

Return When Recorded to:
McArthur Homes, LC
c/o Don McArthur
9948 South Redwood Road
South Jordan, Utah 84095

7721504
09/19/2000 02:00 PM 43.00
Book - 8388 Pg - 5273-5281
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MCARTHUR HOMES LC
9948 S REDWOOD RD
SOUTH JORDAN UT 84095
BY: RDJ, DEPUTY - WI 9 P.

[Parcel Nos. 21-30-102-014 thru 031, and 21-30-103-001]

AMENDMENT NO. TWO
TO AMENDED AND RESTATED DECLARATION
AND DECLARATION OF ANNEXATION FOR
BRITTANY CONDOMINIUMS

THIS AMENDMENT TO THE AMENDED AND RESTATED DECLARATION of Covenants Conditions and Restrictions for Brittany Condominiums is made pursuant to the Utah Condominium Act, Utah Code Ann. §57-8-13.6, and executed this 18 day of September, 2000, AND AMENDS THE AMENDED AND RESTATED DECLARATION FOR BRITTANY CONDOMINIUMS ("Declaration"), an expandable condominium Project, recorded June 5, 2000, as Entry No. 7653288, in Book 8366, at Pages 1625 through 1677, of the records of the Salt Lake County Recorder.

AMENDMENT

This is a Declaration of Annexation prepared pursuant to Article III of the Declaration which created an expandable residential condominium Project consisting of twelve (12) Units and additional property available for the expansion of a maximum number of two-hundred and seventy (270) additional Units for a total number of two-hundred and eighty-two (282) Units. The Declaration has subsequently been amended by AMENDMENT NO. ONE, recorded the ___ day of _____, 2000, as Entry No. _____, in Book _____, at Pages _____ et seq., of the records of the Salt Lake County Recorder.

From the Property identified in the Declaration at Exhibit E, Declarant hereby annexes the parcels of Property described in Exhibit A attached hereto as a part hereof and known as Phase 2 ("Phase 2 Property"), and declares its intention that the Phase 2 Property shall be subject to the Declaration, and any amendments thereto.

Declarant hereby adds to the existing Project a total of eighteen (18) additional Units pursuant to the Declaration and any Amendments thereto. The maximum number of Units within the existing Project will be thirty (30) with two-hundred and fifty-two (252) Units being reserved in the expandable area.

7721504

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

1. Phase 2 Expansion: Declarant hereby submits the Phase 2 Property more particularly described at Exhibit A to the provisions of the Utah Condominium Ownership Act. 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 and Amendments thereto. The maximum number of Units to be contained within the Phase 2 Property improvements shall be eighteen (18), the proposed configuration of which is described in the Plat Map attached hereto at Exhibit B.

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 without variance with the Units depicted in the plat.

3. Allocated Interests: As specified in Article III of the Declaration, 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 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.

Any required approvals have been given. This Amendment to Declaration for 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

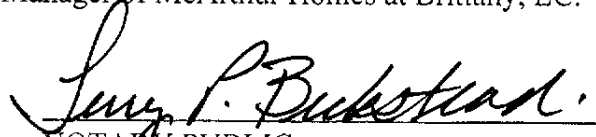
By: 
Donald R. McARTHUR, President

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

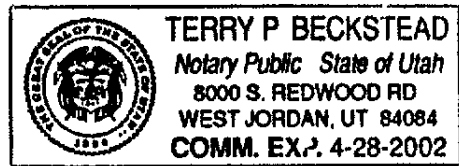
On the 18 day of SEPTEMBER, 2000, personally appeared before me Donald R. McArthur, who being by me duly sworn, did say that he is the President of McArthur Homes, Inc., which is the Manager of McArthur Homes at Brittany, LC, and that said instrument was acknowledged on behalf of said McArthur Homes at Brittany, LC, by authority, and said Donald R. McArthur duly acknowledged to me that he is the President of and executed the same on behalf of McArthur Homes, Inc. the Manager of McArthur Homes at Brittany, LC.


NOTARY PUBLIC

My Commission Expires:

4/28/2002

Residing at: _____



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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 N00°08'22.9"W, along the Section Line, 1879.532 feet and N89°51'31"E, 40.00 feet from the West Quarter Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence N00°08'29"W along said Right-of-Way Line, 215.721 feet; thence N88°04'00"E, 115.951 feet, thence Northwesterly 37.402 feet along the arc of a 369.00 foot radius curve to the right, (chord bears N03°02'43"W, 37.386 feet); thence N00°08'29"W, 32.715 feet; thence N89°51'31"E, 134.205 feet; thence S00°08'29"E, 104.861 feet, thence S05°40'46"E, 87.240 feet; thence S01°04'49"E, 72.195 feet; thence N89°33'28"W, 131.537 feet; thence Southwesterly 28.456 feet along the arc of a 1500.00 foot radius curve to the right, (chord bears S00°59'08"W, 28.455 feet); thence N89°25'04"W, 125.728 feet to the point of beginning.

Contains 1.41 Acres or 61,521 Square Feet

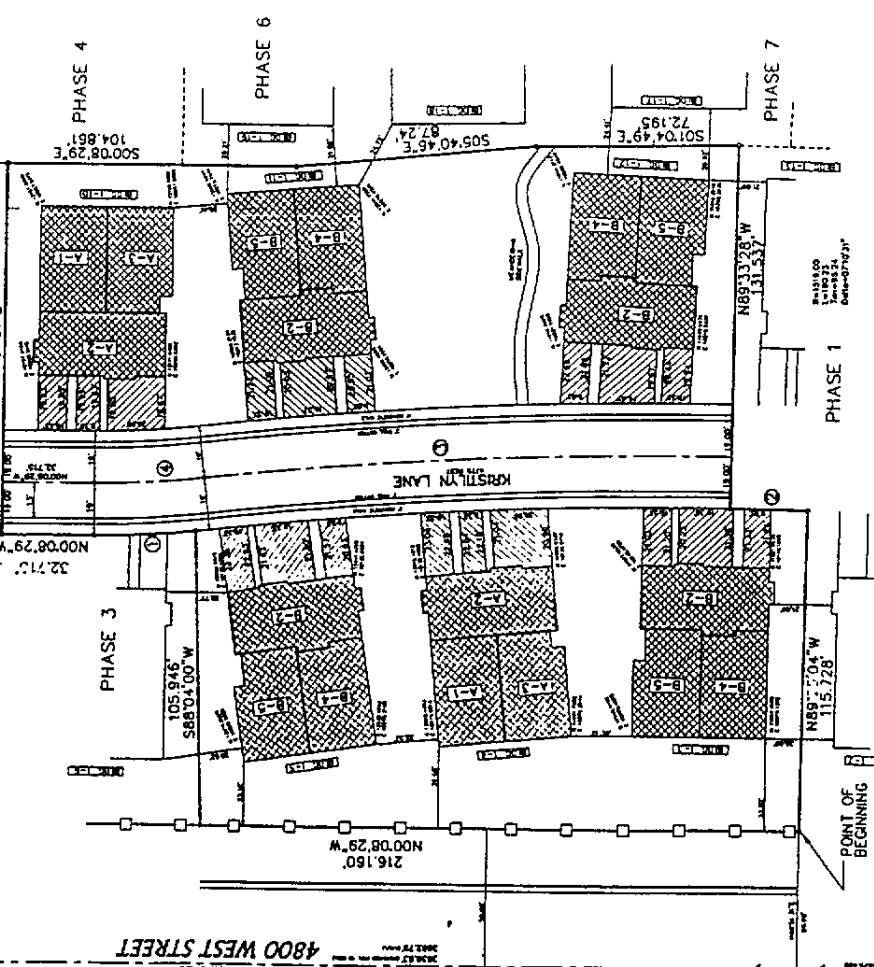
PCR COPY
CO. RECORDER

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EXHIBIT B

BRITTANY CONDOMINIUMS PHASE 2 MAP

BRITANNY CONDOMINIUMS PHASE 2



SURVEYOR'S CERTIFICATE
I, J. Michael De Lucca, do hereby certify that I am a duly Licensed Land Surveyor and that I hold Certificate No. 1710077. I have personally examined the records of the State of Utah and have made a survey of the facts of land shown on this plan and described herein, hereunto to be known as:

BRITANNY CONDOMINIUMS - PHASE 2

BOUNDARY DESCRIPTION
Beginning at a point on the proposed Eastern Right-of-Way (ERW) Section 13, T12N, R10E, and point being 2007'02.73" away from the West Quarter Corner of Section 20, Township 12 North, Range 10 East, Salt Lake County, Utah, and running North 89°00'00.00" West 1007'00.00" to the point of beginning, then North 89°00'00.00" West 37'42.00" to the corner of the 30' x 100' lot, then North 12°15'00.00" East 1007'00.00" to the corner of the 30' x 100' lot, then South 89°00'00.00" West 1007'00.00" to the point of beginning. (Total Area: 300,000.00 sq. ft.)

OWNERS' DEDICATION
Know all men by these presents that I, the undersigned owner of the above described tract of land, hereunto to be known as:

BRITANNY CONDOMINIUMS - PHASE 2

do hereby dedicate and consent to recreation of land shown on the above described tract of land, hereunto to be known as the "Branny Condominiums" to the public of the State of Utah, in accordance with the provisions of the Utah State Condominium Ownership Act.

In witness whereof, I have hereunto set my hand and the seal of my office, this 19th day of June, A.D. 1997.

[Signature]
J. Michael De Lucca
Surveyor
A.L.S. No. 1710077

CORPORATE ACKNOWLEDGMENT
I, *[Signature]*, President of *[Company Name]*, do hereby certify that I am a duly authorized officer of the said corporation and that the foregoing is a true and correct copy of the Board of Directors' resolution and that the said person acknowledged to me that said corporation executed the same.

My Commission expires: *[Date]*
Residing in *[County]*, Utah

BRITANNY CONDOMINIUMS - PHASE 2
PART OF THE CONDOMINIUMS DESCRIBED IN RECORD NO. *[Number]*

RECORDED IN THE WEST JORDAN CITY RECORDS, BOOK *[Number]*, PAGE *[Number]*.

STATE OF UTAH, COUNTY OF *[County]*, LAND RECORDED AND FILED AT THE REQUEST OF *[Name]*.

DATE: *[Date]*

PARCEL NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1007.00	115.83
2	1007.00	115.83
3	1007.00	115.83
4	1007.00	115.83
5	1007.00	115.83
6	1007.00	115.83
7	1007.00	115.83
8	1007.00	115.83
9	1007.00	115.83
10	1007.00	115.83
11	1007.00	115.83
12	1007.00	115.83
13	1007.00	115.83
14	1007.00	115.83
15	1007.00	115.83
16	1007.00	115.83
17	1007.00	115.83
18	1007.00	115.83
19	1007.00	115.83
20	1007.00	115.83

CURVE	DELTA	ARC LENGTH	CHORD	CHORD BEARING
1	54°07'37"	387.00'	377.00'	101°30'31.7"
2	120°17'37"	1500.00'	287.00'	100°28'08.7"
3	120°17'37"	1500.00'	180.00'	103°08'41.9"
4	120°17'37"	1500.00'	48.27'	102°58'17.9"

WEST JORDAN CITY ENGINEER
I, *[Signature]*, hereby certify that this plan and the information on it were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Utah.

APPROVED AS TO FORM AND CONTENT BY THE CITY ENGINEER:
[Signature]
CITY ENGINEER

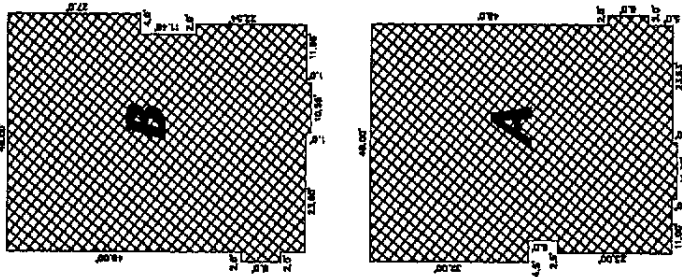
EWP ENGINEERING, INC.
CITY OF BRITANNY, UTAH
1125 WEST 1000 SOUTH, SUITE 100, WEST JORDAN, UT 84086
PHONE: 781-4444

CHANGE COMMISSION
I, *[Signature]*, hereby certify that this plan and the information on it were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Utah.

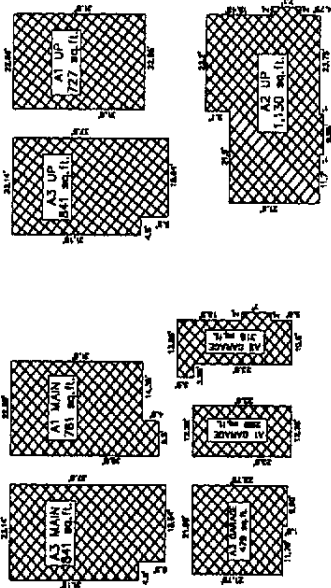
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COLLECTOR

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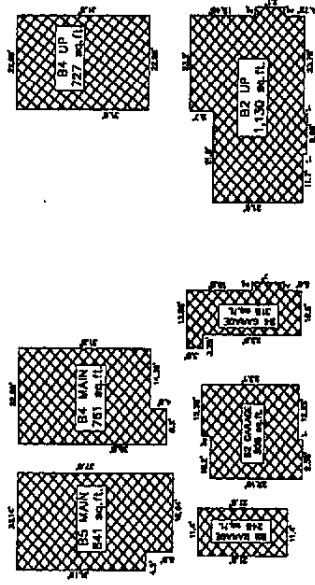
BRITANNY CONDOMINIUMS PHASE 2



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-3	4675.30		7122 SOUTH KRISTINA LANE
B-4	4675.30		7126 SOUTH KRISTINA LANE
B-2	4684.44		7124 SOUTH KRISTINA LANE

BUILDING 1-4

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4674.10		7112 SOUTH KRISTINA LANE
A-2	4683.24		7114 SOUTH KRISTINA LANE
A-3	4674.10		7116 SOUTH KRISTINA LANE

BUILDING 1-5

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-2	4682.04		7104 SOUTH KRISTINA LANE
B-4	4682.04		7106 SOUTH KRISTINA LANE
B-5	4672.20		7102 SOUTH KRISTINA LANE

BUILDING 1-10

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4671.00		4684.14
A-2			4684.14
A-3	4671.00		4680.14

BUILDING 1-11

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4672.20		4681.34
B-4	4672.20		4681.34
B-2			4681.34

BUILDING 1-12

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4674.00		4683.14
B-4	4674.00		4683.14
B-2			4683.14

NO.	DATE	BY	DATE	BY
1	10/20/2010	W.P.	10/20/2010	W.P.
2	10/20/2010	W.P.	10/20/2010	W.P.

EWP ENGINEERING, INC.
 CIVIL - ARCHITECTURAL - TRANSPORTATION - WATER RESOURCE
 3000 South 700 East, Suite 204, ELLICOTT, MI 49728
 517-991-0888

**EXHIBIT C
OWNERSHIP INTEREST TABLE**

Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
1	1-1	B-2	1/30th or 3.3333%
1		B-4	1/30th or 3.3333%
1		B-5	1/30th or 3.3333%
1	1-2	B-2	1/30th or 3.3333%
1		B-4	1/30th or 3.3333%
1		B-5	1/30th or 3.3333%
1	1-13	B-2	1/30th or 3.3333%
1		B-4	1/30th or 3.3333%
1		B-5	1/30th or 3.3333%
1	1-14	A-1	1/30th or 3.3333%
1		A-2	1/30th or 3.3333%
1		A-3	1/30th or 3.3333%
2	1-3	B-2	1/30th or 3.3333%
2		B-4	1/30th or 3.3333%
2		B-5	1/30th or 3.3333%
2	1-4	A-1	1/30th or 3.3333%
2		A-2	1/30th or 3.3333%
2		A-3	1/30th or 3.3333%
2	1-5	B-2	1/30th or 3.3333%
2		B-4	1/30th or 3.3333%
2		B-5	1/30th or 3.3333%
2	1-10	A-1	1/30th or 3.3333%
2		A-2	1/30th or 3.3333%
2		A-3	1/30th or 3.3333%

Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
2	1-11	B-2	1/30th or 3.3333%
2		B-4	1/30th or 3.3333%
2		B-5	1/30th or 3.3333%
2	1-12	B-2	1/30th or 3.3333%
2		B-4	1/30th or 3.3333%
2		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 1.13 ACRES IN PHASE 1 AS STATED IN EXHIBIT "A" TO THE DECLARATION AND LESS 1.41. ACRES IN PHASE 2 AS STATED IN EXHIBIT "A" HERETO.

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