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Prowswood, Ltd.
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FOURTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
CARRIAGE CROSSING (PHASE V)
AN EXPANDABLE CONDOMINIUM COMMUNITY

ALL - Carriage Crossing #1
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THIS FOURTH 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 and by a Third Amendment to Declaration (Phase IV) recorded February 19, 1985, as Entry No. 694902 in Book 1023 at Page 732 and Record of Survey Map for Phase IV recorded February 19, 1985, as Entry No. 694901 in Book 1023 at Page 731. 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 V Land") which is a portion of the Additional Land described in the Declaration. The Record of Survey Map Phase V of the Project ("Phase V 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 fourth expansion of the Project.

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

E. There currently exists in the Project seventy-six (76) Units. This Amendment to Declaration and the Phase V Map expands the Project to include twenty (20) Additional Units and Additional Common and Limited Common Areas, all as depicted on the Phase V Map. After the recording of the Phase V Map and this Amendment to Declaration, there will be a total ninety-six (96) 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 V 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 V Map and will be subject to easements which are reserved through the Project as may be required for utility services.

The Phase V 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 V 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

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 Mill Creek 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 25.30 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°21'10" 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 29.55 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 0.4833 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 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 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 52.45 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 20.08 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.

PHASE IV

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 "B"

Additional Land

Beginning at the Northwest corner of the most Northerly line of Carriage Crossing Condominiums Phase 3 in Bountiful City, Davis County, Utah, which point is $N89^{\circ}44'04''E$ 82322 feet along the South line of a street (500 South Street) and $S0^{\circ}09'34''W$ 926.00 ft. and $S89^{\circ}50'26''E$ 17.00 feet from the Northwest corner of Lot 4, Block L, North Mill Creek Plat, Bountiful Townsite Survey and running thence $N89^{\circ}50'26''W$ 17.00 feet; thence $N0^{\circ}09'34''E$ 64.00 feet; thence $S89^{\circ}50'26''E$ 17.50 feet; thence $N0^{\circ}09'34''E$ 90.00 ft; thence $N89^{\circ}50'26''W$ 17.50 feet; thence $N0^{\circ}09'34''E$ 172.00 feet; thence $S89^{\circ}50'26''E$ 39.98 feet; thence Northwesterly 13.81 feet along the arc of a 87.50 feet radius curve to the right through a central angle of $9^{\circ}02'25''$ (radius point bears $S83^{\circ}50'25''E$ from the beginning of the curve; thence $N15^{\circ}12'E$ 15.00 feet along a tangent line; thence $S74^{\circ}48'E$ 17.00 feet; thence $N15^{\circ}12'E$ 60.55 feet; thence $S59^{\circ}15'45''E$ 183.03 feet; thence $S30^{\circ}44'15''W$ 98.54 feet; thence $N59^{\circ}15'45''W$ 15.88 feet; thence $N44^{\circ}50'26''W$ 43.50 feet; thence $N89^{\circ}50'26''W$ 80.54 feet; thence $S0^{\circ}09'34''W$ 46.00 feet; thence $N89^{\circ}50'26''W$ 21.50 feet; thence $S0^{\circ}09'34''W$ 223.00 feet; thence $N89^{\circ}50'26''W$ 22.50 feet along the North boundary of said Carriage Crossing Phase 3 to the Point of Beginning. Containing 0.7169 acres.

EXHIBIT "C"

(Phases I through V)

CARRIAGE CROSSING, A CONDOMINIUM PROJECT

<u>Unit No.</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	0.874
1102	B	13	900	0.874
1103	A	23	900	0.874
1104	A	6	900	0.874
1105	E	15	985	0.956
1106	E	21	985	0.956
1107	E	1	985	0.956
1108	E	3	985	0.956
1201	B	12	900	0.874
1202	B	11	900	0.874
1203	A	5	900	0.874
1204	A	7	900	0.874
1205	F	16	1,344	1.305
1206	F	22	1,344	1.305
1207	F	2	1,344	1.305
1208	F	4	1,344	1.305
1301	D	10	1,250	1.214
1302	D	24	1,250	1.214
1303	C	8	1,250	1.213
1304	C	9	1,250	1.213
<u>Bldg. #2</u>		<u>Carport #</u>		
2101	B	20	900	0.874
2102	B	19	900	0.874
2103	B	18	900	0.874
2104	B	17	900	0.874
2105	E	25	985	0.956
2106	E	27	985	0.956
2201	B	35	900	0.874
2202	B	32	900	0.874
2203	B	30	900	0.874
2204	B	31	900	0.874
2205	F	26	1,344	1.305

<u>Unit No.</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. #2 (cont.)</u>				
		<u>Carport #</u>		
2206	F	28	1,244	1.305
2301	D	33	1,250	1.214
2302	D	34	1,250	1.214
2303	D	29	1,250	1.214
2304	D	36	1,250	1.214
<u>Bldg. #3</u>				
		<u>Carport #</u>		
3101	B	50	900	0.874
3102	B	51	900	0.874
3103	A	42	900	0.874
3104	A	43	900	0.874
3105	E	53	985	0.956
3106	E	54	985	0.956
3107	E	39	985	0.956
3108	E	40	985	0.956
3201	B	52	900	0.874
3202	B	49	900	0.874
3203	A	44	900	0.874
3204	A	41	900	0.874
3205	F	55	1344	1.305
3206	F	56	1344	1.305
3207	F	37	1344	1.305
3208	F	38	1344	1.305
3301	D	48	1250	1.214
3302	D	47	1250	1.214
3303	C	46	1250	1.213
3304	C	45	1250	1.213
<u>Bldg. #4</u>				
		<u>Carport #</u>		
4101	A	72	900	0.874
4102	A	71	900	0.874
4103	B	70	900	0.874
4104	B	69	900	0.874
4105	E	74	985	0.956
4106	E	76	985	0.956
4107	E	59	985	0.956
4108	E	60	985	0.956
4201	A	64	900	0.874
4202	A	63	900	0.874
4203	B	62	900	0.874
4204	B	61	900	0.874
4205	F	73	1344	1.305

<u>Unit No.</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>
<u>Bldg. #4 (cont.)</u>				
4206	F	75	1344	1.305
4207	F	57	1344	1.305
4208	F	58	1344	1.305
4301	C	68	1250	1.213
4302	C	67	1250	1.213
4303	D	66	1250	1.214
4304	D	65	1250	1.214
<u>Bldg. #7</u>				
7101	A	110	900	0.874
7102	A	112	900	0.874
7103	B	114	900	0.874
7104	B	116	900	0.874
7105	E	120	985	0.956
7106	E	124	985	0.956
7107	E	121	985	0.956
7108	E	117	985	0.956
7201	A	125	900	0.874
7202	A	126	900	0.874
7203	B	127	900	0.874
7204	B	128	900	0.874
7205	F	118	1344	1.305
7206	F	122	1344	1.305
7207	F	123	1344	1.305
7208	F	119	1344	1.305
7301	C	109	1268	1.231
7302	C	111	1268	1.231
7303	D	113	1268	1.231
7304	D	115	1268	1.231

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