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MICHAEL R. HOLMES
PROWSWOOD, LTD.
4885 South 900 East
Salt Lake City, Utah 84117

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DAVIS COUNTY RECORDER
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THIRD AMENDMENT

TO

DECLARATION OF CONDOMINIUM

OF

CARRIAGE CROSSING (PHASE IV)

AN EXPANDABLE CONDOMINIUM COMMUNITY

THIS THIRD AMENDMENT TO DECLARATION is made on the date set forth at the end hereof by Prowswood, Ltd., a Utah corporation, hereinafter called "Declarant," for itself, its successors, grantees and assigns, pursuant to the condominium Ownership Act of the State of Utah.

RECITALS

A. On August 8, 1984, Declarant executed a Declaration of Condominium of Carriage Crossing, an Expandable Condominium Community (the "Declaration") as part of a Plan for the Carriage Crossing Condominium Project (the "Project"), which Declaration was recorded in the Office of the County Recorder of Davis County, State of Utah, on August 21, 1984, as Entry No. 680796 in Book 1002 at Pages 1274 through 1338. The Project was expanded by the First Amendment to Declaration (Phase II) recorded October 16, 1984 as Entry No. 685345 in Book 1009 at Page 917 and Record of Survey Map for Phase II recorded October 16, 1984 as Entry No. 685344 in Book 1009 at Page 916 and by the Corrective Second Amendment to Declaration (Phase III) recorded November 23, 1984 as Entry No. 688284 in Book 1014 at Page 17 and Record of Survey Map for Phase III recorded November 14, 1984 as Entry No. 687646 in Book 1013 at Page 238. The Declaration, Amendments and the Maps submitted to the provisions of the Act the following described real property situated in Salt Lake County, State of Utah, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

B. Declarant desires pursuant to Section 36 of the Declaration to further expand the Project.

C. Declarant is the record owner of the real property described on Exhibit "B" attached hereto (the "Phase IV Land") which is a portion of the Additional Land described in the Declaration. The Record of Survey Map Phase IV of the Project ("Phase IV Map") consists of six (6) sheets, prepared and certified to by J. Scott Balling, a Utah Registered Land Surveyor. Upon recordation, this document shall effect the third expansion of the Project.

D. It is the intent of the Declaration that the Phase IV Land shall become subject to the Declaration.

E. There currently exists in the Project fifty-six (56) Units. This Amendment to Declaration and the Phase IV Map expands the Project to include twenty (20) Additional Units and Additional Common (including the tennis court that was inadvertently stated to be included in Phase III in the Corrective Second Amendment to Declaration) and Limited Common Areas, all as depicted on the Phase IV Map. After the recording of the Phase IV Map and this Amendment to Declaration, there will be a total seventy-six (76) Units in the Project.

NOW, THEREFORE, for such purposes, Declarant hereby makes the following Amendment to Declaration:

1. Definitions. Except as otherwise defined herein or as may be required by the context, all terms or expressions defined in the Declaration, shall have such defined meanings when used in this Amendment to Declaration.

2. Submission to Condominium Ownership. Declarant hereby submits to the provisions of the Act, as additional land associated with the Project, the parcels of real property situated in Davis County, State of Utah, described on Exhibit "B" attached hereto.

RESERVED FROM THE SUBMISSION OF THE LAND described on Exhibit "B" are such easements and rights of egress and ingress over, across, through and under the Land, any improvements now or hereafter constructed thereon as may be necessary to develop the Project as it may be expanded as provided in the Declaration. If pursuant to this reservation the above-described 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, the reservation hereby affected shall terminate upon the completion and sale

of all Units in the Project. AND SUBJECT, ALSO, to all visible easements and easements of record and ~~SUBJECT FURTHER~~ to restrictions, provisions and covenants of record.

3. Description of Improvements. The significant improvements contained or to be contained in the Phase IV of the Project include one (1) two and one-half story building containing twenty (20) Units constructed principally of concrete foundation with exterior walls of wood composition siding, asphalt shingle roofing, interior walls of wood studs, plywood and dry wall plaster. Each unit has an assigned carport. Said improvements are located substantially as shown in the Phase IV Map and will be subject to easements which are reserved through the Project as may be required for utility services.

The Phase IV Map shows the Unit Number of each Unit, its location, those Limited Common Areas and Facilities which are reserved for its use, and the Common Areas and Facilities to which it has immediate access. All Units, of whatever type, shall be capable of being independently owned, encumbered and conveyed.

4. Description of Limited Common Areas and Facilities. Each Owner of a Unit is hereby granted an irrevocable and exclusive license to use and occupy the Limited Common Areas and Facilities reserved exclusively for the use of his Unit. The Limited Common Areas appurtenant to any given Unit consist of a patio, entrance walkway and/or balcony areas contiguous with the Unit as indicated on the Phase IV Map, and the assigned carport appurtenant to each Unit. The exclusive right to use and occupy each Limited Common Area shall be appurtenant to and shall pass with the title to the Unit with which it is associated.

5. Computation of Undivided Interest. The percentage of undivided ownership interest in the Common Areas and Facilities which is appurtenant to each Unit has been computed by determining the ratio between the square footage associated with such Unit (as set forth in Exhibit "C") and the aggregate square footages of all Units in the Project including previous Phases (with such minor adjustments in some or all of the resulting percentage interests as may have been necessary to assure that the total undivided interest respecting the Project equals 100%). These percentages are subject to diminution upon merger with the other Phases. Substantially identical Units have been assigned the same square footage, and the total of

all undivided interests equals 100%. A Unit Owner's percentage of ownership interest in the Common Areas and Facilities shall be for all purposes, including voting and assessment of common expenses.

6. Contents of Revised Exhibit "C". The Revised Exhibit "C" to this Amendment to Declaration contains the following information with respect to each Unit contained in the Project as expanded: (i) the Unit number and type; (ii) the assigned carport; (iii) the square footage of the Unit; and (iv) the appurtenant Percentage Ownership Interest in Common Areas and Facilities after the expansion accomplished by this Amendment to Declaration.

7. Effective Date. This Third Amendment to Declaration shall take effect upon recording.

IN WITNESS WHEREOF, the Declarant has executed this Third Amendment to Declaration this 8th day of Feb., 1985.

ATTEST: PROWSWOOD, LTD., a Utah corporation

David Judd
Secretary

By [Signature]
Vice President

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

On the 8th day of February, 1985, personally appeared before me Michael R. Holmes and David C. Judd, who being by me duly sworn, did say that they are the Vice President and Secretary respectively of Prowswood, Ltd., a Utah corporation and the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors and they duly acknowledged to me that said corporation executed the same.

Janet Park
NOTARY PUBLIC
Residing at: Salt Lake City, Utah

My Commission Expires:
10-2-88

EXHIBIT "A"

Phase I

Beginning at a point which is N 89°44'04" E 1284.84 ft. along the south line of a street (500 South Street) and S 0°36'11" E 1047.04 ft. along the west line of a street (Main Street) from the Northwest Corner of Lot 4, Block "L", North Main Street Plat, Bountiful Townsite Survey, and running thence S 89°57'30" W 223.06 ft. along the extended north line of a concrete retaining wall; thence N 0°01'15" W 21.16 ft. along the extended west line of a concrete retaining wall; thence N 37°28'40" E 21.30 FT; thence northwesterly 33.43 ft. along the arc of a 47.08 ft. radius curve to the right through a central angle of 40°41'20" (radius point bears N 37°28'40" E from the beginning of the curve); thence N 11°50' W 69.69 ft. thence northwesterly 10.88 ft. along the arc of a 20.00 ft. radius curve to the left through a central angle of 31°10' (radius point bears S 78°10' W from the beginning of the curve); thence N 43°00' W 20.15 ft.; thence westerly 37.82 ft. along the arc of a 20.00 ft. radius curve to the left through a central angle of 108°21'10" (radius point bears S 47°00' W from the beginning of the curve); thence N 61°21'13" W 25.00 ft.; thence northeasterly 4.62 ft. along the arc of a 100.00 ft. radius curve to the left through a central angle of 2°38'50" (radius point bears N 61°21'10" W from the beginning of the curve); thence N 26°00' E 42.00 ft.; thence northeasterly 189.11 ft. along the arc of a 110.00 ft. radius curve to the right through a central angle of 98°30' (radius point bears S 64°00' E from the beginning of the curve); thence S 55°30' E 49.84 ft.; thence southeasterly 61.27 ft. along the arc of a 100.00 ft. radius curve to the left through a central angle of 35°06'10" (radius point bears N 34°30' E from the beginning of the curve); thence N 89°23'49" E 29.33 ft.; thence S 0°36'11" E 207.99 ft. along said west line of Main Street to the point of beginning. Containing 1.3929 acres.

Phase II

Beginning at the Southwest Corner of CARRIAGE CROSSING CONDOMINIUM PHASE I and the Corner of an existing concrete retaining wall which point is N 89°44'04" E 1284.84 ft. along the south line of a street (500 South Street) and S 0°36'11" E 1047.04 ft. along the West line of a street (Main Street) and S 89°57'30" W 223.06 ft. along the South boundary of said CARRIAGE CROSSING CONDOMINIUMS PHASE I from the Northwest

corner of Lot 4 Block "L", North Mill Creek Plat, Bountiful Townsite Survey; and running thence S 89°57'30" W 79.73 ft., thence N 23°53'30" W 81.99 ft.; thence S 89°50'26" W 82.33 ft.; thence N 0°09'34" E 43.72 ft.; thence S 89°50'26" E 10.85 ft.; thence Northeasterly 111.86 ft. along the arc of a 112.50 ft. radius curve to the left through a central angle of 56°58'15" (radius point bears N 0°09'34" E from the beginning of the curve; thence along the boundary of said CARRIAGE CROSSING CONDOMINIUMS PHASE 1 in the following eight courses to the point of beginning; S 61°21'10" E 25.79 ft.; Easterly 37.82 ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of 108°21'10" (radius point bears S 61°21'10" E from the beginning of the curve); S 43°00' E 20.15 ft.; Southeast-erly 10.88 ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of 31°10' (radius point bears S 47°00' W from the beginning of the curve); S 11°50' E 69.69 ft.; southeasterly 33.43 ft. along the arc of a 47.08 ft. radius curve to the left through a central angle of 40°41'20" (radius point bears N 78°10' E from the beginning of the curve); S 37°28'40" W 25.30 ft.; S 0°01'15" E 21.16 ft.

Containing 0.4633 acres.

Phase III

BEGINNING at a point on the West side of an existing concrete retaining wall which point is N 89°44'04" E 1284.84 ft. along the South line of a Street (500 South Street) and S 4°36'11" E 1047.04 ft. along the West line of a street (Main Street), and S 89°57'30" W 223.06 ft. along the South Boundary of Carriage Crossing Condominiums Phase 1 and S 0°01'15" E 112.98 ft. along the West side of said concrete retaining wall from the Northwest corner of Lot 4 Block "L", North Mill Creek Plat, Bountiful Townsite Survey; and running thence S 0°01'15" E 32.45 ft. along the West side of said wall; thence S 4°08'30" W 107.34 ft.; thence N 85°51'30" W 229.09 ft. along an extended fence line and the North line of cinder block wall; thence N 0°09'34" E 97.94 ft.; thence N 89°50'26" W 17.00 ft.; thence N 0°09'34" E 252.00 ft.; thence S 89°50'26" E 17.00 ft.; thence N 0°09'34" E 25.00 ft.; thence S 89°50'26" E 40.00 ft.; thence S 0°09'34" W 43.72 ft.; along the boundary of Carriage Crossing Condominiums Phase 2; thence N 89°50'26" W 17.50 ft.; thence S 0°09'34" W 187.28 ft.; thence S 89°50'26" E 21.00 ft.; thence N 0°09'34" E 25.68 ft.; thence S 89°50'26" E 112.54 ft.; thence S 0°01'15" E 20.67 ft.; thence N 89°57'30" E 79.73 ft. to the point of beginning. Containing 1.1013 acres.

EXHIBIT "B"

Additional Land

Beginning at the Southwest corner on the most Southerly line of CARRIAGE CROSSING CONDOMINIUMS PHASE 1, in Bountiful City, Davis County, Utah, which is N 89°44'04"E 1284.84 ft. along the South line of a street (500 South Street) and S 0°36'11"E 1047.04 ft. along the West line of a street (Main Street) and S 89°57'30"W 223.06 ft. along the South boundary of said Carriage Crossing Condominiums Phase I from the Northwest corner of Lot 4 of Block L, North Mill Creek Plat, Bountiful Townsite Survey and running thence S 0°01'15" E 112.98 ft. along a fence line to the Northeast corner of the most Easterly line of Carriage Crossing Condominiums Phase 3; thence along the boundary of said Carriage Crossing Condominiums Phase 3 in the following seven courses: S 89°57'30"W 79.73 ft.; N 0°01'15" W 20.67 ft.; N 89°50'26" W 112.54 ft.; S 0°09'34" W 20.08 ft.; N 89°50'26" W 21.00 ft.; N 0°09'34" E 187.28 ft.; S 89°50'26" E 17.50 ft.; thence along the boundary of Carriage Crossing Phase 2 in the following three courses to the point of beginning: S 89°50'26"E 82.33 ft., S 23°53'30"E 81.99 ft.; N 89°57'30" E 79.73 ft. Containing 0.6996 acres.

EXHIBIT "C"

(Phases I, II, III and IV)

CARRIAGE CROSSING, A CONDOMINIUM PROJECT

<u>Unit #</u>	<u>Type of Unit</u>	<u>Limited Common Areas and Facilities Appurtenant To Unit</u>	<u>Square Footage of Unit</u>	<u>Appurtenant % of Ownership in Common Areas and Facilities</u>
<u>Bldg. #1</u>		<u>Carport #</u>		
1101	B	14	900	1.105
1102	B	13	900	1.105
1103	A	23	900	1.105
1104	A	6	900	1.105
1105	E	15	985	1.210
1106	E	21	985	1.210
1107	E	1	985	1.210
1108	E	3	985	1.210
1201	B	12	900	1.105
1202	B	11	900	1.105
1203	A	5	900	1.105
1204	A	7	900	1.105
1205	F	16	1,344	1.650
1206	F	22	1,344	1.650
1207	F	2	1,344	1.650
1208	F	4	1,344	1.650
1301	D	10	1,250	1.535
1302	D	24	1,250	1.535
1303	C	8	1,250	1.535
1304	C	9	1,250	1.535
<u>Bldg. #2</u>		<u>Carport #</u>		
2101	B	20	900	1.105
2102	B	19	900	1.105
2103	B	18	900	1.105
2104	B	17	900	1.105
2105	E	25	985	1.210
2106	L	27	985	1.210
2201	B	36	900	1.105
2202	B	32	900	1.105
2203	B	30	900	1.105
2204	B	31	900	1.105
2205	F	26	1,344	1.650

<u>Unit 2</u>	<u>Type of Unit</u>	<u>Limited Common Areas and Facilities Appurtenant To Unit</u>	<u>Square Footage of Unit</u>	<u>Appurtenant % of Ownership in Common Areas and Facilities</u>
<u>Bldg. #1</u>		<u>Carport #</u>		
2206	F	28	1,344	1.650
2301	D	33	1,250	1.540
2302	D	34	1,250	1.540
2303	D	29	1,250	1.540
2304	D	36	1,250	1.540
<u>Bldg. #3</u>		<u>Carport #</u>		
3101	B	50	900	1.105
3102	B	51	900	1.105
3103	A	42	900	1.105
3104	A	43	900	1.105
3105	E	53	985	1.210
3106	E	54	985	1.210
3107	E	39	985	1.210
3108	E	40	985	1.210
3201	B	52	900	1.105
3202	B	49	900	1.105
3203	A	44	900	1.105
3204	A	41	900	1.105
3205	F	55	1344	1.650
3206	F	56	1344	1.650
3207	F	37	1344	1.650
3208	F	38	1344	1.650
3301	D	43	1250	1.540
3302	D	47	1250	1.540
3303	C	46	1250	1.540
3304	C	45	1250	1.540
<u>Bldg. #4</u>		<u>Carport #</u>		
4101	A	72	900	1.105
4102	A	71	900	1.105
4103	B	70	900	1.105
4104	B	69	900	1.105
4105	E	74	985	1.210
4106	E	76	985	1.210
4107	E	59	985	1.210
4108	E	60	985	1.210
4201	A	64	900	1.105
4202	A	63	900	1.105
4203	B	62	900	1.105
4204	B	61	900	1.105
4205	F	73	1344	1.650

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<u>Unit 3</u>	<u>Type of Unit</u>	<u>Limited Common Areas and Facilities Appurtenant To Unit</u>	<u>Square Foot- age of Unit</u>	<u>Appurtenant % of Ownership in Common Areas and Facilities</u>
4206	F	75	1344	1.650
4207	F	57	1344	1.650
4208	F	58	1344	1.650
4301	C	68	1250	1.540
4302	C	67	1250	1.540
4303	D	66	1250	1.540
4304	D	65	1250	1.540
TOTAL			<u>81,406</u>	<u>100.000</u>