

5366112

SEVENTEENTH 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, 1988 as Entry No. 4365955, Book 5851, Pages 3080 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, Phase 14, Phase 15, Phase 16, Phase 17, and Phase 18.

LEAST TYPE  
20. RECORDED

WHEREAS, The Declarant, Pursuant to Sections 20.0 and 17.05 of the Declaration now desires to amend such Declaration to include Phase 19 as follows:

1. Paragraph A of the Recitals of the Declaration shall be amended to include the following property description, denoted as Phase 19 of the Project:

PHASE 19:

PHASE 19 DESCRIPTION

Beginning at a point which is North 00°02'05" East along the Section Line 971.31 feet and East 726.71 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 96.87 feet; thence North 132.00 feet to the beginning of a 90.15 foot radius curve to the Right (chord bears North 15°30'00" East 48.18 feet); thence Northeasterly along the arc of said curve 48.78 feet; thence South 51°29'01" East 107.48 feet; thence; South 111.50 feet to the point of beginning. Contains 0.328 Acres

21-11-85

BOOK 6549 PAGE 1732

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

FOUR COPY  
CL. RECORDED

EXPANDABLE AREA PHASE 19

Beginning at a point which is North  $00^{\circ}02'05''$  East along the Section Line 1330.01 feet and West 604.79 feet from the Southeast Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 106.60 feet; thence South  $03^{\circ}07'28''$  West 105.24 feet; thence South 35.50 feet; thence West 116.50 feet; thence North  $51^{\circ}29'01''$  West 124.59 feet to the beginning of a 90.15 foot radius curve to the Left (chord bears South  $15^{\circ}30'00''$  West 48.18 feet); thence Southwesterly along the arc of said curve 48.78 feet; thence South 132.00 feet; thence West 63.50 feet; thence South 157.16 feet to the beginning of a 89.00 foot radius curve to the Left (chord bears South  $07^{\circ}00'00''$  East 21.69 feet); thence Southeasterly along the arc of said curve 21.75 feet; thence South  $14^{\circ}00'00''$  East 71.669 feet thence South  $89^{\circ}55''$  West 67.89 feet; thence North  $01^{\circ}24'17''$  feet 607.10 feet; thence East 315.64 feet to the point of beginning Contains 3.143 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:

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1717

## EXHIBIT "A"

Bldg # / Unit #	Sq. Footage	% Ownership	Votes
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AMENDED PHASE 1			
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1-1	1078	.6277	1078
1-2	1057	.6155	1057
1-3	1078	.6277	1078
1-4	1057	.6155	1057
1-5	1078	.6277	1078
1-6	1057	.6155	1057
2-1	1078	.6277	1078
2-2	1070	.6231	1070
2-3	1078	.6277	1078
2-4	1070	.6231	1070
2-5	1078	.6277	1078
2-6	1070	.6231	1070
3-1	1078	.6277	1078
3-2	1057	.6155	1057
3-3	1078	.6277	1078
3-4	1057	.6155	1057
3-5	1078	.6277	1078
3-6	1057	.6155	1057
4-1	1078	.6277	1078
4-2	1057	.6155	1057
4-3	1078	.6277	1078
4-4	1057	.6155	1057
4-5	1078	.6277	1078
4-6	1057	.6155	1057
2B-1	1078	.6277	1078
2B-2	1070	.6231	1070
2B-3	1078	.6277	1078
2B-4	1070	.6231	1070
2B-5	1078	.6277	1078
2B-6	1070	.6231	1070
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PHASE 2 A			
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5-1	1078	.6277	1078
5-2	1078	.6277	1078
5-3	1078	.6277	1078
5-4	1078	.6277	1078
5-5	1078	.6277	1078
5-6	1078	.6277	1078
6-1	1078	.6277	1078
6-2	1078	.6277	1078
6-3	1078	.6277	1078
6-4	1078	.6277	1078
6-5	1078	.6277	1078

EIM 5549 HGT 1734

8-8 1078 .8277 1078

PHASE 2 B

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 25-1 1078 .8277 1078  
 25-2 1078 .8277 1078  
 25-3 1078 .8277 1078  
 25-4 1078 .8277 1078  
 25-5 1078 .8277 1078  
 25-6 1078 .8277 1078  
 26-1 1078 .8277 1078  
 26-2 1078 .8277 1078  
 26-3 1078 .8277 1078  
 26-4 1078 .8277 1078  
 26-5 1078 .8277 1078  
 26-6 1078 .8277 1078  
 27-1 1078 .8277 1078  
 27-2 1078 .8277 1078  
 27-3 1078 .8277 1078  
 27-4 1078 .8277 1078  
 27-5 1078 .8277 1078  
 27-6 1078 .8277 1078  
 27-8 1078 .8277 1078

PHASE 3

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 28-1 1548 .8003 1548  
 28-2 1412 .8222 1412  
 28-3 1308 .7617 1308  
 28-4 1548 .8003 1548  
 28-5 1548 .8003 1548  
 28-6 1412 .8222 1412

AMENDED PHASE 4

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 30-1 1412 .8222 1412  
 30-2 1308 .7617 1308  
 30-3 1412 .8222 1412

PHASE 5

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 31-1 1877 .8714 1877  
 31-2 1308 .8870 1308  
 31-3 1412 .8222 1412  
 31-4 1548 .8003 1548

PHASE 6

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 34-1 1312 .7840 1312  
 34-2 1080 .8172 1080  
 34-3 907 .6282 907  
 34-4 1086 .8318 1086  
 34-5 1130 .8580 1130

BW 6549 1735

34-6	1312	.7840	1312
34-7	1080	.8172	1080

PHASE 7

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32-1	1312	.7840	1312
32-2	1080	.8172	1080
32-3	907	.5282	907
32-4	1085	.8318	1085
32-5	1130	.8580	1130
32-6	1312	.7840	1312
32-7	1080	.8172	1080

PHASE 8

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36-1	1312	.7840	1312
36-2	1080	.8172	1080
36-3	907	.5282	907
36-4	1085	.8318	1085
36-5	1130	.8580	1130
36-6	1312	.7840	1312
36-7	1080	.8172	1080

PHASE 9

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37-1	1312	.7840	1312
37-2	1080	.8172	1080
37-3	907	.5282	907
37-4	1085	.8318	1085
37-5	1130	.8580	1130
37-6	1312	.7840	1312
37-7	1080	.8172	1080

PHASE 10

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38-1	1312	.7840	1312
38-2	1080	.8172	1080
38-3	907	.5282	907
38-4	1085	.8318	1085
38-5	1130	.8580	1130
38-6	1312	.7840	1312
38-7	1080	.8172	1080

PHASE 11

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38-1	1312	.7840	1312
38-2	1080	.8172	1080
38-3	907	.5282	907
38-4	1085	.8318	1085
38-5	1130	.8580	1130
38-6	1312	.7840	1312
38-7	1080	.8172	1080

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PHASE 12

35-1	1312	.7840	1312
35-2	1080	.8172	1080
35-3	907	.5282	907
35-4	1085	.8318	1085
35-5	1130	.8580	1130
35-6	1312	.7840	1312
35-7	1080	.8172	1080

PHASE 13

40-1	1312	.7840	1312
40-2	1080	.8172	1080
40-3	1312	.7840	1312
40-4	1080	.8172	1080

PHASE 14

41-1	1312	.7840	1312
41-2	1080	.8172	1080
41-3	1312	.7840	1312
41-4	1080	.8172	1080

PHASE 15

42-1	1312	.7840	1312
42-2	1080	.8172	1080
42-3	1312	.7840	1312
42-4	1080	.8172	1080

PHASE 16

43-1	1080	.8172	1312
43-2	1312	.7840	1080
43-3	1312	.7840	1312
43-4	1080	.8172	1080

PHASE 17

44-1	1080	.8172	1080
44-2	1312	.7840	1312
44-3	1312	.7840	1312
44-4	1080	.8172	1080

PHASE 18

45-1	1080	.8172	1080
45-2	1312	.7840	1312
45-3	1312	.7840	1312
45-4	1080	.8172	1080

FORM 6549 REV 1737

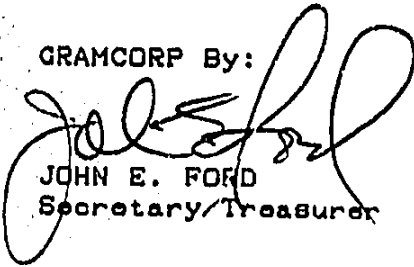
File: Declaration

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PHASE 18

48-1	1080	.8172	1080
48-2	1312	.7840	1312
48-3	1312	.7840	1312
48-4	1080	.8172	1080
=====			
TOTALS:	171558	100.0000	171558

GRAMCORP By:



JOHN E. FORD  
Secretary/Treasurer

WV 6549 REV 1738

CORPORATE ACKNOWLEDGEMENT  
STATE OF UTAH

COUNTY OF SALT LAKE

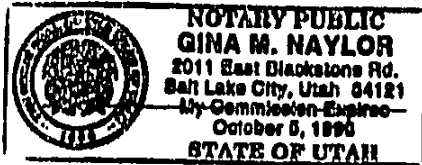
ON THE 4<sup>th</sup> DAY OF November 1992 PERSONALLY  
APPEARED BEFORE ME JOHN E. FORD WHO BEING DULY SWORN OR  
AFFIRMED, DID SAY THAT JOHN E. FORD IS THE SECRETARY/  
TREASURER OF GRAMCORP AND THAT THE OWNER'S DEDICATION WAS  
SIGNED IN BEHALF OF SAID GRAMCORP BY AUTHORITY OF JOHN E.  
FORD AND THE SAID GRAMCORP EXECUTED THE SAME.

MY COMMISSION ENPIRES

10/5/96

Gina M. Naylor

NOTARY PUBLIC



RESIDING IN Salt Lake

8900

5366112  
04 NOVEMBER 92 11:00 AM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
GRAMCORP  
595 SKYLARK LANE MIDVALE, UT 84047  
REC BY: DIANE KILPACK, DEPUTY

REC 6569 FILE 1739