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11/25/98 10:05 AM 39.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
AARON RICHARDSON
2365 E 2815 S
SLC UT 84189
REC BY: V ASHBY DEPUTY - WI

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
AND
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CONNAUGHT PLACE CONDOMINIUM

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Connaught Place Condominium, a condominium Development ("Connaught Place"), was recorded on November 19, 1998, 1998, as Entry No. 7160609 at Book 8167, Page 2796 (the "Declaration"); and

WHEREAS, no units in the Project have been sold and Declarant, pursuant to said Declaration of Covenants, Conditions and Restrictions, is permitted to amend the Declaration of Covenants, Conditions and Restrictions by recording this Amendment;

WHEREAS, Exhibit A, B and C of said Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Connaught Place Condominium were inadvertently not attached and recorded with the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions;

NOW, THEREFORE, the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Connaught Place Condominium is amended as follows:

1.18 "Parcel" shall mean the real property legally described on Exhibit A attached hereto, and all the buildings, improvements and permanent fixtures located thereon, and all easements and rights appurtenant thereto.

1.20 "Plat" means the record of survey map of the Parcel submitted with respect to this Condominium and showing thereon eighteen (18) Units, each of which is identified by a Unit Number. A copy of the Plat is included as Exhibit B, attached hereto and hereby incorporated by reference. The original Plat is recorded in Book 98-11P, beginning at Page 329, in the records of the County Recorder of Salt Lake County, Utah. "Plat" shall also refer to any additional plat which may be recorded with any Supplemental Declaration.

3.5 Allocated Interest of Each Unit in the Common Areas and Facilities. The designation of the Allocated Interest which each Unit has in the Common Areas and Facilities is set forth in Exhibit C, attached hereto.

3.6 Allocated Interest of Each Unit in the Votes of the Association. The designation of the Allocated Interest

BK 8174 PG 0123

which each Unit has in the votes of the Association is set forth in Exhibit C, attached hereto.

3.7 Allocated Interest of Each Unit in the Common Expenses of the Condominium. The designation of the Allocated Interest which each Unit bears in the Common Expenses of the Condominium is set forth in Exhibit C, attached hereto.

The legal description of Connaught Place is attached hereto as Exhibit A.

IN WITNESS WHEREOF, Declarant has executed this Amendment to Declaration as of this 23rd day of November, 1998.

DECLARANT

ASTONIA DEVELOPMENT GROUP, INC.
An Arizona Corporation

By Juri Roopra, President

)
) ss.
)

On this 23rd day of November, 1998, before me personally appeared Juri Roopra, who acknowledged himself to be the President of Astonia Development Group, Inc., and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained and in the capacity therein stated.

[Signature]
Notary Public

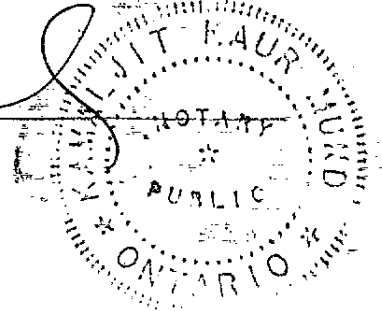


EXHIBIT A

TO

DECLARATION OF CONDOMINIUM AND DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

OF

CONNAUGHT PLACE CONDOMINIUM

Real property located at 379 East 600 South, Salt Lake City, Salt Lake County, Utah, and more particularly described as follows:

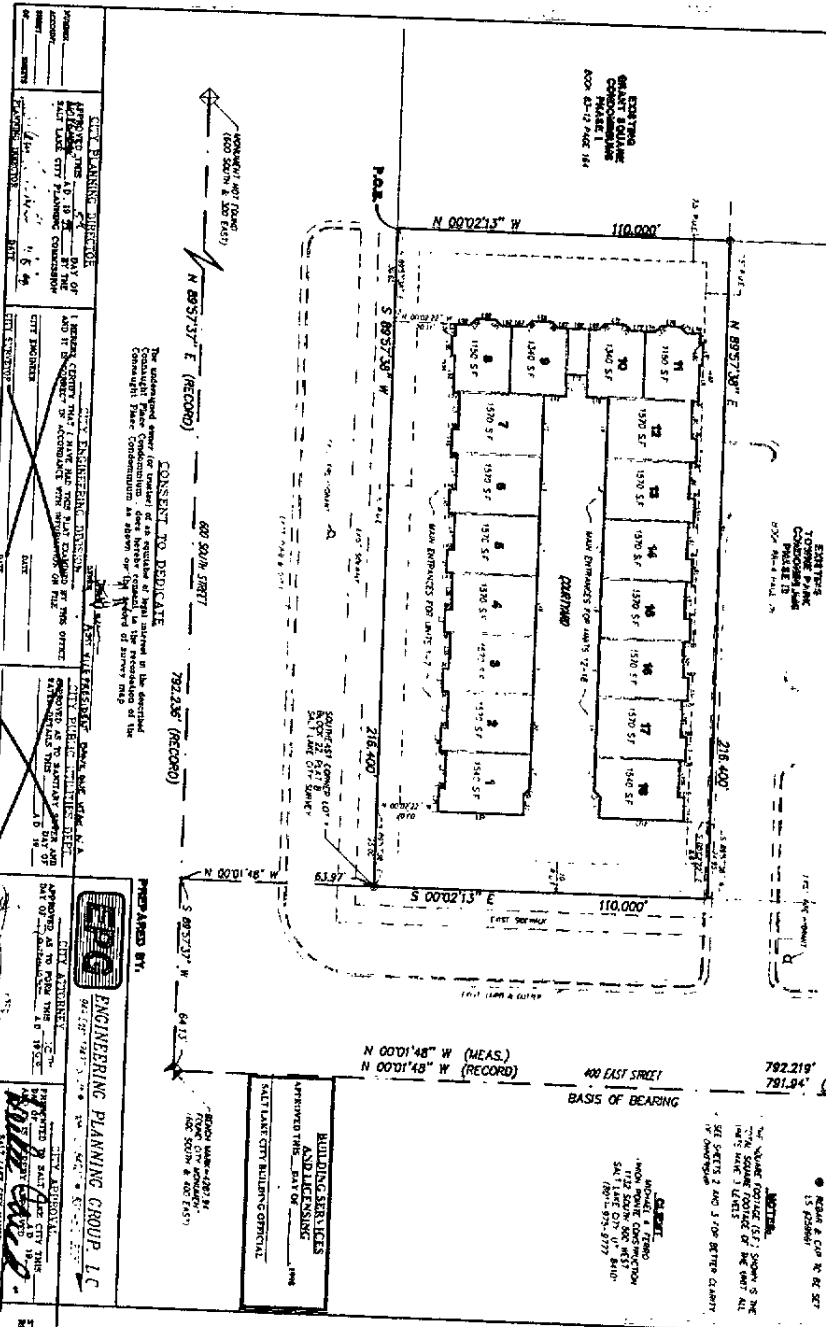
Beginning at a point which is South $89^{\circ}57'38''$ West 216.40 feet from the Southeast corner of Lot 1, Block 22, Plat "B", Salt Lake City Survey; thence North $0^{\circ}02'13''$ West 110 feet; thence North $89^{\circ}57'38''$ East 216.40 feet; thence South $0^{\circ}02'13''$ East 110 feet; thence South $89^{\circ}57'38''$ West 216.40 feet to the point of beginning.

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CONNAUGHT PLACE CONDOMINIUMS

UNIT LIST

UNIT NO.	AREA (SQ. FT.)	COMMONS AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	1,100	100	1,200	1.25%
2	1,100	100	1,200	1.25%
3	1,100	100	1,200	1.25%
4	1,100	100	1,200	1.25%
5	1,100	100	1,200	1.25%
6	1,100	100	1,200	1.25%
7	1,100	100	1,200	1.25%
8	1,100	100	1,200	1.25%
9	1,100	100	1,200	1.25%
10	1,100	100	1,200	1.25%
11	1,100	100	1,200	1.25%
12	1,100	100	1,200	1.25%
13	1,100	100	1,200	1.25%
14	1,100	100	1,200	1.25%
15	1,100	100	1,200	1.25%
16	1,100	100	1,200	1.25%
17	1,100	100	1,200	1.25%
18	1,100	100	1,200	1.25%
19	1,100	100	1,200	1.25%
20	1,100	100	1,200	1.25%
21	1,100	100	1,200	1.25%
22	1,100	100	1,200	1.25%
23	1,100	100	1,200	1.25%
24	1,100	100	1,200	1.25%
25	1,100	100	1,200	1.25%
26	1,100	100	1,200	1.25%
27	1,100	100	1,200	1.25%
28	1,100	100	1,200	1.25%
29	1,100	100	1,200	1.25%
30	1,100	100	1,200	1.25%
31	1,100	100	1,200	1.25%
32	1,100	100	1,200	1.25%
33	1,100	100	1,200	1.25%
34	1,100	100	1,200	1.25%
35	1,100	100	1,200	1.25%
36	1,100	100	1,200	1.25%
37	1,100	100	1,200	1.25%
38	1,100	100	1,200	1.25%
39	1,100	100	1,200	1.25%
40	1,100	100	1,200	1.25%
41	1,100	100	1,200	1.25%
42	1,100	100	1,200	1.25%
43	1,100	100	1,200	1.25%
44	1,100	100	1,200	1.25%
45	1,100	100	1,200	1.25%
46	1,100	100	1,200	1.25%
47	1,100	100	1,200	1.25%
48	1,100	100	1,200	1.25%
49	1,100	100	1,200	1.25%
50	1,100	100	1,200	1.25%
51	1,100	100	1,200	1.25%
52	1,100	100	1,200	1.25%
53	1,100	100	1,200	1.25%
54	1,100	100	1,200	1.25%
55	1,100	100	1,200	1.25%
56	1,100	100	1,200	1.25%
57	1,100	100	1,200	1.25%
58	1,100	100	1,200	1.25%
59	1,100	100	1,200	1.25%
60	1,100	100	1,200	1.25%
61	1,100	100	1,200	1.25%
62	1,100	100	1,200	1.25%
63	1,100	100	1,200	1.25%
64	1,100	100	1,200	1.25%
65	1,100	100	1,200	1.25%
66	1,100	100	1,200	1.25%
67	1,100	100	1,200	1.25%
68	1,100	100	1,200	1.25%
69	1,100	100	1,200	1.25%
70	1,100	100	1,200	1.25%
71	1,100	100	1,200	1.25%
72	1,100	100	1,200	1.25%
73	1,100	100	1,200	1.25%
74	1,100	100	1,200	1.25%
75	1,100	100	1,200	1.25%
76	1,100	100	1,200	1.25%
77	1,100	100	1,200	1.25%
78	1,100	100	1,200	1.25%
79	1,100	100	1,200	1.25%
80	1,100	100	1,200	1.25%
81	1,100	100	1,200	1.25%
82	1,100	100	1,200	1.25%
83	1,100	100	1,200	1.25%
84	1,100	100	1,200	1.25%
85	1,100	100	1,200	1.25%
86	1,100	100	1,200	1.25%
87	1,100	100	1,200	1.25%
88	1,100	100	1,200	1.25%
89	1,100	100	1,200	1.25%
90	1,100	100	1,200	1.25%
91	1,100	100	1,200	1.25%
92	1,100	100	1,200	1.25%
93	1,100	100	1,200	1.25%
94	1,100	100	1,200	1.25%
95	1,100	100	1,200	1.25%
96	1,100	100	1,200	1.25%
97	1,100	100	1,200	1.25%
98	1,100	100	1,200	1.25%
99	1,100	100	1,200	1.25%
100	1,100	100	1,200	1.25%



ACKNOWLEDGEMENTS

STATE OF UTAH § 5

County of Salt Lake § 5

On this 14th day of October, A.D. 1988, personally appeared before me, _____, a Notary Public for the State of Utah, _____, the undersigned owner of the above described premises, and she acknowledged to me that she executed the foregoing instrument for the purposes and consideration therein expressed.

Notary Public for the State of Utah

ENGINEERING PLANNING GROUP, L.C.

REGISTERED PROFESSIONAL ENGINEERS

APPROVED THIS _____ DAY OF _____, 1988.

BUILDING SERVICES AND LICENSES

APPROVED THIS _____ DAY OF _____, 1988.

SALT LAKE CITY BUILDING OFFICIAL

APPROVED THIS _____ DAY OF _____, 1988.

OWNER'S DEDICATION

Know all men by these presents that we, the owners of the tract of land described herein as Connaught Place Condominiums, a Utah condominium project, have caused a survey to be made and this tract of land, hereinafter referred to as "the tract," to be prepared, do hereby give our consent to the recording of the plat of said tract and the map and plat of the same to the Utah Condominium Ownership Act.

In witness hereof, we have hereunto set our hands this _____ day of _____, A.D. 19____.

DEED

RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, ON _____ DAY OF _____, 1988.

NOTARIAL CERTIFICATE

Notary Public for the State of Utah

My commission expires _____

LEGEND

- Shaded area: Common Area
- Line with dots: Unit Boundary
- Line with dashes: Limited Common Ownership
- Line with triangles: NEAR & FAR W. R. SET
- Line with squares: EASEMENT

CONNAUGHT PLACE CONDOMINIUMS

LOCATED IN BLOCK 22, PLAT 5

SALT LAKE COUNTY RECORDS

STATE OF UTAH

County of Salt Lake

Know all men by these presents that _____, the undersigned owner of the above described premises, do hereby give our consent to the recording of the plat of said tract and the map and plat of the same to the Utah Condominium Ownership Act.

ACKNOWLEDGEMENT

On this _____ day of _____, 1988, personally appeared before me _____, a Notary Public for the State of Utah, _____, the undersigned owner of the above described premises, and she acknowledged to me that she executed the foregoing instrument for the purposes and consideration therein expressed.

DEED

RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, ON _____ DAY OF _____, 1988.

NOTARIAL CERTIFICATE

Notary Public for the State of Utah

My commission expires _____

LEGEND

- Shaded area: Common Area
- Line with dots: Unit Boundary
- Line with dashes: Limited Common Ownership
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ACKNOWLEDGEMENTS

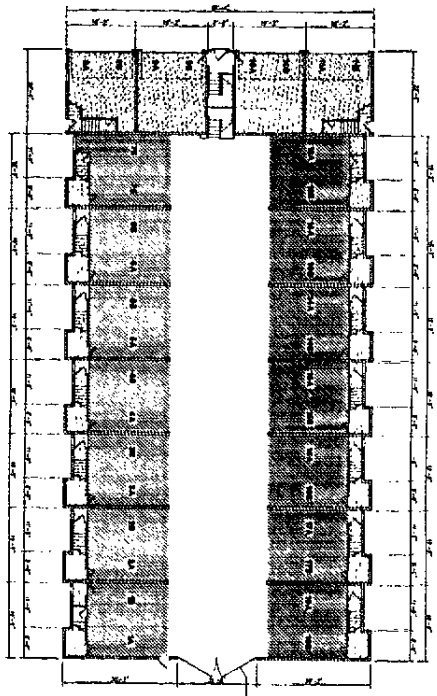
STATE OF UTAH § 5

County of Salt Lake § 5

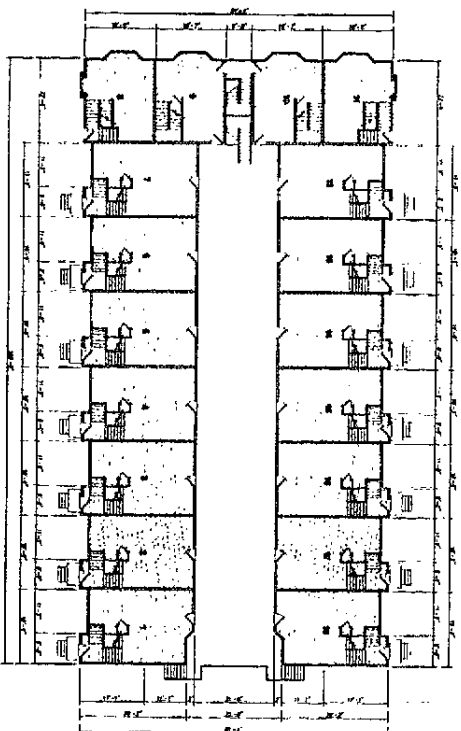
On this _____ day of _____, A.D. 1988, personally appeared before me, _____, a Notary Public for the State of Utah, _____, the undersigned owner of the above described premises, and she acknowledged to me that she executed the foregoing instrument for the purposes and consideration therein expressed.

CONNAUGHT PLACE CONDOMINIUMS

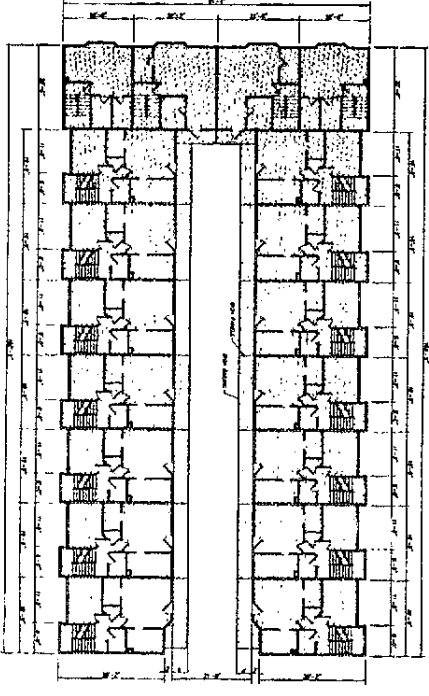
- LEGEND**
- Common Area
 - Unit
 - Unit Condominium



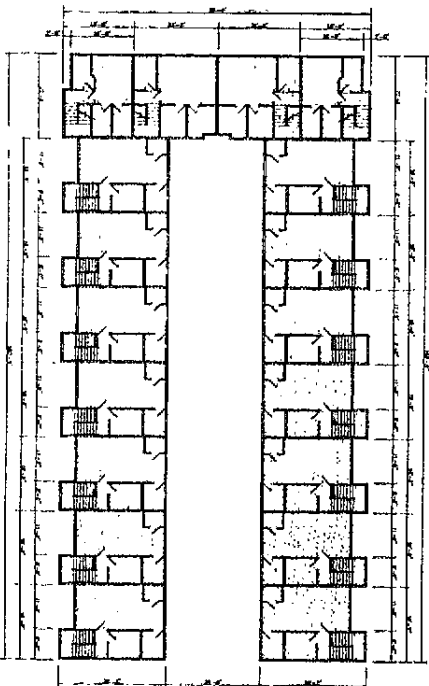
SECOND FLOOR PLAN



THIRD FLOOR PLAN



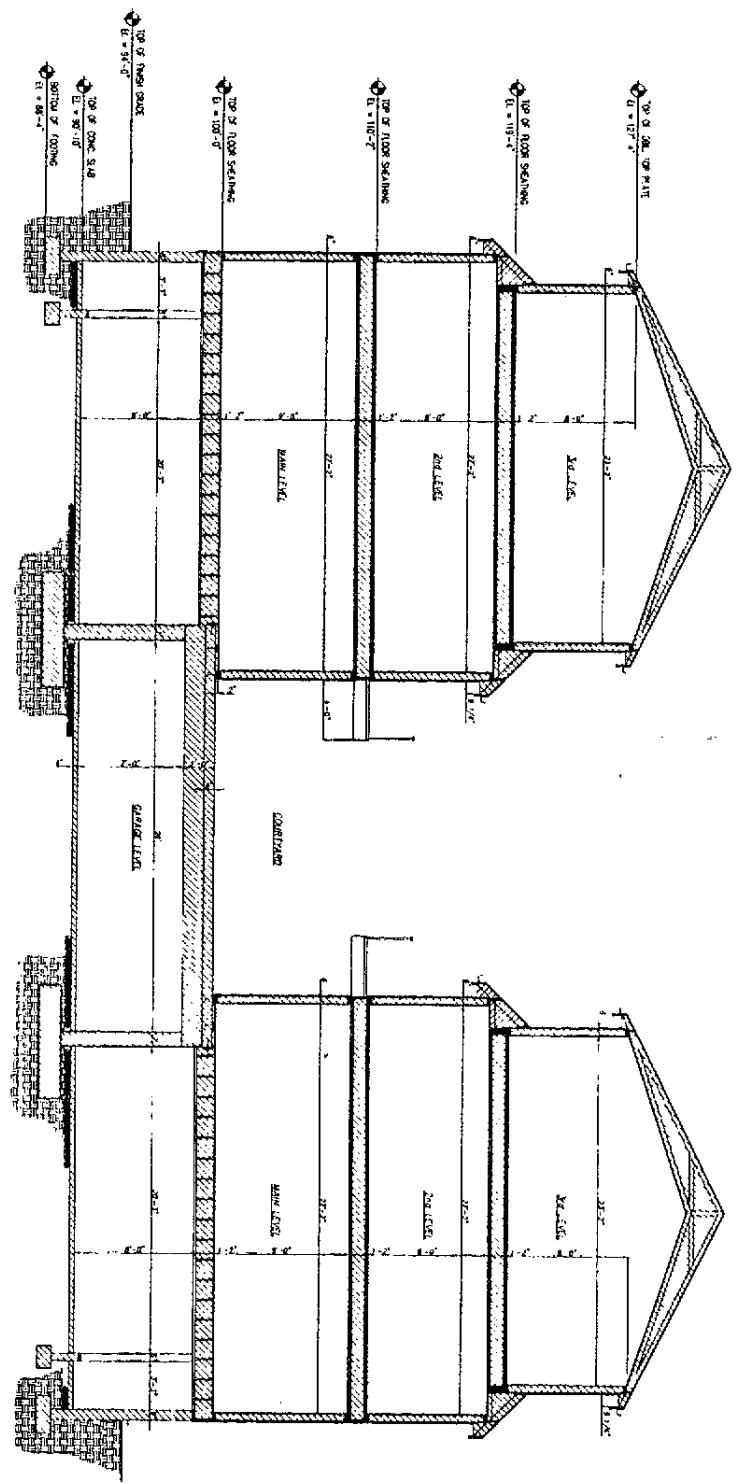
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

RECORDED & FILED AT THE
 OFFICE OF THE CLERK OF COURTS
 COUNTY OF SALT LAKE, UTAH
 DATE: SEPTEMBER 17, 1999
 BY: [Signature]
 2 OF 2

CONNAUGHT PLACE CONDOMINIUMS



3RD FLOOR PLAN

LEGEND
 [Symbol] COMMON AREA
 [Symbol] UNIT OWNER
 [Symbol] UNIT COMMON OWNER

RECORD & TITLE
 STATE OF UTAH, COUNTY OF SALT LAKE ARCHING AND FILED AT THE
 REQUEST OF _____ BOOK 28, PAGE 128
 DATE _____ TIME _____
 SALT LAKE COUNTY RECORDERS
 DATE OCTOBER 12, 1998
 TEL. 570-5700-1311

EXHIBIT C
TO
DECLARATION OF CONDOMINIUM
FOR
CONNAUGHT PLACE CONDOMINIUM

Unit Designation	Size in Square Feet	Percentage of Undivided Interest In Common Areas and Facilities, Voting Rights and Share of Expenses
1	1540	5.725%
2	1570	5.837%
3	1570	5.837%
4	1570	5.837%
5	1570	5.837%
6	1570	5.837%
7	1570	5.837%
8	1150	4.275%
9	1340	4.982%
10	1340	4.982%
11	1150	4.275%
12	1570	5.837%
13	1570	5.837%
14	1570	5.837%
15	1570	5.837%
16	1570	5.837%
17	1570	5.837%
18	1540	5.725%

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