

**AMENDMENT NO. ONE
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
AND DECLARATION OF ANNEXATION OF
BRITTANY CONDOMINIUMS**

THIS AMENDMENT TO THE DECLARATION of Covenants Conditions and Restrictions of Brittany Condominiums is made pursuant to the Utah Condominium Act, Utah Code Ann. §57-8-13.6, and executed this 23rd day of June, 1999, AND AMENDS THE DECLARATION OF CONDOMINIUM FOR BRITTANY CONDOMINIUMS, an expandable condominium Project, recorded July 8th, 1999, as Entry No. 7407313, in Book _____, at Pages _____ et. seq., of the records of the Salt Lake County Recorder.

ANNEXATION

This is a Declaration of Annexation prepared pursuant to Article III of the previously identified Declaration of Covenants Conditions and Restrictions of Brittany Condominiums which created an expandable residential condominium Project consisting of 12 Units and additional property available for the expansion of a maximum number of 270 additional Units for a total number of 282 Units.

Declarant hereby annexes the Property described in Exhibit A attached hereto as a part hereof, and declares its intention that the Property shall be subject to the Declaration of Covenants Conditions and Restrictions of the Brittany Condominiums referred to above, and any amendments thereto.

Declarant hereby adds to the existing Project the eighteen (18) Units of the expansion Property described in Exhibit B, Phase 2, pursuant to the Declaration of Covenants Conditions and Restrictions of the Brittany Condominiums referred to above and Amendments thereof.

Any required approvals have been given.

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

1. Phase 2 Expansion: Declarant hereby submits the real Property more particularly described at Exhibit A to the provisions of the Utah Condominium Ownership Act ("Phase 2 Property"). Declarant is the sole owner of the Phase 2 Property and said Property shall be known as the Brittany Condominiums, Phase 2, and shall be subject to the provisions of the Declaration of Covenants Conditions and Restrictions of the Brittany Condominiums referred to above and Amendments thereof.

2. Improvements: The improvements to be built on the Phase 2 Property shall be architecturally compatible with the existing Units and shall be of similar quality. However, the Declarant makes no assurances that any Units constructed on any additional properties annexed hereto by the Declarant will be substantially identical to the Units depicted in the

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previous Phases. The maximum number of Units to be contained within the Phase 2 Property improvements shall be eighteen (18) for a total number of 30 Units with 252 Units remaining in the expandable area.

3. Allocated Interests: As specified in Article III of the Declaration of Covenants Conditions and Restrictions of the Brittany Condominiums, the undivided interest of each Unit Owner to all Common Area following the expansion created herein is 1/30th. Likewise, pursuant to paragraph 4 of Article IV of the Declaration of Covenants Conditions and Restrictions of the Brittany Condominiums the par value of each ownership interest shall be 1/30th as shown in the Table attached hereto as Exhibit C.


4. Additional Land: With the annexation of the Phase 2 Property, the remaining land available for expansion, being more particularly described at Exhibit D, consists of the original expandable land less the Phase 2 Property.

This Amendment to Declaration of Brittany Condominiums, shall take effect upon recording in the office of the County Recorder of Salt Lake County, Utah by McARTHUR HOMES AT BRITTANY, LC.

IN WITNESS WHEREOF, the undersigned being the Declarant, has caused this instrument to be executed and its seal be affixed hereto on the day and year first above written.

McARTHUR HOMES AT BRITTANY, LC
a Utah Limited Liability Company

By: McARTHUR HOMES, INC.
a Utah Corporation, it's Manager

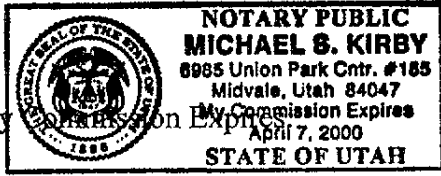
By: 
Donald R. McARTHUR, President

STATE OF UTAH }
 } ss.
COUNTY OF SALT LAKE }

On the 21st day of July, 1999, personally appeared before me Donald R. McArthur, who being by me duly sworn, did say that he is the President of McArthur Homes, Inc., which is the Manager of McArthur Homes at Brittany, L.C., and that said instrument was acknowledged on behalf of said McArthur Homes at Brittany, L.C., by authority, and said Donald R. McArthur

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duly acknowledged to me that he as such President of said corporation and executed the same on behalf of McArthur Homes, Inc. as manger of McArthur Homes at Brittany.



My Commission Expires


NOTARY PUBLIC

Residing at: _____

EXHIBIT A

REAL PROPERTY DESCRIPTION OF
BRITTANY CONDOMINIUMS PHASE 2

PROPERTY DESCRIPTION:

Beginning at a point on the proposed Easterly Right-of-Way Line of 4800 West Street, said point being North 00°08'29" West, along the Section Line, 1879.406 feet and North 89°51'31" East, 50.00 feet from the West Quarter Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°08'29" West along said Right-of-Way Line, 216.160 feet; thence North 88°04'00" East, 105.946 feet; thence Northwesterly 37.402 feet along the arc of a 369.00 foot radius curve to the right, (chord bears North 03°02'43" West); thence North 00°08'29" West, 32.715 feet; thence North 89°51'31" East, 134.205 feet; thence South 00°08'29" East, 104.861 feet; thence South 05°40'46" East, 87.240 feet; thence South 01°04'49" East, 72.195 feet; thence North 89°33'28" West, 131.537 feet; thence Southwesterly 28.456 feet along the arc of a 1500.00 foot radius curve to the right, (chord bears South 00°59'08" West, 28.455 feet); thence North 89°25'04" West, 115.728 feet to the point of beginning.

Contains 1.36 Acres or 59,362 Square Feet

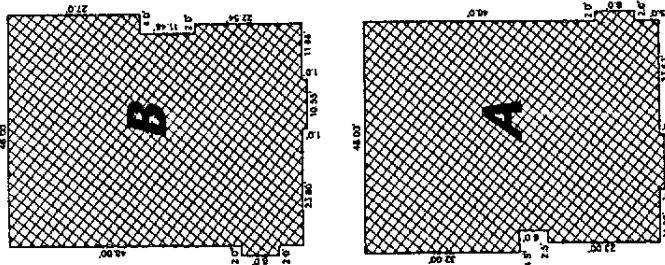
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EXHIBIT B

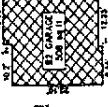
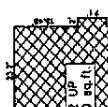
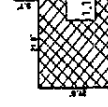
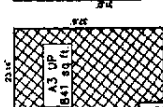
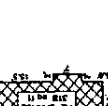
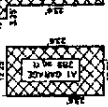
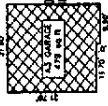
BRITTANY CONDOMINIUMS PHASE 2 MAP

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BRITTANY CONDOMINIUMS PHASE 2



GROUND LEVEL
DIMENSIONS
(NOT TO SCALE)



BUILDING A (NOT TO SCALE)

BUILDING B (NOT TO SCALE)



BUILDING 1-3

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4678.30	4683.24	7124 SOUTH BRISTOL LANE, #5
B-4	4684.44	4689.38	7124 SOUTH BRISTOL LANE, #4
B-2	4684.44	4689.38	7124 SOUTH BRISTOL LANE, #2

BUILDING 1-4

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4674.10	4683.24	7114 SOUTH BRISTOL LANE, #1
A-2	4682.04	4689.38	7114 SOUTH BRISTOL LANE, #2
A-3	4674.10	4683.24	7114 SOUTH BRISTOL LANE, #3

BUILDING 1-5

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-2	4682.04	4689.38	7104 SOUTH BRISTOL LANE, #2
B-4	4672.90	4682.04	7104 SOUTH BRISTOL LANE, #4
B-5	4672.90	4682.04	7104 SOUTH BRISTOL LANE, #5

BUILDING 1-10

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4631.00	4630.14	7101 SOUTH BRISTOL LANE, #1
A-2	4631.00	4630.14	7101 SOUTH BRISTOL LANE, #2
A-3	4631.00	4630.14	7101 SOUTH BRISTOL LANE, #3

BUILDING 1-11

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4672.20	4681.34	7111 SOUTH BRISTOL LANE, #5
B-4	4672.20	4681.34	7111 SOUTH BRISTOL LANE, #4
B-2	4672.20	4681.34	7111 SOUTH BRISTOL LANE, #2

BUILDING 1-12

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4674.00	4683.14	7119 SOUTH BRISTOL LANE, #5
B-4	4674.00	4683.14	7119 SOUTH BRISTOL LANE, #4
B-2	4674.00	4683.14	7119 SOUTH BRISTOL LANE, #2

2 of 2

PROJECT NO.	1000000000	DATE	01/15/10
DESIGNED BY	W. J. B. / J. B.	CHECKED BY	J. B.
DRAWN BY	J. B.	DATE	01/15/10
SCALE	AS SHOWN	PROJECT	BRITTANY CONDOMINIUMS PHASE 2
EXCERPT FROM			

EWP ENGINEERING, INC.
 CIVIL & ENVIRONMENTAL ENGINEERING - SURVEYING
 LICENSED PROFESSIONAL ENGINEER
 3000 South 7th Ave., Suite 201, Ft. Lauderdale, FL 33304
 954-581-4000

W02929262292

EXHIBIT C
OWNERSHIP INTEREST TABLE

<u>UNIT</u>	<u>UNIT PAR VALUE PERCENT OF UNDIVIDED INTEREST IN COMMON AREA</u>	<u>UNIT</u>	<u>UNIT PAR VALUE PERCENT OF UNDIVIDED INTEREST IN COMMON AREA</u>
<u>Phase 1</u>		<u>Phase 2</u>	
<u>Bldg. 1-1</u>		<u>Bldg. 1-3</u>	
Unit B-2	1/30th or 3.3333%	Unit B-2	1/30th or 3.3333%
Unit B-4	1/30th or 3.3333%	Unit B-4	1/30th or 3.3333%
Unit B-5	1/30th or 3.3333%	Unit B-5	1/30th or 3.3333%
<u>Bldg. 1-2</u>		<u>Bldg. 1-4</u>	
Unit B-2	1/30th or 3.3333%	Unit A-1	1/30th or 3.3333%
Unit B-4	1/30th or 3.3333%	Unit A-2	1/30th or 3.3333%
Unit B-5	1/30th or 3.3333%	Unit A-3	1/30th or 3.3333%
<u>Bldg. 1-13</u>		<u>Bldg. 1-5</u>	
Unit B-2	1/30th or 3.3333%	Unit B-2	1/30th or 3.3333%
Unit B-4	1/30th or 3.3333%	Unit B-4	1/30th or 3.3333%
Unit B-5	1/30th or 3.3333%	Unit B-5	1/30th or 3.3333%
<u>Bldg. 1-14</u>		<u>Bldg. 1-10</u>	
Unit A-1	1/30th or 3.3333%	Unit A-1	1/30th or 3.3333%
Unit A-2	1/30th or 3.3333%	Unit A-2	1/30th or 3.3333%
Unit A-3	1/30th or 3.3333%	Unit A-3	1/30th or 3.3333%
		<u>Bldg. 1-11</u>	
		Unit B-2	1/30th or 3.3333%
		Unit B-4	1/30th or 3.3333%
		Unit B-5	1/30th or 3.3333%
		<u>Bldg. 1-12</u>	
		Unit B-2	1/30th or 3.3333%
		Unit B-4	1/30th or 3.3333%
		Unit B-5	1/30th or 3.3333%

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EXHIBIT D

BRITTANY CONDOMINIUMS - EXPANDABLE AREA

PROPERTY DESCRIPTION:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N.00°08'29"W. 2,319.69 FEET ALONG THE WEST LINE OF SAID SECTION 30; THENCE S.89°57'09"E. 592.10 FEET; THENCE S.00°08'29"E. 2,319.65 FEET TO A POINT ON THE QUARTER-SECTION LINE; THENCE NORTH 89°57'23"W. 592.10 FEET ALONG SAID QUARTER-SECTION LINE TO THE POINT OF BEGINNING.

LESS THE PROPERTY INCLUDED IN PHASE 1 AS STATED IN EXHIBIT "A" TO THE DECLARATION AND PHASE 2 AS STATED IN EXHIBIT "A" HERETO

CONTAINS 29.35 ACRES LESS 1.08 ACRES IN PHASE 1 AS STATED IN EXHIBIT "A" TO THE DECLARATION AND LESS 1.36. ACRES IN PHASE 2 AS STATED IN EXHIBIT "A" HERETO.

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07/08/99 12:34 PM 43.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MERRILL TITLE
REC BY:Z JOHANSON ,DEPUTY - WI

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