

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

5087755

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, 1988 as Entry No. 4985955, 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, Phase 9, Phase 10, Phase 11, Phase 12, Phase 13, and Phase 14.

WHEREAS, The Declarant, Pursuant to Sections 20.3 and 17.05 of the Declaration now desires to amend such Declaration to include Phase 15 as follows:

1. Paragraph A of the Recitals of the Declaration shall be amended to include the following property description, denoted as Phase 15 of the Project:

PHASE 15:

PHASE 15 DESCRIPTION

Beginning at a point which is North 00°02'05" East along the Section Line 978.48 feet and West 440.41 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 84°15'00" West 64.38 feet to the beginning of a 75.00 foot radius curve to the left (chord bears North 87°07'30" West 7.524 feet); thence Northwesterly along the arc of said curve 7.527 feet; thence West 20.85 feet; thence North 04°27'05" East 98.00 feet; thence North 10°00'00" East 30.65 feet; thence South 85°32'55" East 89.71 feet; thence South 04°27'05" West 128.14 feet to the point of beginning. Contains 0.27 acres.

Good

5087755
26 JUNE 91 03:06 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
GRAMCORP
7631 LARK MEADOW COVE
MIDVALE UT 84047
REC BY: KARMA BLANCHARD, DEPUTY

ER 6330 PG 0489

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

EXPANDABLE AREA PHASE 15

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 19.64 feet; thence West 50.09 feet; thence North 35.366 feet; thence East 291.08 feet to the point of beginning; also beginning at a point which is North 00°02'05" East along the Section Line 1330.01 feet and West 604.79 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 106.60 feet; thence East 190.22 feet; thence South 117.14 feet; thence South 89°53'18" West 16.11 feet; thence North 85°32'55" West 89.71 feet; thence South 10°00'00" West 30.65 feet; thence South 04°27'05" West 98.00 feet; thence West 15.38 feet thence South 14.00 feet; thence West 62.00 feet; thence North 111.50 feet; thence West 116.50 feet; thence South 111.50 feet; thence West 160.47 feet; thence South 157.16 feet to a point on the arc of an 89.00 foot radius curve to the left (chord bears South 07°00'00" East 21.69 feet); thence Southeasterly along the arc of said curve 21.75 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 to the point of beginning. Contains 4.232 acres.

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

BK 6330 PG 04 90

1528

EXHIBIT "A"

Bldg # / Unit #	Sq. Footage	% Ownership	Votes

AMENDED PHASE 1			

1-1	1078	.7084	1078
1-2	1057	.8927	1057
1-3	1078	.7084	1078
1-4	1057	.8927	1057
1-5	1078	.7084	1078
1-6	1057	.8927	1057
2-1	1078	.7084	1078
2-2	1070	.7012	1070
2-3	1078	.7084	1078
2-4	1070	.7012	1070
2-5	1078	.7084	1078
2-6	1070	.7012	1070
3-1	1078	.7084	1078
3-2	1057	.8927	1057
3-3	1078	.7084	1078
3-4	1057	.8927	1057
3-5	1078	.7084	1078
3-6	1057	.8927	1057
4-1	1078	.7084	1078
4-2	1057	.8927	1057
4-3	1078	.7084	1078
4-4	1057	.8927	1057
4-5	1078	.7084	1078
4-6	1057	.8927	1057
28-1	1078	.7084	1078
28-2	1070	.7012	1070
28-3	1078	.7084	1078
28-4	1070	.7012	1070
28-5	1078	.7084	1078
28-6	1070	.7012	1070

PHASE 2 A			

5-1	1078	.7084	1078
5-2	1078	.7084	1078
5-3	1078	.7084	1078
5-4	1078	.7084	1078
5-5	1078	.7084	1078
5-6	1078	.7084	1078
6-1	1078	.7084	1078
6-2	1078	.7084	1078
6-3	1078	.7084	1078
6-4	1078	.7084	1078
6-5	1078	.7084	1078

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8-8	1078	.7084	1078
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PHASE 2 B

25-1	1078	.7084	1078
25-2	1078	.7084	1078
25-3	1078	.7084	1078
25-4	1078	.7084	1078
25-5	1078	.7084	1078
25-6	1078	.7084	1078
26-1	1078	.7084	1078
26-2	1078	.7084	1078
26-3	1078	.7084	1078
26-4	1078	.7084	1078
26-5	1078	.7084	1078
26-6	1078	.7084	1078
27-1	1078	.7084	1078
27-2	1078	.7084	1078
27-3	1078	.7084	1078
27-4	1078	.7084	1078
27-5	1078	.7084	1078
27-6	1078	.7084	1078

PHASE 3

28-1	1548	1.0131	1548
28-2	1412	.8253	1412
28-3	1308	.8571	1308
28-4	1548	1.0131	1548
28-5	1548	1.0131	1548
28-6	1412	.8253	1412

AMENDED PHASE 4

30-1	1412	.8253	1412
30-2	1308	.8571	1308
30-3	1412	.8253	1412

PHASE 5

31-1	1677	1.0880	1677
31-2	1308	.8571	1308
31-3	1412	.8253	1412
31-4	1548	1.0131	1548

PHASE 6

34-1	1312	.8588	1312
34-2	1080	.8848	1080
34-3	807	.5844	807
34-4	1085	.7110	1085
34-5	1130	.7405	1130

34-8	1312	.8598	1312
34-7	1080	.6948	1080

PHASE 7

32-1	1312	.8598	1312
32-2	1080	.6948	1080
32-3	907	.5844	907
32-4	1085	.7110	1085
32-5	1130	.7405	1130
32-6	1312	.8598	1312
32-7	1080	.6948	1080

PHASE 8

36-1	1312	.8598	1312
36-2	1080	.6948	1080
36-3	907	.5844	907
36-4	1085	.7110	1085
36-5	1130	.7405	1130
36-6	1312	.8598	1312
36-7	1080	.6948	1080

PHASE 9

37-1	1312	.8598	1312
37-2	1080	.6948	1080
37-3	907	.5844	907
37-4	1085	.7110	1085
37-5	1130	.7405	1130
37-6	1312	.8598	1312
37-7	1080	.6948	1080

PHASE 10

38-1	1312	.8598	1312
38-2	1080	.6948	1080
38-3	907	.5844	907
38-4	1085	.7110	1085
38-5	1130	.7405	1130
38-6	1312	.8598	1312
38-7	1080	.6948	1080

PHASE 11

39-1	1312	.8598	1312
39-2	1080	.6948	1080
39-3	907	.5844	907
39-4	1085	.7110	1085
39-5	1130	.7405	1130
39-6	1312	.8598	1312
39-7	1080	.6948	1080

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PHASE 12

35-1	1312	.8598	1312
35-2	1080	.8948	1080
35-3	807	.6944	807
35-4	1085	.7110	1085
35-5	1130	.7405	1130
35-6	1312	.8598	1312
35-7	1080	.8948	1080

PHASE 13

40-1	1312	.8598	1312
40-2	1080	.8948	1080
40-3	1312	.8598	1312
40-4	1080	.8948	1080

PHASE 14

41-1	1312	.8598	1312
41-2	1080	.8948	1080
41-3	1312	.8598	1312
41-4	1080	.8948	1080

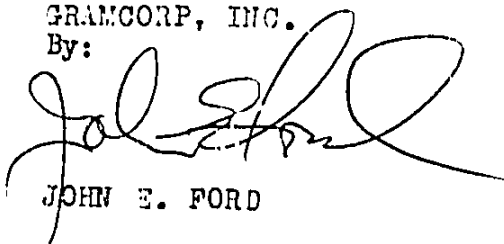
PHASE 15

42-1	1312	.8598	1312
42-2	1080	.8948	1080
42-3	1312	.8598	1312
42-4	1080	.8948	1080

TOTALS: 152582 100.0000 152582

GRAMCORP, INC.

By:



JOHN E. FORD

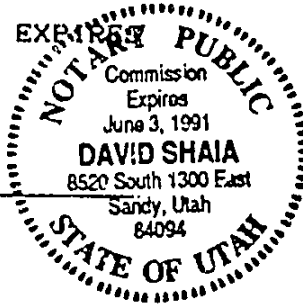
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CORPORATE ACKNOWLEDGEMENT
STATE OF UTAH

COUNTY OF SALT LAKE

ON THE 9th DAY OF May 1998 PERSONALLY
APPEARED BEFORE ME JOHN E. FORD WHO BEING DULY SWORN OR
AFFIRMED, DID SAY THAT JOHN E. FORD IS THE SECRETARY/
TREASURER OF GRAMCORP AND THAT THE OWNER'S DEDICATION WAS
SIGNED IN BEHALF OF SAID GRAMCORP BY AUTHORITY OF JOHN E.
FORD AND THE SAID GRAMCORP EXECUTED THE SAME.

MY COMMISSION EXPIRES



David Shaia

NOTARY PUBLIC

RESIDING IN _____

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