

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

7721509
09/19/2000 02:01 PM 45.00
Book - 8388 Pg - 5319-5328
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MCARTHUR HOMES LC
9948 S REDWOOD RD
SOUTH JORDAN UT 84095
BY: RDJ, DEPUTY - WI 10 P.

7721509

[Parcel Nos. 21-30-102-074 thru 088 and 21-30-103-001]

**AMENDMENT NO. SEVEN
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; AMENDMENT NO. TWO, recorded the ___ day of _____, 2000, as Entry No. _____, in Book _____, at Pages _____ et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. THREE, recorded the ___ day of _____, 2000, as Entry No. _____, in Book _____, at Pages _____ et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. FOUR, recorded the ___ day of _____, 2000, as Entry No. _____, in Book _____, at Pages _____ et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. FIVE, recorded the ___ day of _____, 2000, as Entry No. _____, in Book _____, at Pages _____ et seq., of the records of the Salt Lake County Recorder; and AMENDMENT NO. SIX, recorded the ___ day of _____, 2000, as Entry No. _____, in Book _____, at Pages _____ et seq., of the records of the Salt Lake County Recorder; to include

BK 8388 PG 5319

an additional sixty (60) Units for a total of seventy-two (72) Units with additional property available for the expansion of a maximum number of two-hundred and ten (210) additional Units for a total number of two-hundred and eighty-two (282) Units.

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 7 ("Phase 7 Property"), and declares its intention that the Phase 7 Property shall be subject to the Declaration, and any amendments thereto.

Declarant hereby adds to the existing Project a total of fifteen (15) additional Units pursuant to the Declaration and any Amendments thereto. The maximum number of Units within the existing Project will be eighty-seven (87) with one-hundred and ninety-five (195) Units being reserved in the expandable area.

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

1. Phase 7 Expansion: Declarant hereby submits the Phase 7 Property more particularly described at Exhibit A to the provisions of the Utah Condominium Ownership Act. Declarant is the sole owner of the Phase 7 Property and said Property shall be known as the Brittany Condominiums, Phase 7, and shall be subject to the provisions of the Declaration and Amendments thereto. The maximum number of Units to be contained within the Phase 7 Property improvements shall be fifteen (15) 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 7 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 1/87th. Likewise, pursuant to paragraph 4 of Article IV of the Declaration the par value of each ownership interest shall be 1/87th as shown in the Table attached hereto as Exhibit C.

4. Additional Land: With the annexation of the Phase 7 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, the Phase 3 Property, the Phase 4 Property, the Phase 5 Property, the Phase 6 Property, and the Phase 7 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.

EXHIBIT A

REAL PROPERTY DESCRIPTION OF
BRITTANY CONDOMINIUMS PHASE 7

PROPERTY DESCRIPTION:

Beginning at a point which is N00°08'29"W along the Section Line, 1885.940 feet and N89°51'31"E, 297.337 feet from West Quarter Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence S88°49'10"E, 129.359 feet; thence N89°10'53"E, 165.447 feet; thence S00°08'29"E, 213.105 feet, thence S85°10'48"W, 192.253 feet; thence Northwesterly 27.058 feet along the arc of a 312.00 foot radius curve to the left, (chord bears N01°58'45"W, 27.049 feet); thence N04°27'49"W, 60.264 feet; thence S84°44'29"W, 84.901 feet; thence N65°15'04"W, 18.389 feet; thence N01°16'05"E, 142.564 feet to the point of beginning.

Contains 1.32 Acres or 57,553 Square Feet

BK 8388 PG 5322

EXHIBIT B

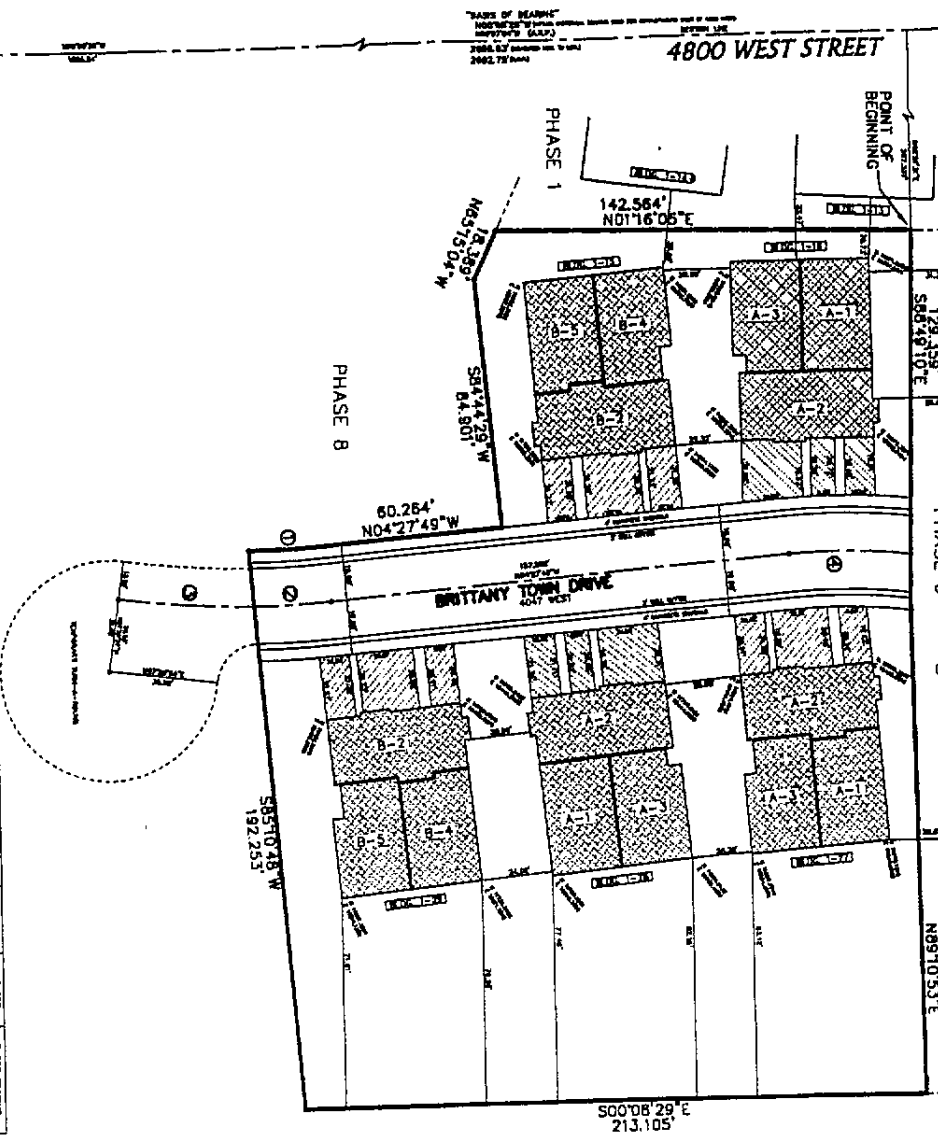
BRITTANY CONDOMINIUMS PHASE 7 MAP

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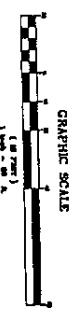
PLANNING COMMISSION
BOARD OF HEALTH
WEST JORDAN CITY ENGINEER
APPROVAL AS TO FORM
WEST JORDAN CITY CLERK

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BRITTANY CONDOMINIUMS PHASE 7 AMENDED



LEGEND
 * Private Common Unit per A-1
 * Limited Common Area per A-1
 * Common Area per A-1



UNIT	AREA	PERCENTAGE
1	1,100.00	10.00%
2	1,100.00	10.00%
3	1,100.00	10.00%
4	1,100.00	10.00%
5	1,100.00	10.00%
6	1,100.00	10.00%
7	1,100.00	10.00%
8	1,100.00	10.00%
9	1,100.00	10.00%
10	1,100.00	10.00%
11	1,100.00	10.00%
12	1,100.00	10.00%
13	1,100.00	10.00%
14	1,100.00	10.00%
15	1,100.00	10.00%
16	1,100.00	10.00%
17	1,100.00	10.00%
18	1,100.00	10.00%
19	1,100.00	10.00%
20	1,100.00	10.00%

SURVEYOR'S CERTIFICATE
 I, J. Michael De Moss, do hereby certify that I am a Registered Land Surveyor and that I have examined the plat hereon and find that the same is in accordance with the Survey of the land shown on the plat and described herein, hereafter to be known as:
BRITTANY CONDOMINIUMS - PHASE 7 AMENDED
 BOUNDARY DESCRIPTION

Beginning at a point which is N07°07'27\"/>



OWNER'S DEDICATION
 Know all men by these presents that I, the undersigned, do hereby dedicate and convey to the public the property described herein to the residents of the Utah State Condominium Ownership Act.
 In witness whereof I have hereunto set my hand and the seal of the State of Utah, this _____ day of _____, A.D. 20____.

By: _____
 D.R. McArthur, President
CORPORATE ACKNOWLEDGMENT
 State of Utah }
 County of Salt Lake }
 On _____ day of _____, A.D. 20____.

D.R. McArthur personally appeared before me, the undersigned Notary Public, in the State of Utah, and acknowledged to me that he is the President of Brittany Home Inc., Manager of McArthur Homes of Brittany, LLC and that the foregoing instrument was signed in support of said corporation by authority of a resolution of the Board of Directors, as amended, and acknowledged to me that said corporation executed the same.
 My Commission expires: _____
 Notary Public

BRITTANY CONDOMINIUMS - PHASE 7 AMENDED
 PART OF THE BOUNDARY QUARTER SECTION 36, T4N, R10E, S10W, 1ST PLAT OF SALT LAKE COUNTY, UTAH

Scale

Approved by the Planning Commission on _____ day of _____, 20____.

Approved by the Board of Health on _____ day of _____, 20____.

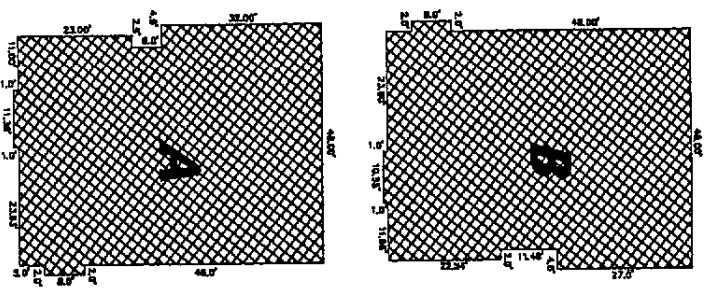
Approved by the West Jordan City Engineer on _____ day of _____, 20____.

Approved by the West Jordan City Clerk on _____ day of _____, 20____.

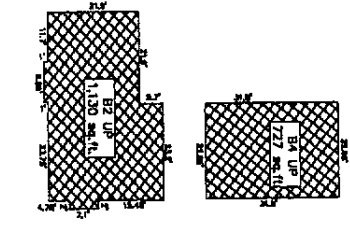
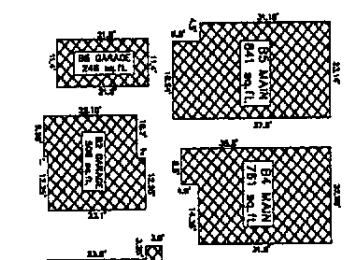
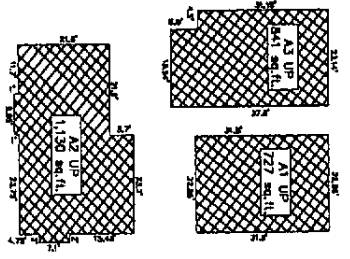
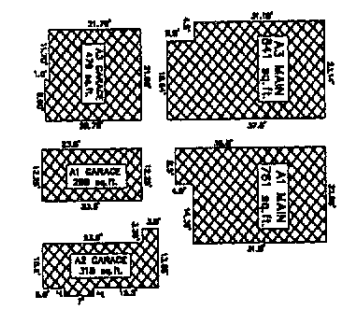
DATE: 07/13/2007
BY: [Signature]

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BRITTANY CONDOMINIUMS PHASE 7



**GROUND LEVEL
DIMENSIONS
(NOT TO SCALE)**



**BUILDING A
(NOT TO SCALE)**

**BUILDING B
(NOT TO SCALE)**



UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4671.80	4680.74	7142 SOUTH BRITTANY TOWN DRIVE
A-2	4671.80	4680.74	7144 SOUTH BRITTANY TOWN DRIVE
A-3	4671.80	4680.74	7146 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-15

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4670.80	4679.54	7136 SOUTH BRITTANY TOWN DRIVE
B-4	4670.80	4679.54	7134 SOUTH BRITTANY TOWN DRIVE
B-2	4670.80	4679.54	7132 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-16

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4670.80	4679.54	7133 SOUTH BRITTANY TOWN DRIVE
A-2	4670.80	4679.54	7131 SOUTH BRITTANY TOWN DRIVE
A-3	4670.80	4679.54	7129 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-27

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4671.30	4680.44	7146 SOUTH BRITTANY TOWN DRIVE
A-2	4671.30	4680.44	7147 SOUTH BRITTANY TOWN DRIVE
A-3	4671.30	4680.44	7143 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-28

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4672.00	4681.14	7156 SOUTH BRITTANY TOWN DRIVE
B-4	4672.00	4681.14	7151 SOUTH BRITTANY TOWN DRIVE
B-2	4672.00	4681.14	7157 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-29

2 of 2

PROJECT NO. 10000000	DATE OF PLAN 07/13/07	SCALE OF PLAN
CLIENT BRITANNIA, VA	PROJECT NO. 10000000	DATE OF PLAN 07/13/07
OWNER AT LAW	PROJECT NO. 10000000	DATE OF PLAN 07/13/07

EWP ENGINEERING, INC.
 CIVIL & ENVIRONMENTAL ENGINEERING
 SURVEYING & CONSTRUCTION MANAGEMENT
 2800 South 7th Street, Suite 200, Falls Church, VA 22041
 703-461-9999

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	1/87th or 1.1494%
1		B-4	1/87th or 1.1494%
1		B-5	1/87th or 1.1494%
1	1-2	B-2	1/87th or 1.1494%
1		B-4	1/87th or 1.1494%
1		B-5	1/87th or 1.1494%
1	1-13	B-2	1/87th or 1.1494%
1		B-4	1/87th or 1.1494%
1		B-5	1/87th or 1.1494%
1	1-14	A-1	1/87th or 1.1494%
1		A-2	1/87th or 1.1494%
1		A-3	1/87th or 1.1494%
2	1-3	B-2	1/87th or 1.1494%
2		B-4	1/87th or 1.1494%
2		B-5	1/87th or 1.1494%
2	1-4	A-1	1/87th or 1.1494%
2		A-2	1/87th or 1.1494%
2		A-3	1/87th or 1.1494%
2	1-5	B-2	1/87th or 1.1494%
2		B-4	1/87th or 1.1494%
2		B-5	1/87th or 1.1494%
2	1-10	A-1	1/87th or 1.1494%
2		A-2	1/87th or 1.1494%
2		A-3	1/87th or 1.1494%
2	1-11	B-2	1/87th or 1.1494%
2		B-4	1/87th or 1.1494%
2		B-5	1/87th or 1.1494%

Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
2	1-12	B-2	1/87th or 1.1494%
2		B-4	1/87th or 1.1494%
2		B-5	1/87th or 1.1494%
3	1-6	B-2	1/87th or 1.1494%
3		B-4	1/87th or 1.1494%
3		B-5	1/87th or 1.1494%
3	1-7	A-1	1/87th or 1.1494%
3		A-2	1/87th or 1.1494%
3		A-3	1/87th or 1.1494%
3	1-8	B-2	1/87th or 1.1494%
3		B-4	1/87th or 1.1494%
3		B-5	1/87th or 1.1494%
3	1-9	B-2	1/87th or 1.1494%
3		B-4	1/87th or 1.1494%
3		B-5	1/87th or 1.1494%
4	Tot Lot		No additional Units
5	1-20	B-2	1/87th or 1.1494%
5		B-4	1/87th or 1.1494%
5		B-5	1/87th or 1.1494%
5	1-21	B-2	1/87th or 1.1494%
5		B-4	1/87th or 1.1494%
5		B-5	1/87th or 1.1494%
5	1-22	A-1	1/87th or 1.1494%
5		A-2	1/87th or 1.1494%
5		A-3	1/87th or 1.1494%
5	1-23	B-2	1/87th or 1.1494%
5		B-4	1/87th or 1.1494%
5		B-5	1/87th or 1.1494%

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 TWO AND PHASE 3 AS STATED IN EXHIBIT "A" TO AMENDMENT THREE AND PHASE 4 AS STATED IN EXHIBIT "A" TO AMENDMENT FOUR AND PHASE 5 AS STATED IN EXHIBIT "A" TO AMENDMENT FIVE AND PHASE 6 AS STATED IN EXHIBIT "A" TO AMENDMENT SIX AND PHASE 7 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" TO AMENDMENT TWO AND LESS 1.04 ACRES IN PHASE 3 AS STATED IN EXHIBIT "A" TO AMENDMENT THREE AND LESS 0.19 ACRES IN PHASE 4 AS STATED IN EXHIBIT "A" TO AMENDMENT FOUR AND LESS 1.35 ACRES IN PHASE 5 AS STATED IN EXHIBIT "A" TO AMENDMENT FIVE AND LESS 1.46 ACRES IN PHASE 6 AS STATED IN EXHIBIT "A" TO AMENDMENT SIX AND LESS 1.32 ACRES IN PHASE 7 AS STATED IN EXHIBIT "A" HERETO.

REC'D COPY
CO. RECORDER

BK 8388 PG 5328