1130	0.9216	1130
36-6	1312	1.0700	1312
36-7	1060	0.8645	1060

PHASE 9

37-1	1312	1.0700	1312
37-2	1060	0.8645	1060
37-3	907	0.7397	907
37-4	1085	0.8849	1085
37-5	1130	0.9216	1130
37-6	1312	1.0700	1312
37-7	1060	0.8645	1060

PHASE 10

38-1	1312	1.0700	1312
38-2	1060	0.8645	1060
38-3	907	0.7397	907
38-4	1085	0.8849	1085
38-5	1130	0.9216	1130
38-6	1312	1.0700	1312
38-7	1060	0.8645	1060

TOTALS

122610	100.0000	122610
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7694 Sunbird Way
Midvale, Ut. 84047

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