

ENT 6244 BK 4177 PG 490
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1997 Jan 27 1:20 pm FEE 30.00 BY BLT
RECORDED FOR FIRST AMERICAN TITLE CO

**AMENDMENT FOR EXPANSION FOR
WESTON CONDOMINIUMS**
(An Expandable Condominium Project)

This amendment to the Declaration of Covenants, Conditions and Restrictions of the Weston Condominiums, an Expandable Condominium Project (hereinafter referred to as the "Declaration"), is made as of the date of the recording hereof in the Utah County Recorder's Office by TMM Associates, L.C. (hereinafter referred to as "Declarant") pursuant to Utah Code Annotated Section 57-8-13.6 and pursuant to Section 35 of Article III of the Declaration.

RECITALS

WHEREAS, Declarant caused or will cause the Declaration and Record of Survey Map to be recorded on January 23, 1997, as Entry No. 5546, in Book 4175, at Pages 469-509 in the official records of the Utah County Recorder, and

WHEREAS, the Record of Survey Map was recorded by Declarant on January 23, 1997, as Entry No. 5545, Map No. 6901, in the official records of the Utah County Recorder, and

WHEREAS, the Declaration provides for the expansion of the condominium project, and

WHEREAS, Declarant now desires to add Phase II to the existing condominium project pursuant to the terms of the Declaration, and

WHEREAS, the Record of Survey Map for Phase II is being recorded concurrently herewith by Declarant in the official records of the Utah County Recorder,

NOW THEREFORE, for the foregoing purposes, Declarant hereby declares and certifies as follows:

1. Declarant hereby submits to the provisions of the Utah Condominium Act, Utah Code Annotated Section 57-8-1 et seq. (hereinafter referred to as the "Act"), the following described real property situated in Utah County, State of Utah:

See Exhibit "A" attached hereto.

2. The real property hereby submitted to the Act shall be known as Phase II of the Weston Condominiums and shall be subject to the terms of the Declaration. The structure to be built on said real property shall consist of one twelve-unit building with a maximum and minimum of 12 Units.

3. All improvements constructed on the real property included in Phase II shall be consistent in quality of construction and principal materials and shall be compatible in architectural style with the structures on the land within the original project identified as Phase I. The building will be conventional wood-frame construction with brick and stucco

exterior and asphalt shingle roofing. The building will consist of three levels, with the lower level being partially underground, making a building which is two and one-half stories in height. Each Unit will contain approximately 795 square feet and will consist of two bedrooms, one bath, living room and a kitchen-dining area. The upper two levels will have a balcony for each Unit. Each lower level Unit will have a patio. Each Unit will be provided with one covered parking space which will not be attached to the Unit and shall be designated as Limited Common Area.

4. As specified in Section 35 of Article III of the Declaration, with this annexation of Phase II each Unit Owner will have an undivided 1/24 interest in the Common Areas and Facilities.

5. With this annexation of Phase II, the remaining Additional Land shall consist of the following described real property situated in Utah County, State of Utah:

See Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has caused this instrument to be executed on the 27 day of JANUARY, 1997.

DECLARANT:

TMM ASSOCIATES, L.C.

By: Donald E. Mullen, Member
Donald E. Mullen, member

David S. Mitton
Miller Construction Services, Inc., member
by David Mitton, Vice-President

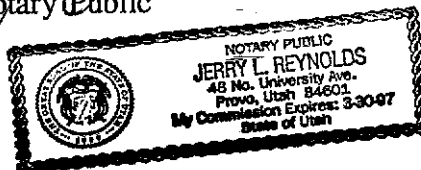
STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the 27 day of January, 1997, personally appeared before me Donald E. Mullen, who being by me duly sworn, did say that he is a

member of TMM Associates, L.C. and that said instrument was signed in behalf of said company by authority of its operating agreement and he acknowledged to me that said company executed the same.

Jerry L. Reynolds

Notary Public

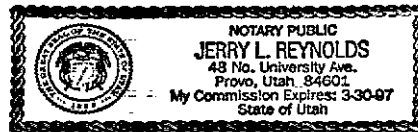


STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the 27 day of January, 1997, personally appeared before me David Mitton, who being by me duly sworn, did say that he is Vice-President of Miller Construction Services, Inc., a member of TMM Associates, L.C., and that said instrument was signed in behalf of said company by authority of its bylaws and that said instrument was signed in behalf of TMM Associates, L.C. by authority of its operating agreement and he acknowledged to me that said company executed the same.

Jerry L. Reynolds

Notary Public



corp weston.amd

EXHIBIT "A"

**WESTON CONDOMINIUMS
PHASE II - PROPERTY DESCRIPTION**

Beginning at a point which is North 1,830.92 feet and West 315.72 feet from the South 1/4 corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 146.08 feet; thence North 70.00 feet; thence East 30.32 feet; thence North 89.19 feet; thence West 36.85 feet; thence North 36.85 feet; thence East 165.61 feet; thence South 131.04 feet; thence West 13.00 feet; thence South 65.00 feet to the point of beginning.

Containing 0.64 acres.

EXHIBIT "B"**WESTON CONDOMINIUMS
REMAINING ADDITIONAL LAND**

Beginning at a point which is North 1,725.93 feet and West 315.72 feet from the South 1/4 corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 430.42 feet; thence South 56 degrees 41 minutes 14 seconds West 139.67 feet; thence North 32 degrees 58 minutes 03 seconds West 515.82 feet; thence North 72 degrees 10 minutes 44 seconds East 271.34 feet; thence North 89 degrees 29 minutes 22 seconds East 732.09 feet; thence South 00 degrees 22 minutes 15 seconds East 118.98 feet; thence South 89 degrees 37 minutes 45 seconds West 22.00 feet; thence South 00 degrees 22 minutes 15 seconds East 25.46 feet; thence West 294.09 feet; thence South 36.85 feet; thence East 36.85 feet; thence South 89.19 feet; thence West 30.32 feet; thence South 70.00 feet; thence East 146.08 feet; thence South 105.00 feet to the point of beginning.

Containing 7.25 Acres.