

7407319

**AMENDMENT NO. THREE  
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 22nd day of June, 1999, AND AMENDS THE DECLARATION OF CONDOMINIUM FOR BRITTANY CONDOMINIUMS, an expandable condominium Project, recorded July 8<sup>th</sup>, 1999, as Entry No. 7407313, in Book —, at Pages — et. seq., of the records of the Salt Lake County Recorder, including all previous amendments thereto.

**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, which was subsequently amended by AMENDMENT NO. ONE recorded June 8<sup>th</sup>, 1999, as Entry No. 7407315, in Book —, at Pages — et. seq., of the records of the Salt Lake County Recorder and AMENDMENT NO. TWO recorded June 8<sup>th</sup>, 1999, as Entry No. 7407317, in Book —, at Pages — et. seq., of the records of the Salt Lake County Recorder to include an additional 30 Units for a total of 42 Units with additional property available for the expansion of a maximum number of 240 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 zero (0) Units of the expansion Property described in Exhibit B, Phase 4, 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.

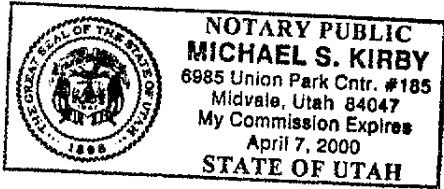
NOW THEREFORE, in pursuance of the foregoing, Declarant declares and certifies as follows:


1. Phase 4 Expansion: Declarant hereby submits the real Property more particularly described at Exhibit A to the provisions of the Utah Condominium Ownership Act ("Phase 4 Property"). Declarant is the sole owner of the Phase 4 Property and said Property shall be known as the Brittany Condominiums, Phase 4, and shall be subject to the provisions of the

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behalf of said McArthur Homes at Brittany, L.C., by authority, and said Donald R. McArthur 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.



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

Residing at \_\_\_\_\_

\_\_\_\_\_

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EXHIBIT A

REAL PROPERTY DESCRIPTION OF  
BRITTANY CONDOMINIUMS PHASE 4

PROPERTY DESCRIPTION:

Beginning at a point which is North  $00^{\circ}08'29''$  West along the Section Line, 2183.933 feet and North  $89^{\circ}51'31''$  East, 288.205 feet from the West Quarter Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North  $89^{\circ}51'31''$  East, 93.770 feet; thence Southeasterly 23.844 feet along the arc of 15.00 foot radius curve to the right, (chord bears South  $44^{\circ}36'11''$  East, 21.412 feet); thence Southwesterly 49.978 feet along the arc of 262.00 foot radius curve to the right, (chord bears South  $06^{\circ}24'00''$  West, 49.902 feet); thence Southwesterly 13.370 feet along the arc of a 338.00 foot radius curve to the left, (chord bears South  $10^{\circ}43'53''$  West, 13.369 feet); thence South  $89^{\circ}51'31''$  West, 100.560 feet; thence North  $00^{\circ}08'29''$  West, 77.988 feet to the point of beginning.

Contains 0.19 Acres or 8,241 Square Feet

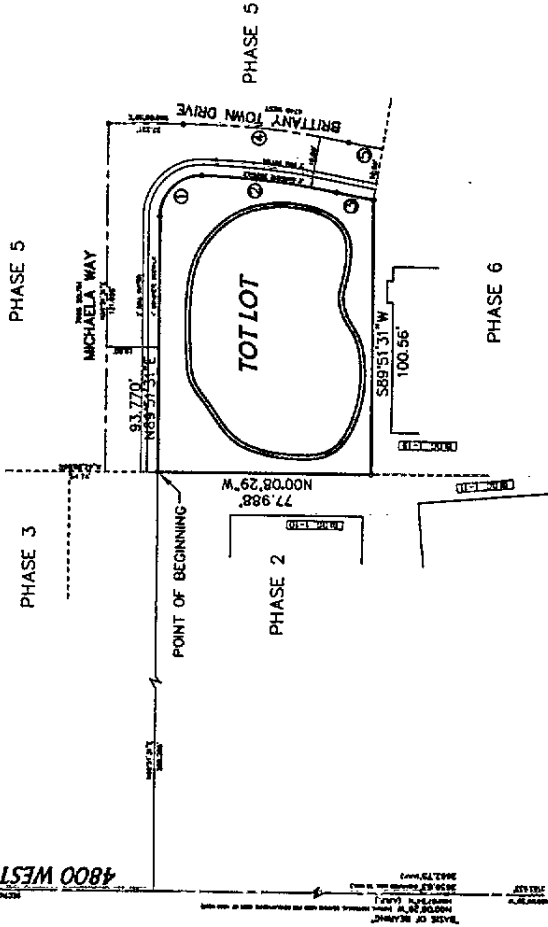
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EXHIBIT B

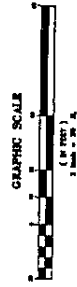
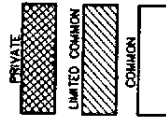
BRITTANY CONDOMINIUMS PHASE 4 MAP

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# BRITANNY CONDOMINIUMS PHASE 4



- LEGEND**
- PHASE BOUNDARY (DASHED LINE)
  - UNDEVELOPED BOUNDARY (DOTTED LINE)



CURVE	BEARING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
1	S89°51'31\"/>			

**WEST JORDAN CITY ENGINEER**  
 I HEREBY CERTIFY THAT THE OFFICE HAS REVIEWED THE PLANS AND SPECIFICATIONS AND APPROVED AS TO FORM AND SUBSTANCE IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH PLANNING AND ZONING ACT, AS AMENDED.  
 DATE: 2/28/18  
 SIGNATURE: [Signature]

**EWP ENGINEERING, INC.**  
 CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING & INTERIOR DESIGN  
 2000 South 700 East, Suite 204, Salt Lake City, UT 84143  
 801-464-4444

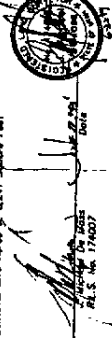
**PLANNING COMMISSION**  
 APPROVED: [Signature]  
 DATE: 2/28/18

**SURVEYOR'S CERTIFICATE**  
 I, Michael De Haas, do hereby certify that I am a Registered Professional Surveyor in the State of Utah, No. 174007, as prescribed by the Laws of the State of Utah. I further certify that by authority of the Owners, I have made a Survey of the tract of land shown on this plat and described below, hereafter to be known as:

**BRITANNY CONDOMINIUMS - PHASE 4**

**BOUNDARY DESCRIPTION**

Beginning at a point which is 400.00'± along the Section Line 2183.833'± along the Section Line 11.00'± along the West Quarter Corner of Section 36, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°51'31\"/>



**OWNER'S DEDICATION**

That all maps by these presents that I, the undersigned owner of the above described tract of land, hereafter to be known as:

**BRITANNY CONDOMINIUMS - PHASE 4**

do hereby dedicate and consent to recordation as land shown on this plat, submitting the property described herein to the provisions of the Utah State Condominium Act, (Utah Code Annotated, Title 66, Chapter 2, Section 2-101 through 2-107), and I have herewith set my hand, in witness whereof, I have hereunto set my hand, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_.

Michael De Haas, of Britany, LLC  
 By: [Signature]  
 D.R. McArthur, President

**CORPORATE ACKNOWLEDGMENT**

State of Utah }  
 County of Salt Lake } S.S.  
 On the 28th day of Feb., A.D. 19\_\_.

D. R. McArthur personally appeared before me, the undersigned, a Notary Public in and for the said County of Salt Lake and said State of Utah, and acknowledged to me that he is the President of McArthur Homes Inc., Manager of McArthur Homes of Britany, LLC, and that the foregoing instrument was signed in behalf of said Corporation and that he is a duly authorized officer of said Corporation and that he executed the same in his capacity as such officer and that said Corporation executed the same.

**BRITANNY CONDOMINIUMS - PHASE 4**

RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 19\_\_.

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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>Bldg. 1-10</u>	
<u>Bldg. 1-1</u>		Unit A-1	1/42nd or 2.3810%
Unit B-2	1/42nd or 2.3810%	Unit A-2	1/42nd or 2.3810%
Unit B-4	1/42nd or 2.3810%	Unit A-3	1/42nd or 2.3810%
Unit B-5	1/42nd or 2.3810%	<u>Bldg. 1-11</u>	
<u>Bldg. 1-2</u>		Unit B-2	1/42nd or 2.3810%
Unit B-2	1/42nd or 2.3810%	Unit B-4	1/42nd or 2.3810%
Unit B-4	1/42nd or 2.3810%	Unit B-5	1/42nd or 2.3810%
Unit B-5	1/42nd or 2.3810%	<u>Bldg. 1-12</u>	
<u>Bldg. 1-13</u>		Unit B-2	1/42nd or 2.3810%
Unit B-2	1/42nd or 2.3810%	Unit B-4	1/42nd or 2.3810%
Unit B-4	1/42nd or 2.3810%	Unit B-5	1/42nd or 2.3810%
Unit B-5	1/42nd or 2.3810%	<u>Phase 3</u>	
<u>Bldg. 1-14</u>		<u>Bldg. 1-6</u>	
Unit A-1	1/42nd or 2.3810%	Unit B-2	1/42nd or 2.3810%
Unit A-2	1/42nd or 2.3810%	Unit B-4	1/42nd or 2.3810%
Unit A-3	1/42nd or 2.3810%	Unit B-5	1/42nd or 2.3810%
<u>Phase 2</u>		<u>Bldg. 1-7</u>	
<u>Bldg. 1-3</u>		Unit A-1	1/42nd or 2.3810%
Unit B-2	1/42nd or 2.3810%	Unit A-2	1/42nd or 2.3810%
Unit B-4	1/42nd or 2.3810%	Unit A-3	1/42nd or 2.3810%
Unit B-5	1/42nd or 2.3810%	<u>Bldg. 1-8</u>	
<u>Bldg. 1-4</u>		Unit B-2	1/42nd or 2.3810%
Unit A-1	1/42nd or 2.3810%	Unit B-4	1/42nd or 2.3810%
Unit A-2	1/42nd or 2.3810%	Unit B-5	1/42nd or 2.3810%
Unit A-3	1/42nd or 2.3810%	<u>Bldg. 1-9</u>	
<u>Bldg. 1-5</u>		Unit B-2	1/42nd or 2.3810%
Unit B-2	1/42nd or 2.3810%	Unit B-4	1/42nd or 2.3810%
Unit B-4	1/42nd or 2.3810%	Unit B-5	1/42nd or 2.3810%
Unit B-5	1/42nd or 2.3810%	<u>Phase 4</u>	
		No Additional Units	

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" TO AMENDMENT ONE AND PHASE 3 AS STATED IN EXHIBIT "A" TO AMENDMENT TWO AND PHASE 4 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" TO AMENDMENT ONE AND LESS 0.99 ACRES IN PHASE 3 AS STATED IN EXHIBIT "A" TO AMENDMENT TWO AND LESS 0.19 ACRES IN PHASE 4 AS STATED IN EXHIBIT "A" HERETO

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07/08/99 12:39 PM 24.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
MERRILL TITLE  
REC BY: Z JOHANSON , DEPUTY - WI

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