

7407321

**AMENDMENT NO. FOUR
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, 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 July 8th, 1999, as Entry No. 7407315, in Book —, at Pages — et. seq., of the records of the Salt Lake County Recorder, AMENDMENT NO. TWO recorded July 8th, 1999, as Entry No. 7407317, in Book —, at Pages — et. seq., of the records of the Salt Lake County Recorder, and AMENDMENT NO. THREE recorded July 8th, 1999, as Entry No. 7407319, 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 twelve (12) Units of the expansion Property described in Exhibit B, Phase 5, pursuant to the Declaration of Covenants Conditions and Restrictions of the Brittany Condominiums referred to above and Amendments thereof.

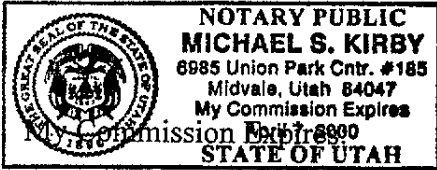
Any required approvals have been given.


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

1. Phase 5 Expansion: Declarant hereby submits the real Property more particularly described at Exhibit A to the provisions of the Utah Condominium Ownership Act ("Phase 5 Property"). Declarant is the sole owner of the Phase 5 Property and said Property shall

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On the 7th 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 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

Residing at _____

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EXHIBIT A

REAL PROPERTY DESCRIPTION OF
BRITTANY CONDOMINIUMS PHASE 5

PROPERTY DESCRIPTION:

Beginning at a point which is North 00°08'29" West along the Section Line, 2183.933 feet and North 89°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 00°08'29" West, 134.806 feet; thence South 89°57'09" East, 303.893 feet; thence South 00°08'29" East, 237.127 feet; thence North 83°29'59" West, 166.930 feet; thence North 81°00'56" West, 38.002 feet; thence Northeasterly 13.370 feet along the arc of a 338.00 foot radius curve to right, (chord bears North 10°43'53" East, 13.369 feet); thence Northeasterly 49.978 feet along the arc of a 262.00 foot radius curve to the left, (chord bears North 06°24'00" East, 49.902 feet); thence Northwesterly 23.844 feet along the arc of a 15.00 foot radius curve to the left, (chord bears North 44°36'11" West, 21.412 feet); thence South 89°51'31" West, 93.770 feet to the point of beginning.

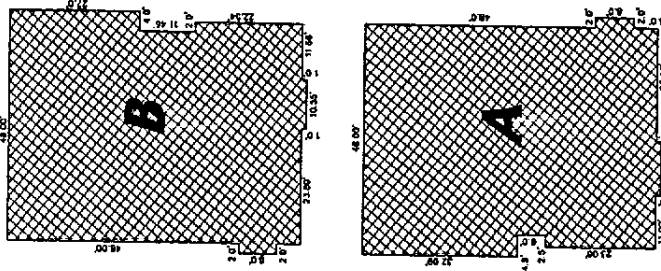
Contains 1.35 Acres or 58,986 Square Feet

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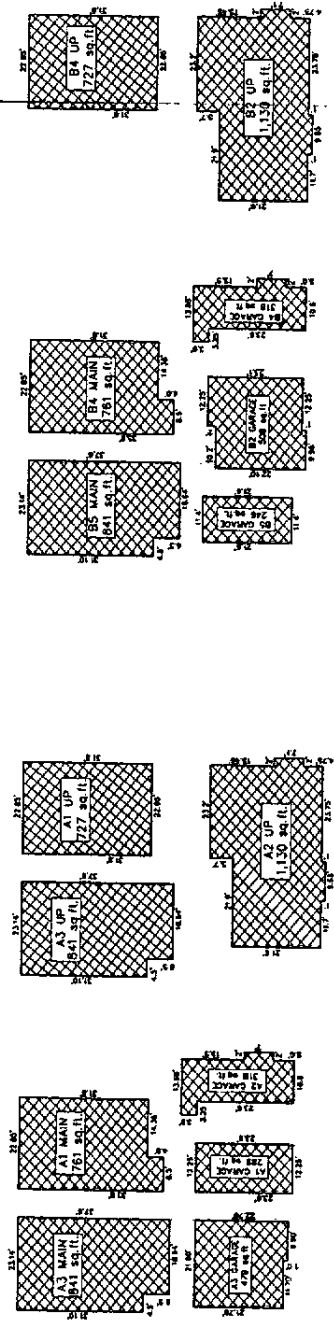
EXHIBIT B
BRITTANY CONDOMINIUMS PHASE 5 MAP

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BRITANNY CONDOMINIUMS PHASE 5



GROUND LEVEL
DIMENSIONS
(NOT TO SCALE)



BUILDING A
(NOT TO SCALE)

BUILDING B
(NOT TO SCALE)



BUILDING 1-20

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4445.00	4447.00	7076 SOUTH BRITANNY TOWN DRIVE, #5
B-4	4447.00	4478.14	7076 SOUTH BRITANNY TOWN DRIVE, #4
B-2	4447.00	4478.14	7076 SOUTH BRITANNY TOWN DRIVE, #2

BUILDING 1-21

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4445.00	4447.00	7077 SOUTH BRITANNY TOWN DRIVE, #5
B-4	4447.00	4478.84	7077 SOUTH BRITANNY TOWN DRIVE, #4
B-2	4447.00	4478.84	7077 SOUTH BRITANNY TOWN DRIVE, #2

BUILDING 1-22

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4466.70	4475.84	7087 SOUTH BRITANNY TOWN DRIVE, #5
B-4	4466.70	4475.84	7087 SOUTH BRITANNY TOWN DRIVE, #4
B-3	4466.70	4475.84	7087 SOUTH BRITANNY TOWN DRIVE, #3

BUILDING 1-23

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4467.50	4476.64	7087 SOUTH BRITANNY TOWN DRIVE, #5
B-4	4467.50	4476.64	7087 SOUTH BRITANNY TOWN DRIVE, #4
B-2	4467.50	4476.64	7087 SOUTH BRITANNY TOWN DRIVE, #2



NO.	DATE	BY	REVISION
1	12/20/2017	W.P.	ISSUE FOR PERMIT
2	02/20/2018	W.P.	REVISED PER COMMENTS
3	03/20/2018	W.P.	REVISED PER COMMENTS
4	04/20/2018	W.P.	REVISED PER COMMENTS
5	05/20/2018	W.P.	REVISED PER COMMENTS
6	06/20/2018	W.P.	REVISED PER COMMENTS
7	07/20/2018	W.P.	REVISED PER COMMENTS
8	08/20/2018	W.P.	REVISED PER COMMENTS
9	09/20/2018	W.P.	REVISED PER COMMENTS
10	10/20/2018	W.P.	REVISED PER COMMENTS
11	11/20/2018	W.P.	REVISED PER COMMENTS
12	12/20/2018	W.P.	REVISED PER COMMENTS

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>	
		Unit A-1	1/54th or 1.8519%
<u>Bldg. 1-1</u>		Unit A-2	1/54th or 1.8519%
Unit B-2	1/54th or 1.8519%	Unit A-3	1/54th or 1.8519%
Unit B-4	1/54th or 1.8519%		
Unit B-5	1/54th or 1.8519%	<u>Bldg. 1-11</u>	
		Unit B-2	1/54th or 1.8519%
<u>Bldg. 1-2</u>		Unit B-4	1/54th or 1.8519%
Unit B-2	1/54th or 1.8519%	Unit B-5	1/54th or 1.8519%
Unit B-4	1/54th or 1.8519%		
Unit B-5	1/54th or 1.8519%	<u>Bldg. 1-12</u>	
		Unit B-2	1/54th or 1.8519%
<u>Bldg. 1-13</u>		Unit B-4	1/54th or 1.8519%
Unit B-2	1/54th or 1.8519%	Unit B-5	1/54th or 1.8519%
Unit B-4	1/54th or 1.8519%		
Unit B-5	1/54th or 1.8519%	<u>Phase 3</u>	
		<u>Bldg. 1-6</u>	
<u>Bldg. 1-14</u>		Unit B-2	1/54th or 1.8519%
Unit A-1	1/54th or 1.8519%	Unit B-4	1/54th or 1.8519%
Unit A-2	1/54th or 1.8519%	Unit B-5	1/54th or 1.8519%
Unit A-3	1/54th or 1.8519%		
<u>Phase 2</u>		<u>Bldg. 1-7</u>	
		Unit A-1	1/54th or 1.8519%
<u>Bldg. 1-3</u>		Unit A-2	1/54th or 1.8519%
Unit B-2	1/54th or 1.8519%	Unit A-3	1/54th or 1.8519%
Unit B-4	1/54th or 1.8519%		
Unit B-5	1/54th or 1.8519%	<u>Bldg. 1-8</u>	
		Unit B-2	1/54th or 1.8519%
<u>Bldg. 1-4</u>		Unit B-4	1/54th or 1.8519%
Unit A-1	1/54th or 1.8519%	Unit B-5	1/54th or 1.8519%
Unit A-2	1/54th or 1.8519%		
Unit A-3	1/54th or 1.8519%	<u>Bldg. 1-9</u>	
		Unit B-2	1/54th or 1.8519%
<u>Bldg. 1-5</u>		Unit B-4	1/54th or 1.8519%
Unit B-2	1/54th or 1.8519%	Unit B-5	1/54th or 1.8519%
Unit B-4	1/54th or 1.8519%		
Unit B-5	1/54th or 1.8519%	<u>Phase 4</u>	
		No Additional Units	

Phase 5

Bldg. 1-20

Unit B-2 1/54th or 1.8519%
Unit B-4 1/54th or 1.8519%
Unit B-5 1/54th or 1.8519%

Bldg. 1-21

Unit B-2 1/54th or 1.8519%
Unit B-4 1/54th or 1.8519%
Unit B-5 1/54th or 1.8519%

Bldg. 1-22

Unit A-1 1/54th or 1.8519%
Unit A-2 1/54th or 1.8519%
Unit A-3 1/54th or 1.8519%

Bldg. 1-23

Unit B-2 1/54th or 1.8519%
Unit B-4 1/54th or 1.8519%
Unit B-5 1/54th or 1.8519%

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" TO AMENDMENT THREE AND PHASE 5 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" TO AMENDMENT THREE AND LESS 1.35 ACRES IN PHASE 5 AS STATED IN EXHIBIT "A" HERETO.

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07/08/99 12:39 PM 39.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
HERRILL TITLE
REC BY: Z JOHANSON DEPUTY - WI

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