

15 UNITS

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

7721516  
09/19/2000 02:03 PM 45.00  
Book - 8388 Pg - 5362-5372  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
MCARTHUR HOMES LC  
9948 S REDWOOD RD  
SOUTH JORDAN UT 84095  
BY: RDJ, DEPUTY - WI 11 P.

7721516

[Parcel No. 21-30-103-001]

AMENDMENT NO. ELEVEN  
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; 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; AMENDMENT NO. SEVEN, recorded the \_\_\_ day of \_\_\_\_\_, 2000, as Entry No. \_\_\_\_\_, in Book \_\_\_\_\_, at Pages \_\_\_\_\_ et seq., of the records of the Salt

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Lake County Recorder; AMENDMENT NO. EIGHT, 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. NINE, 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. TEN, 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 an additional one-hundred and five (105) Units for a total of one-hundred and seventeen (117) Units with additional property available for the expansion of a maximum number of one-hundred and sixty-five (165) additional Units for a total number of two-hundred and eighty-two (282) Units.

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CO. 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 11 ("Phase 11 Property"), and declares its intention that the Phase 11 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 one-hundred and thirty-two (132) with one-hundred and fifty (150) Units being reserved in the expandable area.

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

1. Phase 11 Expansion: Declarant hereby submits the Phase 11 Property more particularly described at Exhibit A to the provisions of the Utah Condominium Ownership Act. Declarant is the sole owner of the Phase 11 Property and said Property shall be known as the Brittany Condominiums, Phase 11, and shall be subject to the provisions of the Declaration and Amendments thereto. The maximum number of Units to be contained within the Phase 11 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 11 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 1/132nd. Likewise, pursuant to paragraph 4 of Article IV of the Declaration the par value of each ownership interest shall be 1/132nd as shown in the Table attached hereto as Exhibit C.

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4. Additional Land: With the annexation of the Phase 11 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, the Phase 7 Property, the Phase 8 Property, the Phase 9 Property, the Phase 10 Property, and the Phase 11 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*  
Donald R. McARTHUR, President

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

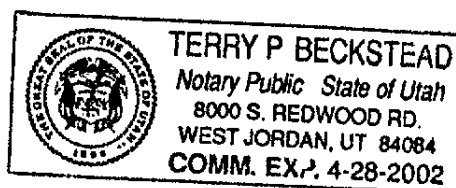
On the 18 day of September, 2000, personally appeared before me Donald R. McArthur, who being by me duly sworn, did say that he is the President of McArthur Homes, Inc., which is the Manager of McArthur Homes at Brittany, LC, and that said instrument was acknowledged on behalf of said McArthur Homes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

*Terry P. Beckstead*  
NOTARY PUBLIC

My Commission Expires:

4/28/2002

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



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PHOTO COPY  
BY RECORDER

EXHIBIT A

REAL PROPERTY DESCRIPTION OF  
BRITTANY CONDOMINIUMS PHASE 11

PROPERTY DESCRIPTION:

Beginning at a point which is  $N00^{\circ}08'29''W$  along the Section Line, 1088.364 feet and  $N89^{\circ}51'31''E$ , 50.000 feet from West Quarter Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence  $N89^{\circ}36'50''E$ , 249.248 feet; thence  $S00^{\circ}11'29''W$ , 130.381 feet; thence  $S76^{\circ}26'17''W$ , 109.654 feet; thence Southeasterly 24.859 feet along the arc of a 181.00 foot radius curve to the left, (chord bears  $S11^{\circ}46'30''E$ , 24.840 feet); thence  $S68^{\circ}30'31''W$ , 157.657 feet; thence  $N00^{\circ}08'29''W$ , 236.491 feet to the point of beginning.

Contains 1.03 Acres or 45,000 Square Feet.

PROB. DIV.  
CLERK  
SALT LAKE CITY

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EXHIBIT B

BRITTANY CONDOMINIUMS PHASE 11 MAP

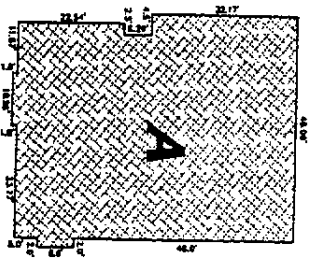
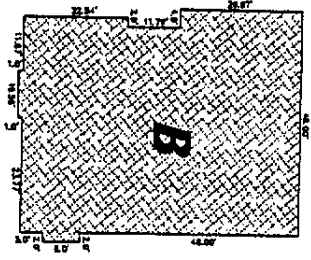
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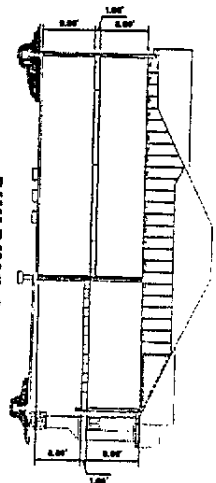
APPROVED  
 21 FEBRUARY 2011

# BRITTANY CONDOMINIUMS PHASE 11

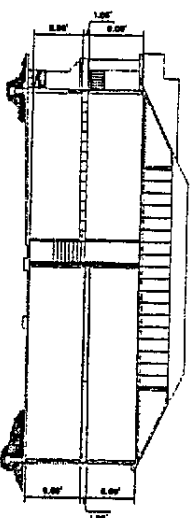
BK 8388 PG 5368



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

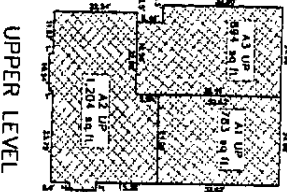
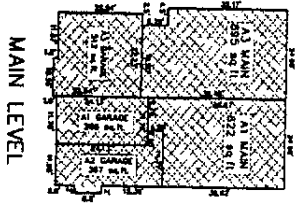


**BUILDING A**



**BUILDING B**

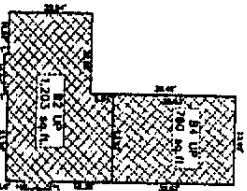
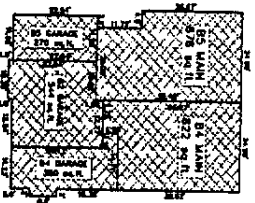
FOR FLOOR ELEVATIONS  
 SEE TABLES THIS SHEET



**MAIN LEVEL**

**UPPER LEVEL**

**BUILDING A**  
 (NOT TO SCALE)



**MAIN LEVEL**

**UPPER LEVEL**

**BUILDING B**  
 (NOT TO SCALE)



**LEGEND**

UNIT TYPE	PLAN WALL
A-1	BARBICHO
A-2	WINDSOR-A
A-3	LANCASTER
B-2	WINDSOR-B
B-4	ASHBY
B-5	DOVER



**BUILDING 209**

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B	A-1	4483.60	4483.74	7248 SO BRITANNY TOWN DRIVE
C	A-2	4483.74	4483.74	7244 SO BRITANNY TOWN DRIVE
A	A-3	4483.80	4484.74	7242 SO BRITANNY TOWN DRIVE

**BUILDING 210**

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4486.40	4487.34	7254 SO BRITANNY TOWN DRIVE
B	B-4	4486.40	4487.34	7254 SO BRITANNY TOWN DRIVE
A	B-5	4486.40	4487.34	7252 SO BRITANNY TOWN DRIVE

**BUILDING 211**

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4487.30	4488.34	7264 SO BRITANNY TOWN DRIVE
A	B-4	4487.30	4488.34	7262 SO BRITANNY TOWN DRIVE
B	B-5	4487.30	4488.34	7266 SO BRITANNY TOWN DRIVE

**BUILDING 216**

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B	B-2	4486.40	4486.54	7253 SO BRITANNY TOWN DRIVE
C	B-4	4486.40	4486.54	7251 SO BRITANNY TOWN DRIVE
A	B-5	4486.40	4486.54	7249 SO BRITANNY TOWN DRIVE

**BUILDING 217**

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B	A-1	4482.40	4484.74	7248 SO BRITANNY TOWN DRIVE
C	A-2	4482.40	4483.74	7247 SO BRITANNY TOWN DRIVE
A	A-3	4482.40	4484.74	7245 SO BRITANNY TOWN DRIVE

2  
 2

PROJECT NO.	DATE	BY	CHKD.
11-000033	02/11/11	DRW	ML
11-000033	02/11/11	REV	ML
11-000033	02/11/11	CHKD.	ML
11-000033	02/11/11	APP.	ML



Stantec  
 2000 E. 11th St., Suite 200  
 Lincoln, NE 68502  
 Tel: 402.476.1000  
 Fax: 402.476.1001  
 www.stantec.com

**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	1/132nd or .7576%
1		B-4	1/132nd or .7576%
1		B-5	1/132nd or .7576%
1	1-2	B-2	1/132nd or .7576%
1		B-4	1/132nd or .7576%
1		B-5	1/132nd or .7576%
1	1-13	B-2	1/132nd or .7576%
1		B-4	1/132nd or .7576%
1		B-5	1/132nd or .7576%
1	1-14	A-1	1/132nd or .7576%
1		A-2	1/132nd or .7576%
1		A-3	1/132nd or .7576%
2	1-3	B-2	1/132nd or .7576%
2		B-4	1/132nd or .7576%
2		B-5	1/132nd or .7576%
2	1-4	A-1	1/132nd or .7576%
2		A-2	1/132nd or .7576%
2		A-3	1/132nd or .7576%
2	1-5	B-2	1/132nd or .7576%
2		B-4	1/132nd or .7576%
2		B-5	1/132nd or .7576%
2	1-10	A-1	1/132nd or .7576%
2		A-2	1/132nd or .7576%
2		A-3	1/132nd or .7576%
2	1-11	B-2	1/132nd or .7576%
2		B-4	1/132nd or .7576%
2		B-5	1/132nd or .7576%
2	1-12	B-2	1/132nd or .7576%

Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
2		B-4	1/132nd or .7576%
2		B-5	1/132nd or .7576%
3	1-6	B-2	1/132nd or .7576%
3		B-4	1/132nd or .7576%
3		B-5	1/132nd or .7576%
3	1-7	A-1	1/132nd or .7576%
3		A-2	1/132nd or .7576%
3		A-3	1/132nd or .7576%
3	1-8	B-2	1/132nd or .7576%
3		B-4	1/132nd or .7576%
3		B-5	1/132nd or .7576%
3	1-9	B-2	1/132nd or .7576%
3		B-4	1/132nd or .7576%
3		B-5	1/132nd or .7576%
4	Tot Lot		No Additional Units
5	1-20	B-2	1/132nd or .7576%
5		B-4	1/132nd or .7576%
5		B-5	1/132nd or .7576%
5	1-21	B-2	1/132nd or .7576%
5		B-4	1/132nd or .7576%
5		B-5	1/132nd or .7576%
5	1-22	A-1	1/132nd or .7576%
5		A-2	1/132nd or .7576%
5		A-3	1/132nd or .7576%
5	1-23	B-2	1/132nd or .7576%
5		B-4	1/132nd or .7576%
5		B-5	1/132nd or .7576%
6	1-17	B-2	1/132nd or .7576%

1/132nd or .7576%  
 1/132nd or .7576%  
 1/132nd or .7576%  
 1/132nd or .7576%

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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" 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" TO AMENDMENT SEVEN AND PHASE 8 AS STATED IN EXHIBIT "A" TO AMENDMENT EIGHT AND PHASE 9 AS STATED IN EXHIBIT "A" TO AMENDMENT NINE AND PHASE 10 AS STATED IN EXHIBIT "A" TO AMENDMENT TEN AND PHASE 11 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" TO AMENDMENT SEVEN AND LESS 0.8371 ACRES IN PHASE 8 AS STATED IN EXHIBIT "A" TO AMENDMENT EIGHT AND LESS 1.37 ACRES IN PHASE 9 AS STATED IN EXHIBIT "A" TO AMENDMENT NINE AND LESS 1.13 ACRES IN PHASE 10 AS STATED IN EXHIBIT "A" TO AMENDMENT TEN AND LESS 1.03 ACRES IN PHASE 11 AS STATED IN EXHIBIT "A" HERETO.

2004 COPY  
TO REGISTER

BK 8388 PG 5372