

WHEN RECORDED, RETURN TO:

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

7585752  
03/01/2000 02:05 PM 29.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
CITY OF DRAPER  
12441 S 900 E  
DRAPER UT 84020  
BY: ZJM, DEPUTY - WI 6 P.

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

**(An Expandable Condominium Project)**

THIS AMENDMENT NO. SEVEN ("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 County, 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").
- (6) Amendment No. Four for Expansion of The Fields at Draper Condominiums, recorded June 15, 1999, as Entry Number 7386606, in Book 8286, beginning at Page 5754 of the official records of Salt Lake County, Utah (the "Phase Five Amendment").
- (7) Amendment No. Five for Expansion of The Fields at Draper Condominiums, recorded October 1, 1999, as Entry Number 7480425, in Book 8313, beginning at Page 5235 of the official records of Salt Lake County, Utah (the "Phase Six Amendment").
- (8) Amendment No. Six for Expansion of The Fields at Draper Condominiums, recorded November 5, 1999, as Entry Number 7506719, in Book 8321, beginning at Page 2270 of the official records of Salt Lake County, Utah (the "Phase Seven 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 nine (9) Units, Unit Nos. 1136 through 1144 ("Phase Eight") to expand the existing Condominium Project pursuant to the terms of the Declaration.

E. The supplemental Plat for Phase Eight 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 Eight 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 Eight Property"). As of the date of this Amendment, Declarant is the sole owner of the Phase Eight Property. The Phase Eight Property hereby submitted to the Act shall be known as The Fields at Draper Condominiums, Phase Eight, and shall be subject to the terms and conditions of the Declaration.

2. Improvements. The improvements to be built on the Phase Eight Property shall consist of several multi-unit buildings with a maximum and minimum of nine (9) units, Unit Nos. 1136 through 1144. All improvements constructed on the Phase Eight 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,

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Phase Two, Phase Three, Phase Four, Phase Five, Phase Six and Phase Seven. Further, the Units created in Phase Eight shall be substantially identical to the Units in Phase One, Phase Two, Phase Three, Phase Four, Phase Five, Phase Six and Phase Seven. 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 Eight, each Unit Owner in the Condominium Project shall have a maximum 1/144th (or 0.694444 %) undivided interest in the Common Area, 1/144th (or 0.694444 %) allocated interest in the common expenses of the Condominium Project, and 1/144th (or 0.694444 %) vote for all matters of the Condominium Project's homeowners association.

4. Additional Land. With the annexation of the Phase Eight into the Condominium Project, the new Additional Land shall consist of the Additional Land (as described in the Phase Seven Amendment) less the Phase Eight Property. The remaining Additional Land (following the Phase Eight 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 19 day of November, 1999.

DECLARANT:

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

By: [Signature]  
Title: Member

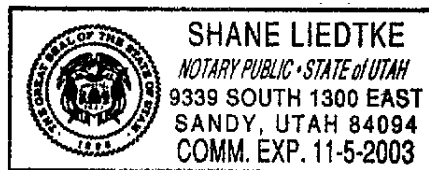
STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of November, 1999, by Patrick H. Holmes, who is the managing member of HOLMES & ASSOCIATES, L.C., A Utah limited liability company.

[Signature]  
NOTARY PUBLIC  
Residing at Salt Lake County, Utah

My Commission Expires:

11/5/2003



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**EXHIBIT "A"**

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

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

Beginning at a point which is on the South side of the right-of-way of Flowerfield Drive, said point being North 89°51'21" West 1446.77 feet and South 97.81 feet from the North quarter corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence East along said right-of-way 38.81 feet to a point of curvature; thence Southeasterly along the arc of an 156.00 foot radius curve to the right through a central angle of 05°21'15" along said right-of-way a distance of 14.58 feet to a point of tangency; thence South 236.85 feet to a point of curvature on the North right-of-way line of Irisfield Drive; thence Southwesterly along the arc of a 206.00 foot radius curve to the right through a central angle of 13°15'05" along said right-of-way a distance of 47.64 feet a point of tangency; thence West along said right-of-way 7.83 feet along the North right-of-way line to Irisfield Drive to a point of curvature; thence Northwesterly along the arc of a 26.00 foot radius curve to the right through a central angle of 90°30'21" a distance of 41.07 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 191.03 feet along the East right-of-way line of Daisyfield Drive to a point of curvature; thence Northeasterly along the arc of a 26.00 foot radius curve to the right through a central angle of 89 °29'39" a distance of 40.61 feet to the point of beginning.

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**EXHIBIT "B"**

**LEGAL DESCRIPTION ADDITIONAL  
LAND AFTER ADDITION OF PHASE EIGHT  
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 Eight:

**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  $89^{\circ}51'21''$  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  $34^{\circ}34'39''$  (center bears South  $21^{\circ}57'40''$  West) a distance of 323.47 feet; thence North  $00^{\circ}30'21''$  East 38.19 feet 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  $46^{\circ}31'33''$  (Center bears North  $29^{\circ}23'52''$  West) a distance of 87.30 feet to a point of tangency North  $14^{\circ}04'35''$  East 26.94 feet; thence North  $08^{\circ}24'54''$  East 94.55 feet; thence North  $32^{\circ}02'07''$  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  $36^{\circ}11'42''$  a distance of 73.11 feet; thence North  $70^{\circ}00'10''$  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  $38^{\circ}24'00''$  a distance of 56.98 feet; thence North  $31^{\circ}36'10''$  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.

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**EXHIBIT "B" CONT.**

**LEGAL DESCRIPTION ADDITIONAL  
LAND AFTER ADDITION OF PHASE EIGHT  
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 Eight:

**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  $89^{\circ}51'21''$  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  $90^{\circ}00'00''$  (Center bears South  $31^{\circ}55'10''$  West) a distance of 28.27 feet to a point on the West right-of-way line of Honeyfield Drive; thence South  $31^{\circ}51'10''$  West 50.56 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  $2^{\circ}10'43''$  a distance of 8.75 feet along said right-of-way line to a point of reverse curvature; thence Southwesterly along the arc of a 18.00 foot radius curve to the right through a central angle of  $92^{\circ}12'31''$  a distance of 28.97 feet to a point of tangency on the North right-of-way line of Flowerfield Drive; then North  $58^{\circ}04'50''$  West 185.61 feet along said right-of-way; thence South  $31^{\circ}55'10''$  West 113.74 feet to a point of curvature on the West right-of-way line of Irisfield Drive; the following three courses being along said right-of-way line; thence Southwesterly along the arc of a 51.00 foot radius curve to the right through a central angle of  $49^{\circ}29'53''$  a distance of 44.06 feet to a point of reverse curvature; thence Southwesterly along the arc of 694.00 foot radius curve to the left through a central angle of  $11^{\circ}01'26''$  a distance of 133.53 feet to a point of reverse curvature; thence Southwesterly along the arc of 206.00 foot radius curve to the right through a central angle of  $6^{\circ}21'18''$  a distance of 22.85 feet; thence North 236.85 feet to a point on the South right-of-way line of Flowerfield Drive; thence North  $16^{\circ}38'53''$  West 50.81 feet to a point on the North right-of-way line of Flowerfield Drive; thence West 37.92 feet to a point of curvature; thence Northwesterly along the arc of a 26.00 foot radius curve to the right through a central angle of  $90^{\circ}30'21''$  a distance of 41.07 feet to a point of tangency on the East right-of-way line of Daisyfield Drive; thence North  $00^{\circ}30'21''$  East along said right-of-way line 73.63 feet to a point of curvature; thence Northeasterly along the arc of 18.00 foot radius curve to the right through a central angle of  $94^{\circ}32'28''$  a distance of 29.70 feet to a point of tangency on the South right-of-way line of South Fork Drive; the following two courses being along said right-of-way line; thence Southeasterly along the arc of a 464.00 foot radius curve to the right through a central angle of  $26^{\circ}52'22''$  a distance of 217.62 feet to a point of tangency; thence South  $58^{\circ}04'50''$  East 363.95 feet to a point of beginning.

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

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