

AFTER RECORDING PLEASE RETURN TO:
HOLLIS S. HUNT, ESQ.
243 East 400 South, Suite 200
Salt Lake City, Utah 84111

3300

5206321
27 FEBRUARY 92 04:26 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: DIANE KILPACK , DEPUTY

5206321

SECOND
SUPPLEMENT
TO THE
DECLARATION OF CONDOMINIUM
PHASE I AND AMENDMENTS
OF
THE MONTEGO PLACE CONDOMINIUM PROJECT
PHASE II
(An Expandable Condominium Project)

THIS SECOND SUPPLEMENT is made and executed on this
26th day of February, 1992, by Colin D. Fryer, Declarant.

A. This Second Supplement refers to a Second Amended
Declaration of Condominium made by Declarant in reference to
the Montego Place Condominium Project, Phase I, which was
initially recorded on the 19th day of December, 1991, as
Entry No. 5171106, Book 6389, Page 0923, in the Office of the
Salt Lake County Recorder, State of Utah. This Supplement is
recorded within the seven (7) year period from the recording
of the Declaration of Condominium, Phase I, referred to
above. All conditions, terms, restrictions, rights and
obligations, that are contained in the above-referenced
Declarations of Condominium

BK 4416 Pg 2812

are applicable to this Supplement, and such improvements to the real property, buildings, units, common areas, and right-of-ways, as are set out on the official Plat and Survey Map, Phase II, as is recorded with the Salt Lake County Recorder.

B. This Second Supplement gives notice of a minor change of the real property description on the southwest portion of Phase II to conform with the prior existing fence line to the Montego Place Condominium Project known as Phase II, on certain described real property, the legal description which consists of a metes and bounds description of the real property previously recorded and platted in Phase II, the amended description found here as Exhibit "B" attached and incorporated by reference.

C. This Second Amended Supplement makes no change in the following paragraphs contained in the original Supplement to the Declaration of Condominium, Phase II. Three new (3) buildings, each containing six (6) condominium units are constructed and/or are now being constructed and are identified as buildings "C", "E", and "G". Said buildings are replicas of the existing buildings of Phase I, and such information, data, terms, and conditions that apply to the buildings in Phase I, are applicable to the three (3) new buildings in Phase II.

D. This Second Amended Supplement makes no change in the following paragraphs contained in the original Supplement to the Declaration of Condominium, Phase II. The Unit Numbers within each building described are found and set out in detail in the 2nd Amended Exhibit "A" to the Declaration

of Condominiums to the Montego Place Condominium Project, Phase II, and the recorded Plat to Phase II, as is recorded with the Salt Lake County Recorder's Office.

E. This Second Amended Supplement makes no change in the following paragraphs contained in the original Supplement to the Declaration of Condominium, Phase II. Limited Common Areas and their relationship to the Units and Buildings in Phase II are set out in detail on the recorded Plat of Phase II that is recorded with the Salt Lake County Recorder's Office.

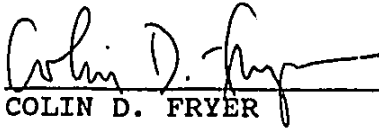
F. The Survey Map and such information in detail as are contained therein is recorded with the Salt Lake County Recorder's Office references to as Montego Place Phase II Amended.

G. Rights-of-Way and/or Easements as may be reserved are set out in detail on the Amended Survey Map and/or Plat of Phase II, that is of record with the Salt Lake County Recorder's Office.

H. This Second Amended Supplement makes no change in the following paragraphs contained in the original Supplement to the Declaration of Condominium, Phase II. The Second Amended Exhibit "A" is attached to this Supplement which sets forth the percentage of undivided ownership of Phase I and Phase II at the Montego Place Condominium Project.

This Second Supplement has been signed on the date first written above.

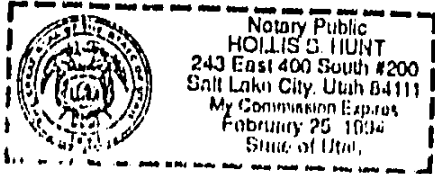
"DECLARANT"



COLIN D. FRYER

STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)

On the 26 day of FEBRUARY, 1992,
personally appeared before me COLIN D. FRYER, the signer of
the above Supplement to the Declaration of Condominium of the
Montego Place Condominium Project Phase II, who duly
acknowledged to me that he executed the same.

My Commission Expires:




NOTARY PUBLIC
Residing at:

SECOND AMENDED EXHIBIT "A"
 DECLARATION OF CONDOMINIUM
 OF
 THE MONTEGO PLACE CONDOMINIUM PROJECT
 (An Expandable Condominium)

<u>Unit Number</u>	<u>Building Number</u>	<u>Size</u>	<u>Ownership Percentage</u>
3-1	A	896	2.1527
3-2	A	896	2.1527
3-3	A	1015	2.4386
3-4	A	1015	2.4386
3-5	A	998	2.3978
3-6	A	998	2.3978
3-7	B	896	2.1527
3-8	B	896	2.1527
3-9	B	1015	2.4386
3-10	B	1015	2.4386
3-11	B	998	2.3978
3-12	B	998	2.3978
3-13	C	896	2.1527
3-14	C	896	2.1527
3-15	C	1015	2.4386
3-16	C	1015	2.4386
3-17	C	998	2.3978
3-18	C	998	2.3978
3-19	D	896	2.1527
3-20	D	896	2.1527
3-21	D	1015	2.4386
3-22	D	1015	2.4386
3-23	D	998	2.3978
3-24	D	998	2.3978
3-37	E	1344	3.2290
3-38	E	1344	3.2290
3-39	E	1015	2.4386
3-40	E	1015	2.4386
3-41	E	998	2.3978
3-42	E	998	2.3978
3-31	F	896	2.1527
3-32	F	896	2.1527
3-33	F	1015	2.4386
3-34	F	1015	2.4386
3-35	F	998	2.3978
3-36	F	998	2.3978
3-43	G	896	2.1527
3-44	G	896	2.1527
3-45	G	1015	2.4386
3-46	G	1015	2.4386
3-47	G	998	2.3978
3-48	G	998	2.3978

TOTAL	42	7	41,622 sq. ft.	100.0000
-------	----	---	----------------	----------

EXHIBIT "B"
SECOND
SUPPLEMENT
TO THE
DECLARATION OF CONDOMINIUM
PHASE I AND AMENDMENTS
OF
THE MONTEGO PLACE CONDOMINIUM PROJECT
PHASE II
(An Expandable Condominium Project)

BEGINNING at a point that is 124.320 feet North and 553.061 feet East from the Southwest Corner of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 88° 55' 30" West 83.061 feet; thence South 88° 07' 18" West 76.925 feet; thence North 1° 25' 00" West 206.612 feet; thence North 87° 20' 34" East 448.944 feet; thence South 2° 01' 00" East 126.141 feet; thence South 87° 59' 00" West 22.000 feet; thence North 61° 38' 54" West 24.069 feet; to a point on a 42.000 foot radius curve, bearing to the center of curve bears South 28° 21' 06" West, thence 22.261 feet along the arc of said curve, chord bearing bears North 76° 49' 57" West; thence South 87° 59' 00" West 35.000 feet; to a point on a 20.000 foot radius curve, bearing to the center of curve bears North 2° 01' 00" West, thence 31.416 feet along the arc of said curve, chord bearing bears North 47° 01' 00" West; thence North 2° 01' 00" West 70.327 feet; thence South 87° 59' 00" West 246.644 feet; thence South 1° 25' 00" East 71.739 feet; to a point on a 108.426 foot radius curve, bearing to the center of curve bears North 88° 35' 00" East, thence 93.831 feet along the arc of said curve, chord bearing bears South 26° 12' 30" East; thence South 51° 00' 00" East 50.503 feet; thence South 1° 25' 00" East 7.464 feet to the point of beginning. Contains an area of 0.868 acres.

Basis of bearing is from the Southwest Corner to the South Quarter Corner of Section 4, which is South 89° 54' 12" East.