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5322942
01 SEPTEMBER 92 10:03 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
CARL OLSEN
22 LONE HOLLOW SANDY, 84092
REC BY: REBECCA GRAY , DEPUTY

AMENDMENT
TO
ASHBROOK CONDOMINIUM
DECLARATION
OF
COVENANTS, CONDITIONS & RESTRICTIONS

5322942

This amendment to the Declaration of Covenants, Conditions and Restrictions (CC&R's) for the Ashbrook Condominiums is made and entered into this ___ day of _____, 1992, by Ashbrook Homeowner's Association, Inc. a Utah Corporation, for itself and its successors and assigns. Witnesseth:

WHEREAS, on the 23rd day of May, 1979, the original CC&R's relating to the Ashbrook Condominium project were filed for record with the Salt Lake County Recorder's Office as Entry No. 3283753 in Book 4897 at Pages 862, through 717 of the official records of Salt Lake County; and

WHEREAS, the entire condominium project as contemplated under the original CC&R's was never fully completed;

AND WHEREAS, it is the stated desire of the owners of units 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A & 9B the twelve (12) completed condominium units ("Completed Units") located on Lots 4-9 to sever their property from units 1A, 1B, 2A, 2B, 3A, 3B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A & 18B the eighteen (18) units planned but never completed condominium units ("Planned Units") located on Lots 1-3 & 10-18 of Ashbrook Condominium project and; it is the stated desire of, Clair E. Wilson and Leora Wilson, owners of Planned Units to also sever their property from the Completed Units located;

AND WHEREAS, the Management Committee of Ashbrook Homeowner's Association has obtained the written approval of more than fifty-one percent (51%) of the unit owners and more than two-thirds (2/3) of the mortgagees of the property covered by the original CC&R's referred to above.

NOW THEREFORE, the condominium project shall be contracted pursuant to Utah Code Annotated, Section 57-8-13.8, by deleting the Planned Units (units 1A, 1B, 2A, 2B, 3A, 3B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A & 18B) of the Ashbrook Condominium) of the original condominium project contemplated by the original CC&R's in their entirety, including all common areas, limited common areas and facilities related thereto to be located on Lots 1-3 and 10-18 and more specifically described on Exhibit "A" attached hereto. The contracted condominium project shall now be comprised of the Completed Units (units 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A & 9B) including all common areas, limited common areas and facilities related thereto now located on Lots 4-9 and more specifically described on Exhibit "B" attached hereto and by this reference made a part hereof.

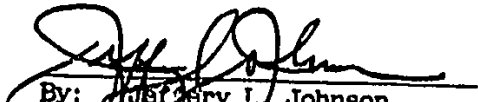
The undivided interest in the common area and facilities has been determined to now be 1/12 for each unit owner. The ownership and voting rights of each unit owner shall also be 1/12 for each unit.

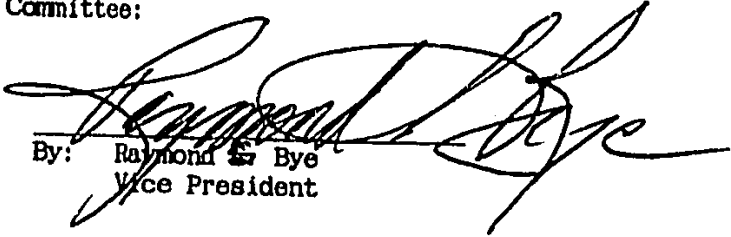
AMENDMENT TO ASHBROOK CONDOMINIUM
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

REC 6512 REC 29

DATED this 7th day of July, 1992.


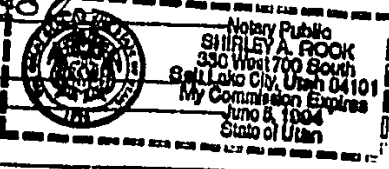
ASHBROOK HOMEOWNER'S ASSOCIATION, INC.
(Ashbrook Condominium) Management Committee:

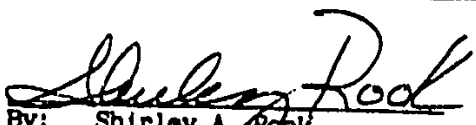

By: Jeffrey L. Johnson
President


By: Raymond E. Bye
Vice President

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

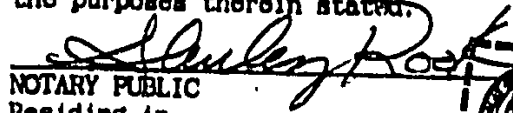

On this day of 7/11, 1992, personally appeared before me, Jeffrey L. Johnson, President and Raymond E. Bye Vice President, the signers and declared officers of the Ashbrook Homeowner's Association, Inc. (Ashbrook Condominium) Management Committee who duly acknowledged to that they executed the same of their own free will and for the purposes therein stated.


NOTARY PUBLIC
Residing in _____
My commission expires _____

Notary Public
SHIRLEY A. ROOK
330 West 700 South
Salt Lake City, Utah 84101
My Commission Expires
June 8, 1994
State of Utah


By: Shirley A. Rook
Secretary

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

On this day of 7/11, 1992, personally appeared before me, Shirley A. Rook, Secretary, a signor and declared officers of the Ashbrook Homeowner's Association, Inc. (Ashbrook Condominium) Management Committee who duly acknowledged to that they executed the same of their own free will and for the purposes therein stated.


NOTARY PUBLIC
Residing in _____
My commission expires _____

Notary Public
SHIRLEY A. ROOK
330 West 700 South
Salt Lake City, Utah 84101
My Commission Expires
June 8, 1994
State of Utah

AMENDMENT TO ASHBROOK CONDOMINIUM
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

BOOK 6512 PAGE 30

UNIT OWNERS OF PLANNED UNITS 1A, 1B, 2A, 2B, 3A, 3B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A & 18B:

By: Clair E. Wilson Clair E. Wilson By: Leora H. Wilson Leora H. Wilson

STATE OF UTAH)
)ss,
COUNTY OF Cedar)

On this 26th day of June, 1992, personally appeared before me, Clair E. Wilson and Leora H. Wilson, the signers and declared owners of the Ashbrook Subdivision who duly acknowledged to that they executed the same.

[Signature]
NOTARY PUBLIC
Residing in Logan, Ut.
My commission expires _____



FORM 6512-1111 31

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2736 South 2700 West • West Valley City, Utah 84119 • (801) 972-2634

LEGAL DESCRIPTION

Proposed Ashbrook Park Subdivision
(Formerly Ashbrook Condominiums)

BEGINNING at a point North 0°12'35" East 510.45 feet along the quarter section line from the South quarter corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base & Meridian; and running thence North 89°39'00" West 663.68 feet; thence North 0°12'35" East 136.95 feet; thence North 89°39'00" West 72.82 feet; thence North 0°12'35" East 192.28 feet to the South line of Twin Peaks Subdivision Number 3; thence South 89°45'50" East 197.00 feet along said South line; thence South 0°21'00" West 140.13 feet; thence South 89°39'00" East 270.79 to the point of curvature of a 100.00 foot radius curve to the right, the radius of which bears South 0°21'00" East; thence Southeasterly along the arch of said curve 78.54 feet to the point of tangency; thence South 44°38'00" East 12.17 feet to the point of curvature of a 50.00 foot radius curve to the left, the radius of which bears North 45°21'00" East; thence Southeasterly along the Arch of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East 148.50 feet; thence South 136.95 feet to the point of Beginning.

Contains 3.268 Acres

PREPARED FOR: Carl Olson and
Salt Lake County Development Services

Salt Lake City, Ut

PREPARED BY: Larsen & Malmquist, Inc.
L & M Job No. 2393-92S
Kim Lundeborg
March 24, 1982

EXHIBIT "A"

FOR COPY
GO. RECORDED

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LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2736 South 2700 West • West Valley City, Utah 84119 • (801) 972-2634

LEGAL DESCRIPTION

Revised Ashbrook Condominiums

BEGINNING at a point North 0°12'35" East 653.40 feet and North 89°39'00" West 148.50 feet from the South quarter corner of Section 19, Township 2 South, Range 4 East, Salt Lake Base and Meridian; said point being the Point of curvature of a 50.00 foot radius curve to the right, the radius of which is North 0°21'00" East and running thence; Northwesterly along the Arc of said curve 38.27 feet to the Point of Tangency; thence North 44°39'00" West 12.17 feet to the Point of Curvature of a 100.00 foot radius curve to the left, the radius of which is South 45°21'00" West, thence Northwesterly along the Arc of said curve 78.54 feet to the Point of Tangency; thence North 89°39'00" West 276.79 feet; thence North 0°21'00" East 140.13 feet; thence South 89°45'50" East 391.00 feet; thence South 0°12'35" West 193.45 feet to the POINT OF BEGINNING.

Contains 1.322 Acres

Prepared For:
Carl Olson
22 Lone Hollow
Sandy, Utah 84092

EXHIBIT "B"

Prepared By:
Kim Lundeberg
Larsen & Malmquist, Inc.
2736 South 2700 West
Salt Lake City, Utah 84119
Job #02393-928
April 9, 1992

-P507 COPY-
GA. RECORDED

FORM 6512 rev 33