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NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
DAVE CURTIS INVESTMENT PROP  
3406 S 2000 W  
MAGNA, UT 84044  
REC BY: R JORDAN DEPUTY - WI

SECOND SUPPLEMENT TO  
THE DECLARATION OF  
THE COPPER CREEK CONDOMINIUMS  
(PHASE III (3))

THIS FIRST SUPPLEMENT OF THE COPPER CREEK CONDOMINIUMS is made and executed the 27th day of August, 1997 by Investment Properties Corporation of Utah, a Nevada Corporation with tis principal place of business in Salt Lake City, State of Utah (hereinafter referred to as "Declarant").

RECITALS:

- A. On or about the 26th day of November, 1996, Declarant made and executed that certain "Amended and Restated Declaration of the Copper Creek Condominiums" with respect to certain property located in Salt Lake County, State of Utah, more particularly described herein and known as the Copper Creek Condominums (herein the "Declaration"), which Declaration was recorded in the office of the County Recorder of Salt Lake County, State of Utah, on the 26th day of November, 1996, in Book 7543, beginning at page 1547, as Entry No. 6514717.
- B. Under the terms of the Declaration, Declarant reserved the right to add certain additional real properties ("Additional Land" or portions thereof) to the provisions of the Declaration and now desires to do the same in order to futher the intent of the Declarant as expressed in the Declaraiton.

NOW, THEREFORE, in consideration of the reacitals set forth hereinabove, the Declarant hereby declares and certifies as follows:

- 1. Submission of Phase III. Declarant hereby submits the following described real properties, its interests therein, to the terms, conditions, restrictions, covenants, and easements to the terms of the Declaration, as amended:

SEE SCHEDULE "A" ATTACHED HERETO

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described real porperty (the real property).

ALL OF THE FOREGOING IS SUBJECT TO all liens for current and future taxes, assessments and charges imposed or levied by government of quasi-governmental authorities, all Patent reservations and exclusions, any mineral reservations of record and

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rights incident thereto; all instruments of record which affect the real property or any portion thereof, including, without limitation, any mortgage or deed of trust, all visible easements and rights-of way, encroachments, of discrepancies shown on or revealed by the Map or otherwise existing; an easement for each and every pipeline, cable, wire, utility line, or similar facility which traverses or partially occupies the real property at such time as construction of all Project improvements is complete; and all easements necessary for ingress to, and egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO THE DECLARANT, however, such easements and rights of ingress and egress over, across, through and under the real property and any improvements, now or hereafter constructed thereon as may be reasonably necessary for the Declarant or for any assignee or successor of the Declarant (in a manner which is reasonable and not inconsistent with the Declaration): (i) an easement for ingress and egress for the benefit of the Additional Land, however developed or, utilized, over the real property described on Exhibit "A" attached to the Declaration, whether or not the Additional Land, or portion thereof, is part of the Project; (ii) to construct and complete each of the Units in any Building and all of the other improvements described in the Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection herewith; (iii) to improve portions of the real property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners as Declarant or as such assignee or successor may reasonably determine to be appropriate; (iv) to construct and complete each of the Units, Buildings, and other improvements to be constructed upon any Additional Land or portion thereof intended to be included within the Project. If, pursuant to the foregoing reservations, the real property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements including the perpetual easement specified in (i) above, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire seven (7) years after the date on which the Declaration was filed for record in the office of the County Recorder of the Salt Lake County, State of Utah.

2. Amendment to Exhibit "C". Declarant hereby supplements and amends the Declaration by the filing of Amended Exhibit "C" (Phases I and II and III) attach hereto and incorporated herein by reference.

3. Supplemental Map. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on a supplemental Map pertaining to the same, which supplemental Map shall be recorded with this supplement.

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4. Representations of The Declarant. Declarant represents as follows:
- a. The annexed real property is part of the Additional Land as identified in the Declaration.
  - b. By the annexation of the real property described in Paragraph 1, the total number of Units when completed, will equal thirty-four (34).

5. Effective Date. This Supplement to the Declaration, and the Supplemental Map relative to this addition, shall take effect upon their being filed for record in the office of the County Recorder of Salt Lake County, State of Utah.

EXECUTED the day and year first above written.

DECLARANT  
Investment Properties Corporation of Utah

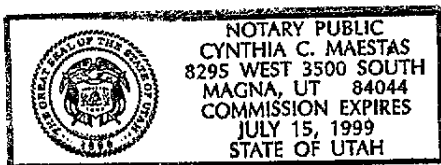
By   
David L. Curtis, President

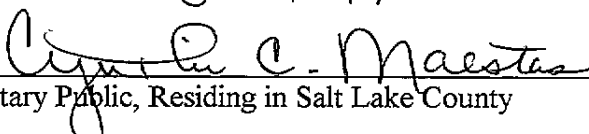
STATE OF UTAH )

COUNTY OF SALT LAKE )

On the 27th day of August, 1997 personally appeared before me DAVID L. CURTIS, who being by me duly sworn, did say that he is the president of Investment Properties Corporation of Utah, a Nevada Corporation, and that the foregoing Supplemental Declaration was signed on behalf of said corporation by authority of a resolution of its members, and said president acknowledged to me that the corporation executed the same.

My commission expires 7-15-99



8-27-97  
  
Notary Public, Residing in Salt Lake County

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Schedule A

Phase III

Beginning at a point which is North 00 degrees 04 minutes 06 seconds East (N 00 04'06" E), a distance of 668.00 feet and South 89 degrees 50 minutes 50 seconds West (S 89 50'50"W), a distance of 317.17 feet and North 89 degrees 49 minutes 24 seconds West (N 89 49'24" W), a distance of 135.00 feet from the Southeast Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 89 degrees 49 minutes 24 seconds West (N 89 49'24" W), a distance of 207.54 feet; thence South 00 degrees 05 minutes 36 seconds West (S 00 05'36" W), a distance of 223.87 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89 55'54" E), a distance of 50.75 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00 04'06" E), a distance of 30.46 feet, to the arc of a curve to the right; thence along said curve having a radius of 2.00 feet a distance of 3.14 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89 55'54" E), a distance of 65.00 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00 04'06" E), a distance of 62.00 feet to the arc of a curve to the right; thence along said curve having a radius of 2.00 feet a distance of 3.14 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89 55'54" E), a distance of 50.83 feet to the arc of a curve to the left; thence along said curve having a radius of 34.00 feet a distance of 32.72 feet to the arc of a reverse curve to the right; thence along said reverse curve having a radius of 5.00 feet a distance of 9.62 feet; thence along a reverse curve to the right having a radius of 34.00 feet a distance of 20.69 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00 04'06" E), a distance of 37.54 feet; thence North 13 degrees 18 minutes 17 seconds East (N 13 18'17" E), a distance of 30.82 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00 04'06" E), a distance of 25.47 feet to the point of beginning.

containing 0.80 acres  
34,850, square feet

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**APPENDIX "D"**

**COPPER CREEK CONDOMINIUMS**

**Building No. 1  
North Side**

	<b>% of Undivided Interest in Common Areas</b>	<b>Carport Parking Space</b>	<b>Uncovered Space</b>
<b>Address:</b>			
<b>8027 Copperfield Place</b>			
Unit 11	1.923	171	4
Unit 12	1.923	172	5
Unit 21	1.923	173	6
Unit 22	1.923	174	7
Unit 31	1.923	175	8
Unit 32	1.923	176	9
<b>Address: 8029</b>			
Unit 21	1.923	181	36
Unit 31	1.923	180	35
<b>Address: 8031</b>			
Office/Recreation Room			
<b>South Side</b>			
<b>Address: 8035</b>			
Unit 11	1.923	184	30
Unit 12	1.923	185	31
Unit 21	1.923	186	32
Unit 22	1.923	170	3
Unit 31	1.923	169	2
Unit 32	1.923	168	1
<b>Address: 8037</b>			
Unit 21	1.923	182	34
Unit 31	1.923	183	33

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APPENDIX "D"

Building No. 2	% of Undivided Interest in Common Areas	Carport Parking Space	Uncovered Space
<b>North Side</b>			
<b>Address: 8040 Copperfield Place</b>			
Unit 11	1.923	39	187
Unit 12	1.923	38	188
Unit 21	1.923	37	189
Unit 22	1.923	177	190
Unit 31	1.923	178	191
Unit 32	1.923	179	192
<b>Address: 8042</b>			
Unit 11	1.923	51	194
Unit 21	1.923	50	195
Unit 31	1.923	49	193
<b>South Side</b>			
<b>Address: 8046</b>			
Unit 11	1.923	45	167
Unit 12	1.923	44	166
Unit 21	1.923	43	165
Unit 22	1.923	42	201
Unit 31	1.923	41	200
Unit 32	1.923	40	199
<b>Address: 8048</b>			
Unit 11	1.923	46	196
Unit 21	1.923	47	197
Unit 31	1.923	48	198

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**APPENDIX "D"**

	<b>% of Undivided Interest in Common Areas</b>	<b>Carport Parking Space</b>	<b>Uncovered Space</b>
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**Building No. 3**

**North Side**

**Address:**

**8080 Copperfield Place**

Unit 11	<i>1.923</i>	63	248
Unit 12	<i>1.923</i>	62	247
Unit 21	<i>1.923</i>	61	246
Unit 22	<i>1.923</i>	60	245
Unit 31	<i>1.923</i>	59	244
Unit 32	<i>1.923</i>	58	243

**Address: 8082**

Unit 11	<i>1.923</i>	64	81
Unit 21	<i>1.923</i>	65	82
Unit 31	<i>1.923</i>	66	249

**South Side**

**Address: 8084**

Unit 11	<i>1.923</i>	57	91
Unit 12	<i>1.923</i>	56	90
Unit 21	<i>1.923</i>	55	89
Unit 22	<i>1.923</i>	54	88
Unit 31	<i>1.923</i>	53	87
Unit 32	<i>1.923</i>	52	86

**Address: 8086**

Unit 11	<i>1.923</i>	67	85
Unit 21	<i>1.923</i>	68	84
Unit 31	<i>1.923</i>	69	83

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