

5810383

**TWENTYETH ADMENDMENT TO THE REINSTATED 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, Conditions 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 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, Phase 14, Phase 15, Phase 16, Phase 17, Phase 18, Phase 19, Phase 20, and Phase 21.

WHEREAS, The Declarant, Pursuant to Sections 20.3 and 17.05 of the Declaration now desires to amend such Declaration to include Phase 22 as follows:

1. Paragraph A of the Recitals of the Declaration shall be amended to include the following property description, denoted as Phase 22 of the project:

PHASE 22:

Beginning at a point which is North 00°02'05" East along the Section line 1330.01 feet and West 769.29 feet from the Southeast corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 88.00 feet; thence South 08°53'16" East 37.19 feet to a point on a 34.00 foot radius curve to the left (chord bears South 56°03'22" West 28.80 feet); thence Southwesterly along the arc of said curve 29.74 feet; thence South 31°00'00" West 46.00 feet to the beginning of a 90.15 foot radius curve to the left (chord bears South 15°30'00" West 48.18 feet); thence Southwesterly along the arc of said curve 48.78 feet; thence North 73°59'15" West 105.36 feet; thence North 01°24'17" East 197.68 feet; thence East 151.14 feet to the point of beginning. Contains 0.685 Acres

RECORDED
SALT LAKE COUNTY

BK 6930 PG 2574

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

REPT
RECORDED

Beginning at a point which is North 00°02'05" East along the Section line 1330.01 feet and West 20.44 feet and South 01°24'17" West 197.68 feet from the Southeast corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 73°59'15" East 105.36 feet; thence South 132.00 feet; thence West 63.40 feet; thence South 157.16 feet to the beginning of a 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 409.42 feet to the point of beginning. Also 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 along 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. Contains 1.552 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 6930 PG 2575

EXHIBIT "A"

Bldg # / Unit #	Sq. Footage	% Ownership	Votes
<u>AMENDED PHASE 1</u>			
1 - 1	1078	0.5614	1078
1 - 2	1057	0.5504	1057
1 - 3	1078	0.5614	1078
1 - 4	1057	0.5504	1057
1 - 5	1078	0.5614	1078
1 - 6	1057	0.5504	1057
2 - 1	1078	0.5614	1078
2 - 2	1070	0.5572	1070
2 - 3	1078	0.5614	1078
2 - 4	1070	0.5572	1070
2 - 5	1078	0.5614	1078
2 - 6	1070	0.5572	1070
3 - 1	1078	0.5614	1078
3 - 2	1057	0.5504	1057
3 - 3	1078	0.5614	1078
3 - 4	1057	0.5504	1057
3 - 5	1078	0.5614	1078
3 - 6	1057	0.5504	1057
4 - 1	1078	0.5614	1078
4 - 2	1057	0.5504	1057
4 - 3	1078	0.5614	1078
4 - 4	1057	0.5504	1057
4 - 5	1078	0.5614	1078
4 - 6	1057	0.5504	1057
28 - 1	1078	0.5614	1078
28 - 2	1070	0.5572	1070
28 - 3	1078	0.5614	1078
28 - 4	1070	0.5572	1070
28 - 5	1078	0.5614	1078
28 - 6	1070	0.5572	1070
<u>PHASE 2 A</u>			
5 - 1	1078	0.5614	1078
5 - 2	1078	0.5614	1078
5 - 3	1078	0.5614	1078
5 - 4	1078	0.5614	1078
5 - 5	1078	0.5614	1078
5 - 6	1078	0.5614	1078
6 - 1	1078	0.5614	1078
6 - 2	1078	0.5614	1078
6 - 3	1078	0.5614	1078
6 - 4	1078	0.5614	1078
6 - 5	1078	0.5614	1078
6 - 6	1078	0.5614	1078
<u>PHASE 2 B</u>			
25 - 1	1078	0.5614	1078

25 - 2	1078	0.5614	1078
25 - 3	1078	0.5614	1078
25 - 4	1078	0.5614	1078
25 - 5	1078	0.5614	1078
25 - 6	1078	0.5614	1078
26 - 1	1078	0.5614	1078
26 - 2	1078	0.5614	1078
26 - 3	1078	0.5614	1078
26 - 4	1078	0.5614	1078
26 - 5	1078	0.5614	1078
26 - 6	1078	0.5614	1078
27 - 1	1078	0.5614	1078
27 - 2	1078	0.5614	1078
27 - 3	1078	0.5614	1078
27 - 4	1078	0.5614	1078
27 - 5	1078	0.5614	1078
27 - 6	1078	0.5614	1078

PHASE 3

29 - 1	1546	0.8051	1546
29 - 2	1412	0.7353	1412
29 - 3	1308	0.6811	1308
29 - 4	1546	0.8051	1546
29 - 5	1546	0.8051	1546
29 - 6	1412	0.7353	1412

AMENDED PHASE 4

30 - 1	1412	0.7353	1412
30 - 2	1308	0.6811	1308
30 - 3	1412	0.7353	1412

PHASE 5

31 - 1	1677	0.8733	1677
31 - 2	1308	0.6811	1308
31 - 3	1412	0.7353	1412
31 - 4	1546	0.8051	1546

PHASE 6

34 - 1	1312	0.6832	1312
34 - 2	1060	0.5520	1060
34 - 3	907	0.4723	907
34 - 4	1085	0.5650	1085
34 - 5	1130	0.5884	1130
34 - 6	1312	0.6832	1312
34 - 7	1060	0.5520	1060

PHASE 7

32 - 1	1312	0.6832	1312
32 - 2	1060	0.5520	1060
32 - 3	907	0.4723	907
32 - 4	1085	0.5650	1085
32 - 5	1130	0.5884	1130
32 - 6	1312	0.6832	1312

32 - 7	1060	0.5520	1060
--------	------	--------	------

PHASE 8

36 - 1	1312	0.6832	1312
36 - 2	1060	0.5520	1060
36 - 3	907	0.4723	907
36 - 4	1085	0.5650	1085
36 - 5	1130	0.5884	1130
36 - 6	1312	0.6832	1312
36 - 7	1060	0.5520	1060

PHASE 9

37 - 1	1312	0.6832	1312
37 - 2	1060	0.5520	1060
37 - 3	907	0.4723	907
37 - 4	1085	0.5650	1085
37 - 5	1130	0.5884	1130
37 - 6	1312	0.6832	1312
37 - 7	1060	0.5520	1060

PHASE 10

38 - 1	1312	0.6832	1312
38 - 2	1060	0.5520	1060
38 - 3	907	0.4723	907
38 - 4	1085	0.5650	1085
38 - 5	1130	0.5884	1130
38 - 6	1312	0.6832	1312
38 - 7	1060	0.5520	1060

PHASE 11

39 - 1	1312	0.6832	1312
39 - 2	1060	0.5520	1060
39 - 3	907	0.4723	907
39 - 4	1085	0.5650	1085
39 - 5	1130	0.5884	1130
39 - 6	1312	0.6832	1312
39 - 7	1060	0.5520	1060

PHASE 12

35 - 1	1312	0.6832	1312
35 - 2	1060	0.5520	1060
35 - 3	907	0.4723	907
35 - 4	1085	0.5650	1085
35 - 5	1130	0.5884	1130
35 - 6	1312	0.6832	1312
35 - 7	1060	0.5520	1060

PHASE 13

40 - 1	1312	0.6832	1312
40 - 2	1060	0.5520	1060
40 - 3	1312	0.6832	1312
40 - 4	1060	0.5520	1060

BK6930PG2578

PHASE 14

41 - 1	1312	0.6832	1312
41 - 2	1060	0.5520	1060
41 - 3	1312	0.6832	1312
41 - 4	1060	0.5520	1060

PHASE 15

42 - 1	1312	0.6832	1312
42 - 2	1060	0.5520	1060
42 - 3	1312	0.6832	1312
42 - 4	1060	0.5520	1060

PHASE 16

43 - 1	1060	0.5520	1060
43 - 2	1312	0.6832	1312
43 - 3	1312	0.6832	1312
43 - 4	1060	0.5520	1060

PHASE 17

44 - 1	1060	0.5520	1060
44 - 2	1312	0.6832	1312
44 - 3	1312	0.6832	1312
44 - 4	1060	0.5520	1060

PHASE 18

45 - 1	1060	0.5520	1060
45 - 2	1312	0.6832	1312
45 - 3	1312	0.6832	1312
45 - 4	1060	0.5520	1060

PHASE 19

46 - 1	1060	0.5520	1060
46 - 2	1312	0.6832	1312
46 - 3	1312	0.6832	1312
46 - 4	1060	0.5520	1060

PHASE 20

50 - 1	1060	0.5520	1060
50 - 2	1312	0.6832	1312
50 - 3	1312	0.6832	1312
50 - 4	1060	0.5520	1060

PHASE 21

49 - 1	1312	0.6832	1312
49 - 2	1060	0.5520	1060
49 - 3	907	0.4723	907
49 - 4	1085	0.5850	1085
49 - 5	1130	0.5884	1130
49 - 6	1312	0.6832	1312
49 - 7	1060	0.5520	1060

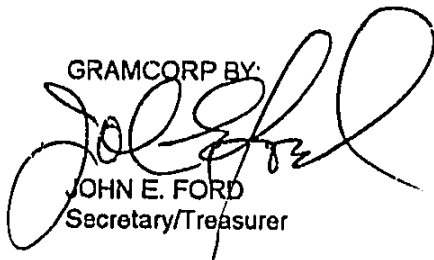
PHASE 22

48 - 1	1312	0.6832	1312
--------	------	--------	------

48-2	1060	0.5520	1060
48-3	907	0.4723	907
48-4	1085	0.5650	1085
48-5	1130	0.5884	1130
48-6	1312	0.6832	1312
48-7	1060	0.5520	1060

TOTALS:	192034	100.0000	192034
----------------	--------	----------	--------

GRAMCORP BY:



JOHN E. FORD
Secretary/Treasurer

BK6930PG2580

CORPORATE ACKNOWLEDGEMENT
STATE OF UTAH

COUNTY OF SALT LAKE:

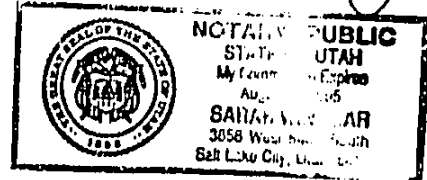
ON THE 2nd DAY OF May 1994
PERSONALLY APPEARED BEFORE ME JOHN E. FORD WHO BEING
DULY SWORN OR AFFIRMED, DID SAY THAT JOHN E. FORD IS THE
SECRETARY/TREASURER OF GRAMCORP AND THAT THE OWNER'S
DEDICATION WAS SIGNED IN BEHALF OF SAID GRAMCORP BY
AUTHORITY OF JOHN E. FORD AND THE SAID GRAMCORP EXECUTED
THE SAME.

MY COMMISSION EXPIRES

Sarah M. [Signature]
NOTARY PUBLIC

8-3-95

RESIDING IN Salt Lake County



5810383
05/02/94 3:02 PM 191.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
GRAMCORP
7821 S 700 E #B
SANDY 84070
REC BY: Z JOHANSON , DEPUTY - WI

BK6930PG2581