

WHEN RECORDED MAIL TO:

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Nelson, Rasmussen & Christensen  
215 South State Street, Suite 900  
Salt Lake City, Utah 84111

6785248  
11/07/97 3:41 PM 177.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
HERRILL TITLE  
REC BY: P ANDERSON DEPUTY - WI

6785248

**THIRD AMENDED DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
COUNTRY WOOD CONDOMINIUMS**

THIS THIRD AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COUNTRY WOOD CONDOMINIUMS ("Supplemental Declaration") is executed this 31<sup>st</sup> day of October, 1997, by WLA ARCON, INC., a California Corporation, (hereinafter "Declarant") and EQUIMARK DEVELOPMENT, L.C., a Utah Limited Liability Company (hereinafter "Equimark").

**WITNESSETH:**

WHEREAS, Declarant is the owner of certain real property situated in Salt Lake County, State of Utah, together with the buildings and other improvements located thereon, which is more particularly described on the attached Exhibit "A"; and

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of Country Wood Condominiums (hereinafter sometimes "Declaration") was executed by Declarant and recorded in the Office of the Salt Lake County Recorder on February 21, 1997 as Entry No. 6577246 at Book 7603 and Page 86; and

WHEREAS, an Amended and Supplemental Declaration of Covenants, Conditions and Restrictions of Country Wood Condominiums was recorded in the Office of the Salt Lake County Recorder on March 19, 1997 as Entry No. 6597169 at Book 7622 and Page 0054; and

WHEREAS, Equimark is the owner of three parcels of real property situated in Salt Lake County, State of Utah, described on the attached Exhibit "B". Such real property is adjacent to Declarant's property and is described in the Declaration as the "Phase II Property", "Phase III Property" and "Phase IV Property"; and

WHEREAS, a Second Amended and Supplemental Declaration of Covenants, Conditions and Restrictions of County Wood Condominiums was executed by Declarant and Equimark on August 19, 1997 and recorded in the office of the Salt Lake County Recorder as Entry No.

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6735485 in Book 7754 at Page 1843 of the official records of the Salt Lake County Recorder;  
and

WHEREAS, some or all of the previously recorded documents may have contained  
erroneous legal descriptions; and

WHEREAS, by this Third Amended Declaration, Declarant and Equimark desire to  
clarify and correct the legal descriptions of the property subject to the Covenants, Conditions and  
Restrictions of Country Wood Condominiums; and

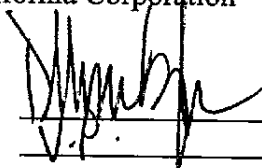
NOW, THEREFORE, and for such purposes, Declarant and Equimark hereby execute  
this Third Amended and Supplemental Declaration as follows:

1. The Phase I Property owned by Declarant is accurately clarified and described on  
the attached Exhibit "A".
2. The Phase II Property, Phase III Property, and Phase IV Property owned by  
Equimark are accurately clarified and described on the attached Exhibit "B".

IN WITNESS WHEREOF, the undersigned have executed this Third Amended  
Declaration on the date, month and year first above written.

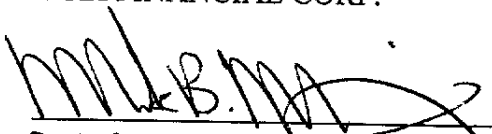
WLA ARCON, INC.,  
a California Corporation

By:  
Its:

  
\_\_\_\_\_

EQUIMARK FINANCIAL CORP.

By:  
Its:

  
\_\_\_\_\_  
PRESIDENT

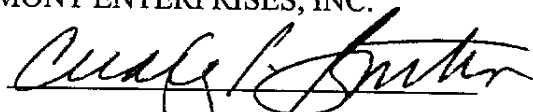
EQUIMARK DEVELOPMENT, L.C.

By its Manager:

EASTMONT ENTERPRISES, INC.

By:

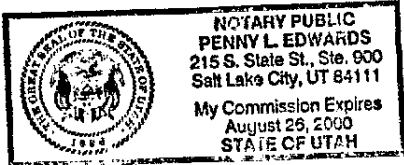
Its:

  
\_\_\_\_\_  
PRESIDENT

By its Manager:

STATE OF UTAH )  
 )ss.  
COUNTY OF SALT LAKE )

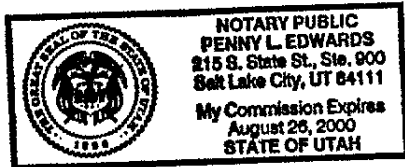
On this 31<sup>st</sup> day of October, 1997, Debra Spohn, the signer of the above instrument, duly acknowledged to me that she executed the same in the capacity indicated.



Penny L. Edwards  
NOTARY PUBLIC

STATE OF UTAH )  
 )ss.  
COUNTY OF SALT LAKE )

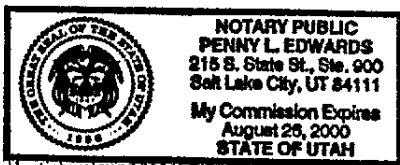
On this 31<sup>st</sup> day of October, 1997, Craig P. Burton, the signer of the above instrument, duly acknowledged to me that he executed the same in the capacity indicated.



Penny L. Edwards  
NOTARY PUBLIC

STATE OF UTAH )  
 )ss.  
COUNTY OF SALT LAKE )

On this 31<sup>st</sup> day of October, 1997, Mark B. Millburn, the signer of the above instrument, duly acknowledged to me that he executed the same in the capacity indicated.



Penny L. Edwards  
NOTARY PUBLIC

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**EXHIBIT "A"**

Beginning at the Southeast Corner of Parcel 1, said point being North 00°03'25" West 796.99 feet, North 87°57'00" West 270.55 feet and South 89°44'00" West 59.633 feet from the South 1/4 Corner of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°44'00" West 315.47 feet; thence North 00°40'15" West 88.02 feet; thence North 89°57'00" West 264.94 feet; thence North 00°03'00" East 309.20 feet; thence North 88°24'41" East 131.41 feet; thence North 00°33'29" East 129.88 feet to a point on a 899.00 foot radius curve to the right (bearing to the radius point bears South 02°40'24" West); thence along said curve through a central angle of 04°46'58" a distance of 75.04 feet to a point on a 949.00 foot curve to the left (bearing to the radius point bears North 07°27'22" East); thence along said curve through a central angle of 07°38'33" a distance of 126.58 feet; thence North 00°11'11" West 5.00 feet to a point on a 944.00 foot radius curve to the left (bearing to the radius point bears North 00°11'11" West); thence along the arc of said curve through a central angle of 07°37'35" a distance of 125.65 feet to a point on a 904.00 foot radius curve to the right (bearing to the radius point bears South 07°48'46" East); thence along the arc of said curve through a central angle of 07°44'52" a distance of 122.24 feet; thence South 00°03'25" East 537.00 feet to the point of beginning.

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EXHIBIT "B"

PHASE II PROPERTY: (East Parcel)

BEGINNING at a point which is North  $00^{\circ}03'25''$  West 938.66 feet and South  $89^{\circ}56'35''$  West 53.00 feet from the South Quarter Corner of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North  $88^{\circ}34'53''$  West 277.09 feet; thence North  $00^{\circ}03'25''$  West 243.62 feet; thence East 277.00 feet; thence South  $00^{\circ}03'25''$  East 250.48 feet to the point of BEGINNING.

PHASE III PROPERTY: (NW Parcel)

BEGINNING at a point which is North  $00^{\circ}03'25''$  West 1,206.01 feet and West 779.41 feet from the South Quarter Corner of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South  $88^{\circ}24'41''$  West 131.41 feet; thence North  $00^{\circ}03'00''$  East 134.40 feet to the Southerly right of way line of 7600 South Street; thence along the Southerly right of way line of 7600 South Street the following two courses: (1) North  $89^{\circ}56'17''$  East 89.57 feet, (2) Southeasterly 42.95 feet along the arc of a 899.00 foot radius curve to the right (chord bears South  $88^{\circ}41'35''$  East 42.95 feet); thence South  $00^{\circ}33'29''$  West 129.88 feet to the point of BEGINNING.

PHASE IV PROPERTY: (SW Parcel)

Beginning at a point which is North  $00^{\circ}03'25''$  West 659.65 feet and West 652.01 feet from the South Quarter Corner of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North  $89^{\circ}57'09''$  West 265.51 feet to an existing fence line; thence along said fence line North  $00^{\circ}38'43''$  East 201.47 feet; thence North  $00^{\circ}30'30''$  East 231.95 feet; thence North  $00^{\circ}16'04''$  East 248.99 feet to the Southerly Right-of-Way line of 7600 South Street; thence along said Right-of-Way line South  $89^{\circ}57'00''$  East 2.12 feet to the Westerly line of Country Woods Condominiums - Phase III; thence along said line South  $00^{\circ}03'01''$  West 449.09 feet to the Southerly line of Country Woods Condominium - Phase I; thence along said Southerly line South  $89^{\circ}57'00''$  East 263.67 feet to a Westerly line of Country Woods Condominium - Phase I; thence along said line South  $00^{\circ}40'15''$  East 81.99 feet; thence West 6.25 feet to an existing fence line; thence along said fence line South  $00^{\circ}01'45''$  West 151.29 feet to the point of beginning.

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