

6722901

WHEN RECORDED RETURN TO:
COUNTRY WOODS, L.C.
Wayne H. Corbridge
758 South 400 East
Suite 203
Orem, Utah 84058

6722901
08/25/97 4:38 PM 28.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MICHAEL D HARRIS
5170 W 10400 N
HIGHLAND, UT 84003
REC BY: R JORDAN DEPUTY - WI

SECOND SUPPLEMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
SOUTH WILLOW CREEK, A Condominium Project

This SECOND SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR SOUTH WILLOW CREEK is made and executed this 25 day of August, 1997 by SOUTH WILLOW, L.C., a Utah Limited Partnership of 758 South 400 East, Suite 203, Orem, Utah 84058 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Original Declaration was recorded in the office of the County Recorder of Utah County, Utah on the ___ day of _____, 1997 as Entry No. 6722827, in Book _____, at Page _____ of the Official Records (the "Declaration");

Whereas, the related Plat Map for Phase I of the Project has also been recorded in the office of the County Recorder of Utah County, Utah.

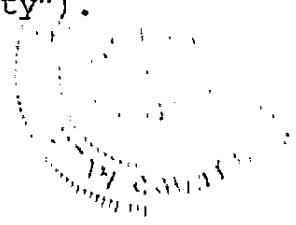
Whereas, the First Supplement to the Declaration was recorded in the office of the County Recorder of Utah County, Utah on the ___ day of _____, 1997 as Entry No. _____, in Book _____, at Page _____ of the Official Records;

Whereas, the related Plat Map for Phase II of the Project has also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under Article III, Section 44 of the Declaration, Declarant reserved an option until the seven (7) years from the date following the first conveyance of a Unit in Phase I to a Unit purchaser to expand the Project in accordance with the Act.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibit "A-2" attached hereto and incorporated herein by this reference (the "Phase III Property").

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Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, subject to the approval of the Office of Veterans Affairs, to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, Declarant desires to expand the Project by creating on the Phase III Property a residential condominium development.

Whereas, Declarant now intends that the Phase III Property shall become subject to the Declaration and the Act.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this SECOND SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR SOUTH WILLOW CREEK, a Condominium Project.

1. Supplement to Definitions. Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

A. Second Supplemental Declaration shall mean and refer to this Supplement to the DECLARATION OF CONDOMINIUM FOR SOUTH WILLOW CREEK, a Condominium Project.

B. Second Supplemental Phase III Map shall mean and refer to the Supplemental Plat Map of Phase III of the Project, prepared and certified to by Robert D. Gunnell, a duly registered Utah Land Surveyor holding Certificate No. 14 2870 and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this Second Supplemental Declaration.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. Legal Description. The real property described in Exhibit A-2 is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of this Supplemental Declaration:

3. Annexation. Declarant hereby declares that the Phase III Property shall be annexed to and become subject to the Declaration, which upon recordation of this Second Supplemental Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-2 subject to the functions, powers, rights, duties and jurisdiction of the Association.

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4. Total Number of Units Revised. As shown on the Phase III Map, eight (8) additional Units are created in the Project on the Phase III Property. Said additional Units are contained in two (2) additional four-plex Buildings, which are located within a portion of the Additional Land. Upon the recordation of the Phase III Map and this Second Supplemental Declaration, the total number of Units in the Project will be thirty-four (34). The said additional Units are substantially similar in construction, design and quality to the Units in the prior Phases.

5. Percentage Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the Percentage Interest. Revised Exhibit "C" to the Declaration is deleted in its entirety and "Second Revised Exhibit 'C'" attached hereto is substituted in lieu thereof and incorporated herein by this reference. The Percentage Interests set forth in Revised Exhibit "C" have been computed on the basis of par value.

6. Effective Date. The effective date of this Second Supplemental Declaration and the Phase III Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

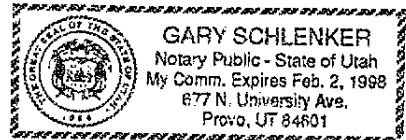
IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

SOUTH WILLOW, L.C.

BY: [Signature]
TITLE: Wayne H. Corbridge, Manager

STATE OF UTAH
COUNTY OF UTAH

)SS:



On the 25 day of August, 1997, personally appeared before me WAYNE H. CORBRIDGE, who by me being duly sworn, did say that he is the Manager of SOUTH WILLOW, L.C., a Utah Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members or its Articles of Organization, and said WAYNE H. CORBRIDGE duly acknowledged to me that said Company executed the same.

[Signature]
NOTARY PUBLIC

My Commission Expires:

Feb. 2, 1998

Residing At: 5416 1300r Pleasant Grove, UT

Exhibit "A-2"
SOUTH WILLOW CREEK PHASE III
BOUNDARY DESCRIPTION

The land described in the foregoing document is located in Utah County, Utah and is described more particularly as follows:

SOUTH WILLOW CREEK CONDOMINIUMS
PHASE III DESCRIPTION
(revised 7 Aug 1997)

Beginning at a point on the south right of way line of 11950 South Street, which point is North 89°48'40" West along the section line 1146.83 feet and North 3942.79 feet from the South 1/4 corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°16'48" East 30.00 feet to the centerline of said 11950 South Street; thence South 89°43'12" East along said centerline 481.02 feet; thence South 00°11'11" East 195.41 feet; thence West 56.92 feet; thence North 39°47'37" West 15.04 feet; thence West 36.55 feet; thence South 36°24'52" West 38.68 feet; thence South 69°37'46" West 39.06 feet; thence North 75°30'52" West 7.95 feet; thence South 69°53'22" West 40.84 feet; thence South 09°32'40" East 11.67 feet to a point on a non-tangent curve; thence along the arc of a 621.84 foot radius curve to the right 181.93 feet through a central angle of 16°45'45", the chord of which bears South 88°50'14" West 181.28 feet; thence North 07°13'17" East 60.00 feet; thence North 04°11'30" West 46.01 feet; thence North 25°05'51" West 135.34 feet to the south right of way line of said 11950 South Street; thence North 89°43'12" West along said right of way line 40.55 feet to the point of beginning.

Area = 2.182 Acres

Basis of Bearing: North 00°03'00" West 1563.02 feet from the South 1/4 corner of Section 30 to the Monument at the centerline of the intersection of 12300 South and 300 West streets.

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SECOND REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

<u>Phase/Bldg No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>	<u>Par Value</u>	
I	A	1	1/36 (2.778%)	100
I	A	2	1/36 (2.778%)	100
I	A	3	1/36 (2.778%)	100
I	A	4	1/36 (2.778%)	100
I	B	5	1/36 (2.778%)	100
I	B	6	1/36 (2.778%)	100
I	B	7	1/36 (2.778%)	100
I	B	8	1/36 (2.778%)	100
I	B	9	1/36 (2.778%)	100
I	B	10	1/36 (2.778%)	100
I	C	119	1/36 (2.778%)	100
I	C	120	1/36 (2.778%)	100
I	C	121	1/36 (2.778%)	100
I	C	122	1/36 (2.778%)	100
I	D	123	1/36 (2.778%)	100
I	D	124	1/36 (2.778%)	100
I	D	125	1/36 (2.778%)	100
I	D	126	1/36 (2.778%)	100
II	E	11	1/36 (2.778%)	100
II	E	12	1/36 (2.778%)	100
II	E	13	1/36 (2.778%)	100
II	E	14	1/36 (2.778%)	100
II	E	15	1/36 (2.778%)	100
II	E	16	1/36 (2.778%)	100
II	F	69	1/36 (2.778%)	100
II	F	70	1/36 (2.778%)	100
II	F	71	1/36 (2.778%)	100
II	F	72	1/36 (2.778%)	100
III	G	103	1/36 (2.778%)	100
III	G	104	1/36 (2.778%)	100
III	G	105	1/36 (2.778%)	100
III	G	106	1/36 (2.778%)	100

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<u>Phase/Bldg No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>	<u>Par Value</u>
III	H 99	1/36 (2.778%)	100
III	H 100	1/36 (2.778%)	100
III	H 101	1/36 (2.778%)	100
III	H 102	1/36 (2.778%)	100
TOTAL:		100%	

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