

FIRST AMENDMENT

03-125-0201 ^{Thru} 0204
0501 + 0502

TO

DECLARATION OF CONDOMINIUM

OF

DANBURY LANE (PHASE II)

AN EXPANDABLE CONDOMINIUM COMMUNITY

THIS FIRST 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 May 12, 1986, 1986, Declarant executed a Declaration of Condominium of Danbury Lane Phase I, an Expandable Condominium Community (the "Declaration") as part of a Plan for the Danbury Lane Condominium Project (the "Project"), which Declaration was recorded in the Office of the County Recorder of Davis County, State of Utah, on May 20, 1986, as Entry No. 737254 in Book 1089 at Pages 842 through 905. The Declaration and the Map submitted to the provisions of the Act and following described real property situated in Davis 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 expand the Project.

C. Declarant is the record owner of the real property described on Exhibit "B" attached hereto (the "Phase 2 Land") which is a portion of the Additional Land described in the Declaration. The Record of Survey Map Phase 2 of the Project ("Phase 2 Map") consists of three (3) sheets, prepared and certified to by J. Scott Balling, a Utah Registered Land Surveyor. Upon recordation, this document shall effect the first expansion of the Project.

SECURITY TITLE COMPANY

BOOK 1089

0737256

905

ENCLOSURE

1986

D. It is the intent of the Declaration that the Phase 2 Land shall become subject to the Declaration.

E. There currently exists in the Project eight (8) Units. This Amendment to Declaration and the Phase 2 Map expand the Project to include six (6) Additional Units and additional Common and Limited Common Areas, all as depicted on the Phase 2 Map. After the recording of the Phase 2 Map and this Amendment to Declaration, there will be a total fourteen (14) 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 2 of the Project include two (2) two story buildings - one containing

four (4) Units and the other two (2) Units each constructed principally of concrete foundation with exterior walls of a combination of hard board siding and brick or brick veneer, asphalt shingle roofing, interior walls of wood studs, plywood and dry wall plaster. Each unit has a two car garage. Said improvements are located substantially as shown in the Phase 2 Map and will be subject to easements which are reserved through the Project as may be required for utility services.

The Phase 2 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 patio areas contiguous with the Unit as indicated on the Phase 2 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 square footage of the Unit; and (iii) the appurtenant Percentage Ownership Interest in Common Areas and Facilities after the expansion accomplished by this Amendment to Declaration.

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

IN WITNESS WHEREOF, the Declarant has executed this First Amendment to Declaration this 14 day of MAY, 1986.

ATTEST: PROSWOOD, LTD., a Utah corporation

[Signature]
Secretary

By [Signature]
Vice President

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

On the 14th day of May, 1986, 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.

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake City, Utah

My Commission Expires:
10-8-88

SCM2108P

EXHIBIT "A"

Beginning on the West line of 200 West Street at a point which is South $0^{\circ}08'06''$ East 506.00 feet along said West line of 200 West Street from the Northeast corner of Lot 3, Block 8, North Mill Creek Plat, Bountiful Townsite Survey, in the City of Bountiful, and running thence South $0^{\circ}08'06''$ East 169.30 feet along said West line of 200 West Street; thence North $87^{\circ}59'58''$ West 134.10 feet; thence North $0^{\circ}13'06''$ West 135.11 feet; thence South $89^{\circ}46'54''$ West 92.00 feet; thence South $0^{\circ}13'06''$ East 128.00 feet; thence South $89^{\circ}46'54''$ West 116.00 feet; thence North $0^{\circ}13'06''$ West 157.00 feet; thence North $89^{\circ}46'54''$ East 342.24 feet to the point of beginning.

EXHIBIT "B"

ADDITIONAL LAND

PARCEL 1:

Beginning at a point on the boundary of Danbury Lane Condominiums Phase 1 which is South $0^{\circ}08'06''$ East 675.30 feet along the West line of 200 West Street (a 66 foot wide road) and North $87^{\circ}59'58''$ West 134.10 feet along the South Boundary of said Danbury Lane Condominiums Phase 1 from the Northeast corner of Lot 3, Block 8, North Mill Creek Plat, Bountiful Townsite Survey, in the City of Bountiful, and running thence North $87^{\circ}59'58''$ West 48.10 feet; thence North $83^{\circ}24'25''$ West 44.25 feet to a point on the boundary of said Danbury Lane Condominiums Phase 1; thence along the boundary of said Danbury Lane Condominiums Phase 1; in the following three courses to the point of beginning; North $0^{\circ}13'06''$ West 128.00 feet; North $89^{\circ}46'54''$ East 92.00 feet; South $0^{\circ}13'06''$ East 135.11 feet.

PARCEL 2:

Beginning at a point on the boundary of Danbury Lane Condominiums Phase 1 which is South $0^{\circ}08'06''$ East 506.00 feet along the West line of 200 West Street (a 66 foot wide road) and South $89^{\circ}46'54''$ West 313.44 feet along the North boundary of said Danbury Lane Condominiums Phase 1 from the Northeast corner of Lot 3, Block 8, North Mill Creek Plat, Bountiful Townsite Survey, in the City of Bountiful, and running thence South $89^{\circ}46'54''$ West 28.80 feet along said North Boundary of Danbury Lane Condominiums Phase 1; thence North $0^{\circ}13'06''$ West 67.93 feet; thence South $89^{\circ}51'54''$ West 85.08 feet; thence North $0^{\circ}08'06''$ West 74.00 feet; thence North $89^{\circ}51'54''$ East 113.98 feet; thence South $0^{\circ}08'06''$ East 141.89 feet to the point of beginning.

EXHIBIT "C"

(Phases 1 and 2)

DANBURY LANE, A CONDOMINIUM PROJECT

<u>Unit #</u>	<u>Typ of Unit</u>	<u>Square Foot- age of Unit</u>	<u>Appurtenant % of Ownership in Common Areas and Facilities</u>
<u>Bldg. #1</u>			
101	C	1,085	6.3806
102	B	1,387	8.1592
103	B	1,387	8.1592
104	C	1,085	6.3806
<u>Bldg. #2</u>			
201	C	1,085	6.3806
202	B	1,387	8.1592
203	B	1,387	8.1592
204	C	1,085	6.3806
<u>Bldg. #3</u>			
301	C	1,085	6.3806
302	B	1,387	8.1592
303	B	1,387	8.1592
304	C	1,085	6.3806
<u>Bldg. #5</u>			
501	C	1,085	6.3806
502	C	1,085	6.3806
TOTAL		17,002	100.0000