

WHEN RECORDED, RETURN TO:

Holmes & Associates, L.C.  
9345 South 1300 East  
Sandy, Utah 84094

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06/15/99 4:41 PM 27 - 00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
HOLMES & ASSOCIATES LC  
9345 S 1300 E  
SANDY, UT 84094  
REC BY:R JORDAN ,DEPUTY - WI

**AMENDMENT NO. FOUR  
FOR EXPANSION OF  
THE FIELDS OF DRAPER CONDOMINIUMS**

**(An Expandable Condominium Project)**

THIS AMENDMENT NO. FOUR ("Amendment") to the Amended and Restated Declaration of Condominium of The Fields at Draper Condominiums, an expandable condominium project (the "Declaration"), is made effective as of the date of recording hereof in the Salt Lake County Recorder's Office by HOLMES & ASSOCIATES, L.C. ("Declarant") pursuant to Section 57-8-13.6 of the Utah Condominium Ownership Act and Article 16 of the Declaration.

**RECITALS:**

A. Declarant filed a Declaration of Covenants, Conditions and Restrictions of The Fields of Draper Phase 2C Condominiums on May 1, 1998, as Entry Number 6949319 in Book 7965, Beginning at Page 229 of the official records of Salt Lake County, Utah, together with a Record of Survey Map recorded in Book 98-05, at Page 107, as Entry Number 6949318.

B. Declaration has modified the declaration as follows:

- (1) Declaration of Partial Removal of The Fields at Draper Phase 2C Condominiums recorded September 12, 1998, as Entry Number 7095021, in Book 8101, beginning at Page 1447 of the official records of Salt Lake County, Utah;
- (2) Amended and Restated Declaration of Condominiums of the Fields at Draper Condominiums as Expandable Residential Condominium Project, recorded September 23, 1998, as Entry Number 7095024, in Book 8101, beginning at Page 1454 of the official records of Salt Lake Country, Utah;
- (3) Amendment No. One for Expansion of The Fields at Draper Condominiums, recorded September 23, 1998, as Entry Number 7095025, in Book 8101, beginning at Page 1535 of the official records of Salt Lake County, Utah; and
- (4) Amendment No. Two for Expansion of The Fields at Draper Condominiums, recorded December 21, 1998, as Entry Number 7196015, in Book 8202, beginning at Page 1908 of the official records of Salt Lake County, Utah (the "Phase Three Amendment").

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- (5) Amendment No. Three for Expansion of The Fields at Draper Condominiums, recorded June 7, 1999, as Entry Number 7376714, in Book 8284, beginning at Page 0210 of the official records of Salt Lake County, Utah (the "Phase Four Amendment").

The original declaration, as modified by the above-stated amendments, are collectively referred to in this Amendment as the "Declaration."

C. Declarant desires to expand the condominium project (the "Condominium Project") by constructing new condominium units (the "Units") on a portion of the remaining additional land described in the Declaration (the "Additional Land").

D. Declarant is the owner of fee simple title to allow the Additional Land and desires to construct seven (7) Units, Unit Nos. 1109 through 1115 ("Phase Five") to expand the existing Condominium Project pursuant to the terms of the Declaration.

E. The supplemental Plat for Phase Four will be recorded concurrently with this Amendment by Declaration in the official records for the Salt Lake County Recorder, State of Utah.

NOW THEREFORE, in pursuance of the foregoing, Declaration declares and certifies as follows:

1. Phase Five Expansion. Declarant hereby submits to the provisions of the Utah Condominium Ownership Act, Utah Code Ann. § 57-8-1 *et seq.* (the "Act"), the real property situated in Draper City, Salt Lake County, Utah, as more particularly described on Exhibit "A," attached to and incorporated in this Amendment by reference (the "Phase Four Property"). As of the date of this Amendment, Declarant is the sole owner of the Phase Five Property. The Phase Five Property hereby submitted to the Act shall be known as The Fields at Draper Condominiums, Phase Five, and shall be subject to the terms and conditions of the Declaration.

2. Improvements. The improvements to be built on the Phase Five Property shall consist of several multi-unit buildings with a maximum and minimum of seven (7) units, Unit Nos. 1109 through 1115. All improvements constructed on the Phase Five Property shall be consistent in terms of quality of construction and shall be compatible in terms of principal materials used and architectural style with the structures in Phase One, Phase Two, Phase Three and Phase Four. Further, the Units created in Phase Five shall be substantially identical to the Units in Phase One, Phase Two, Phase Three and Phase Four. Each Unit will be provided with a one car garage, which will be attached to the Unit and shall be designated as Limited Common Area appurtenant to such Unit.

3. Undivided and Allocated Interest. As specified in Article 16 of the Declaration, with the expansion of the Condominium Project to include Phase Five, each Unit Owner in the Condominium Project shall have a maximum 1/115th (or 0.869565 %) undivided interest in the Common Area, 1/115th (or 0.869565 %) allocated interest in the common expenses of the Condominium Project, and 1/115th (or 0.869565 %) vote for all matters of the Condominium Project's homeowners association.

4. Additional Land. With the annexation of the Phase Five into the Condominium Project, the new Additional Land shall consist of the Additional Land (as described in the Phase Four Amendment) less the Phase Five Property. The remaining

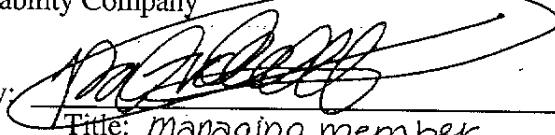
BK828695755

Additional Land (following the Phase Five Expansion) is more particularly described on Exhibit "B," attached to and incorporated in this Amendment by reference.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has caused this instrument to be executed on this 15 day of June, 1999.

DECLARANT:

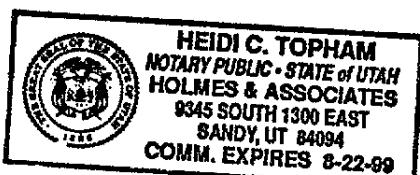
HOLMES & ASSOCIATES, L.C., a Utah Limited Liability Company

By: 

Title: Managing member

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

The foregoing instrument was acknowledged before me this 15 day of June, 1999, by Patrick H. Holmes, who is the managing member of HOLMES & ASSOCIATES, L.C., A Utah limited liability company.



  
Heidi C. Topham  
NOTARY PUBLIC  
Residing at Salt Lake County, Utah

My Commission Expires:

8-22-99

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EXHIBIT "A"

**LEGAL DESCRIPTION**  
**PHASE FIVE**  
**THE FIELDS AT DRAPER CONDOMINIUMS**

The following described real property, located in Salt Lake County, Utah, is the parcel representing Phase Five of the Condominium Project:

Beginning at a point which is on the West side of the right-of-way of Honeyfield Drive said point being North 89°51'21" West 992.04 feet and South 411.15 feet from the North quarter corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian and running thence Southeasterly along the arch of a 230.00 foot radius curve to the left through a central angel of 12°51'25" (center bears North 82°30'59" East) along said right-of-way a distance of 51.61 feet to a point of curvature; thence Southwesterly along the arc of an 18.00 foot curve to the right through a central angle of 85°03'00" a distance of 26.72 feet to a point of curvature on the North right-of-way line of Daisyfield Drive; thence Southwesterly along the Arc of a 191.00 foot radius curve to the right through a central angle of 17°27'54" along said right-of-way a distance of 58.22 feet to a point of tangency; thence South 82°10'28" West along said right-of-way 116.51 feet; thence North 09°20'10" West 96.35 feet; thence North 75°28'19" East 37.04 Feet; thence North 89°47'15" East 147.60 Feet to the point of beginning.

BK 8286 PG 5757

EXHIBIT "B"

LEGAL DESCRIPTION ADDITIONAL  
LAND AFTER ADDITION OF PHASE FIVE  
THE FIELDS OF DRAPER CONDOMINIUMS

The following described real property, located in Salt Lake County, is the new Additional Land after the addition of Phase Five:

**NORTH PARCEL**

Beginning at a point which is on the North side of the right-of-way of South Fork Drive said point also being North 89°51'21" West 1292.01 feet and North 103.11 feet from the North quarter corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence Northwesterly along the arc of a 536.00 foot radius curve to the left through a central angle of 34°34'39" (center bears South 21°57'40" West) a distance of 323.47 feet; thence North 00°30'21" East 38.19' to the South bank of the East Jordan Canal and a point on a curve; thence along said South bank the following seven (7) courses; thence Northeasterly along the arc of a 107.50 foot radius curve to the left through a central angle of 46°31'33" (Center bears North 29°23'52" West) a distance of 87.30 to a point of tangency North 14°04'35" East 26.94 feet; thence North 08°24'54" East 94.55 feet; thence North 32°02'07 East 28.27 feet to a point of curvature; thence northeasterly along the arc of a 115.73 foot radius curve to the right through a central angle of 36°11'42" a distance of 73.11 feet; thence North 70°00'10" East 98.83 feet to a point of curvature; thence running Northeasterly along the arc of a 85.01 foot radius curve to the left through a central angle of 38°24'00" a distance of 56.98 feet; thence North 31°36'10" East 74.24 feet; thence South 453.74 feet to the point of beginning.

Less and excepting the public streets as described and on record.

BK 8286 PG 5758

EXHIBIT "B" CONT.

**LEGAL DESCRIPTION ADDITIONAL  
LAND AFTER ADDITION OF PHASE FIVE  
THE FIELDS OF DRAPER CONDOMINIUMS**

The following described real property, located in Salt Lake County, is the new Additional Land after the addition of Phase Five:

**SOUTH PARCEL**

Beginning at a point which is on the South side of the right-of-way of South Fork Drive, said point also being North 89°51'21" West 938.22 feet and South 191.70 feet from the North quarter corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence Southeasterly along the arc of a 18.00 foot radius curve to the right through a central angle of 90°00'00" (Center bears South 31°55'10" West) a distance of 28.27 feet to a point on the West right-of-way line of Honeyfield Drive; thence South 31°55'10" West 50.61 feet along said West right-of-way line to a point of curvature; thence Southeasterly along the arc of a 230.00 foot radius curve to the left through a central angle of 39°24'52" a distance of 158.22 feet; thence South 89°47'15" west 147.60 feet; thence South 75°28'19" West 347.56 feet to a point on the East right-of-way line of Daisyfield Drive; thence North 00°30'21" East along said right-of-way line 550.09 feet to a point of curvature; thence Northeasterly along the arc of a 18.00 foot radius curve to the right through a central angle of 94°32'26" a distance of 29.70 feet to a point of tangency on the South right-of-way line of South Fork Drive; thence along said right-of-way line to the following two courses; Southeasterly along the arc of a 464.00 foot radius curve to the right through a central angle of 26°52'21" a distance of 217.62 feet to a point of tangency; thence South 58°04'50" East 363.95 feet to the point of beginning.

Less and excepting the public streets as described and on record.

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