

**TWENTYFIRST ADMENDMENT TO THE REINSTATED AND AMENDED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AT
THE BRIARWOOD CONDOMINIUM PROJECT
(AN EXPANDABLE CONDOMINIUM PROJECT)**

5811138

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, Phase 21, and Phase 22.

WHEREAS, The Declarant, Pursuant to Sections 20.3 and 17.05 of the Declaration now desires to amend such Declaration to include Phase 23 as follows:

1. Paragraph A of the Recitals of the Declaration shall be amended to include the following property description, denoted as Phase 23 of the project:

PHASE 23:

Beginning at a point which is North 00°02'05" East along the Section line 1330.01 feet and West 920.44 feet and South 01°24'17" West 197.68 feet from the Southeast Corner of Section 30, Township 3 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 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. Contains 0.623 Acres

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

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 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 0.929 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 6931 PG 1625

EXHIBIT "A"

1968

<u>Bldg # / Unit #</u>	<u>Sq. Footage</u>	<u>% Ownership</u>	<u>Votes</u>
<u>AMENDED PHASE 1</u>			
1-1	1078	0.5478	1078
1-2	1057	0.5372	1057
1-3	1078	0.5478	1078
1-4	1057	0.5372	1057
1-5	1078	0.5478	1078
1-6	1057	0.5372	1057
2-1	1078	0.5478	1078
2-2	1070	0.5438	1070
2-3	1078	0.5478	1078
2-4	1070	0.5438	1070
2-5	1078	0.5478	1078
2-6	1070	0.5438	1070
3-1	1078	0.5478	1078
3-2	1057	0.5372	1057
3-3	1078	0.5478	1078
3-4	1057	0.5372	1057
3-5	1078	0.5478	1078
3-6	1057	0.5372	1057
4-1	1078	0.5478	1078
4-2	1057	0.5372	1057
4-3	1078	0.5478	1078
4-4	1057	0.5372	1057
4-5	1078	0.5478	1078
4-6	1057	0.5372	1057
28-1	1078	0.5478	1078
28-2	1070	0.5438	1070
28-3	1078	0.5478	1078
28-4	1070	0.5438	1070
28-5	1078	0.5478	1078
28-6	1070	0.5438	1070
<u>PHASE 2 A</u>			
5-1	1078	0.5478	1078
5-2	1078	0.5478	1078
5-3	1078	0.5478	1078
5-4	1078	0.5478	1078
5-5	1078	0.5478	1078
5-6	1078	0.5478	1078
6-1	1078	0.5478	1078
6-2	1078	0.5478	1078
6-3	1078	0.5478	1078
6-4	1078	0.5478	1078
8-5	1078	0.5478	1078
6-6	1078	0.5478	1078
<u>PHASE 2 B</u>			
25-1	1078	0.5478	1078

BK6931PG1626

25-2	1078	0.5478	1078
25-3	1078	0.5478	1078
25-4	1078	0.5478	1078
25-5	1078	0.5478	1078
25-6	1078	0.5478	1078
26-1	1078	0.5478	1078
26-2	1078	0.5478	1078
26-3	1078	0.5478	1078
26-4	1078	0.5478	1078
26-5	1078	0.5478	1078
26-6	1078	0.5478	1078
27-1	1078	0.5478	1078
27-2	1078	0.5478	1078
27-3	1078	0.5478	1078
27-4	1078	0.5478	1078
27-5	1078	0.5478	1078
27-6	1078	0.5478	1078

PHASE 3

29-1	1546	0.7857	1546
29-2	1412	0.7176	1412
29-3	1308	0.6647	1308
29-4	1546	0.7857	1546
29-5	1546	0.7857	1546
29-6	1412	0.7176	1412

AMENDED PHASE 4

30-1	1412	0.7176	1412
30-2	1308	0.6647	1308
30-3	1412	0.7176	1412

PHASE 5

31-1	1677	0.8522	1677
31-2	1308	0.6647	1308
31-3	1412	0.7176	1412
31-4	1546	0.7857	1546

PHASE 6

34-1	1312	0.6667	1312
34-2	1060	0.5387	1060
34-3	907	0.4609	907
34-4	1085	0.5514	1085
34-5	1130	0.5743	1130
34-6	1312	0.6667	1312
34-7	1060	0.5387	1060

PHASE 7

32-1	1312	0.6667	1312
32-2	1060	0.5387	1060
32-3	907	0.4609	907
32-4	1085	0.5514	1085
32-5	1130	0.5743	1130
32-6	1312	0.6667	1312

32 - 7	1060	0.5387	1060
<u>PHASE 8</u>			
36 - 1	1312	0.6667	1312
36 - 2	1060	0.5387	1060
36 - 3	907	0.4809	907
36 - 4	1085	0.5514	1085
36 - 5	1130	0.5743	1130
36 - 6	1312	0.6667	1312
36 - 7	1060	0.5387	1060
<u>PHASE 9</u>			
37 - 1	1312	0.6667	1312
37 - 2	1060	0.5387	1060
37 - 3	907	0.4609	907
37 - 4	1085	0.5514	1085
37 - 5	1130	0.5743	1130
37 - 6	1312	0.6667	1312
37 - 7	1060	0.5387	1060
<u>PHASE 10</u>			
38 - 1	1312	0.6667	1312
38 - 2	1060	0.5387	1060
38 - 3	907	0.4609	907
38 - 4	1085	0.5514	1085
38 - 5	1130	0.5743	1130
38 - 6	1312	0.6667	1312
38 - 7	1060	0.5387	1060
<u>PHASE 11</u>			
39 - 1	1312	0.6667	1312
39 - 2	1060	0.5387	1060
39 - 3	907	0.4609	907
39 - 4	1085	0.5514	1085
39 - 5	1130	0.5743	1130
39 - 6	1312	0.6667	1312
39 - 7	1060	0.5387	1060
<u>PHASE 12</u>			
35 - 1	1312	0.6667	1312
35 - 2	1060	0.5387	1060
35 - 3	907	0.4609	907
35 - 4	1085	0.5514	1085
35 - 5	1130	0.5743	1130
35 - 6	1312	0.6667	1312
35 - 7	1060	0.5387	1060
<u>PHASE 13</u>			
40 - 1	1312	0.6667	1312
40 - 2	1060	0.5387	1060
40 - 3	1312	0.6667	1312
40 - 4	1060	0.5387	1060

PHASE 14

41 - 1	1312	0.6667	1312
41 - 2	1060	0.5387	1060
41 - 3	1312	0.6667	1312
41 - 4	1060	0.5387	1060

PHASE 15

42 - 1	1312	0.6667	1312
42 - 2	1060	0.5387	1060
42 - 3	1312	0.6667	1312
42 - 4	1060	0.5387	1060

PHASE 16

43 - 1	1060	0.5387	1060
43 - 2	1312	0.6667	1312
43 - 3	1312	0.6667	1312
43 - 4	1060	0.5387	1060

PHASE 17

44 - 1	1060	0.5387	1060
44 - 2	1312	0.6667	1312
44 - 3	1312	0.6667	1312
44 - 4	1060	0.5387	1060

PHASE 18

45 - 1	1060	0.5387	1060
45 - 2	1312	0.6667	1312
45 - 3	1312	0.6667	1312
45 - 4	1060	0.5387	1060

PHASE 19

46 - 1	1060	0.5387	1060
46 - 2	1312	0.6667	1312
46 - 3	1312	0.6667	1312
46 - 4	1060	0.5387	1060

PHASE 20

50 - 1	1060	0.5387	1060
50 - 2	1312	0.6667	1312
50 - 3	1312	0.6667	1312
50 - 4	1060	0.5387	1060

PHASE 21

49 - 1	1312	0.6667	1312
49 - 2	1060	0.5387	1060
49 - 3	907	0.4609	907
49 - 4	1085	0.5514	1085
49 - 5	1130	0.5743	1130
49 - 6	1312	0.6667	1312
49 - 7	1060	0.5387	1060

PHASE 22

48 - 1	1312	0.6667	1312
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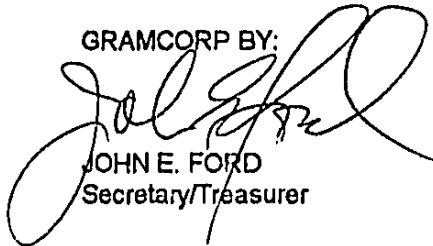
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48 - 4	1085	0.5514	1085
48 - 5	1130	0.5743	1130
48 - 6	1312	0.6667	1312
48 - 7	1080	0.5387	1080

PHASE 23

47 - 1	1080	0.5387	1080
47 - 2	1312	0.6667	1312
47 - 3	1312	0.6667	1312
47 - 4	1080	0.5387	1080

TOTALS:	198778	100.0000	198778
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GRAMCORP BY:



JOHN E. FORD
Secretary/Treasurer

CORPORATE ACKNOWLEDGEMENT
STATE OF UTAH

COUNTY OF SALT LAKE:

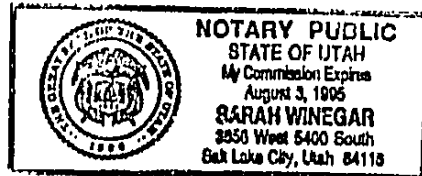
ON THE 3rd DAY OF May 1994
PERSONALLY APPEARED BEFORE ME JOHN E. FORD WHO BEING
DULY SWORN OR AFFIRMED, DID SAY THAT JOHN E. FORD IS THE
SECRETARY/TREASURER OF GRAMCORP AND THAT THE OWNER'S
DEDICATION WAS SIGNED IN BEHALF OF SAID GRAMCORP BY
AUTHORITY OF JOHN E. FORD AND THE SAID GRAMCORP EXECUTED
THE SAME.

MY COMMISSION EXPIRES

Sarah Winegar
NOTARY PUBLIC

8.3-95

RESIDING IN Salt Lake County



5811138
05/03/94 09:44 AM 226.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
GRAM CORP
REC BY: S WEST , DEPUTY - WI
7821 SO 700 East
STE B Sandy UT 84070

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