

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

7721508
09/19/2000 02:01 PM 45.00
Book - 8388 Pg - 5309-5318
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MCARTHUR HOMES LC
9948 S REDWOOD RD
SOUTH JORDAN UT 84095
BY: RDJ, DEPUTY - WI 10 P.

7731543
7721508

[Parcel Nos. 21-30-102-056 thru 073 and 21-30-103-001]

**AMENDMENT NO. SIX
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 19th day of September, 2000, as Entry No. 7721503, in Book 8388, at Pages 5265-5272 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. TWO, recorded the 3rd day of October, 2000, as Entry No. 7731539, in Book 8392, at Pages 1171-1187 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. THREE, recorded the 3rd day of October, 2000, as Entry No. 7731540, in Book 8392, at Pages 1198-1198 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. FOUR, recorded the 3rd day of October, 2000, as Entry No. 7731541, in Book 8392, at Pages 1199-1209 et seq., of the records of the Salt Lake County Recorder; and AMENDMENT NO. FIVE, recorded the 3rd day of October, 2000, as Entry No. 7731542, in Book 8392, at Pages 1210-1220 et seq., of the records of the Salt Lake County Recorder; to include an additional forty-two (42) Units for a total of fifty-four (54) Units with additional property available for the

DK 8388 PG 5309-
BK 8392 PG 1221

expansion of a maximum number of two-hundred and twenty-eight (228) 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 6 ("Phase 6 Property"), and declares its intention that the Phase 6 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 seventy-two (72) with two-hundred and ten (210) Units being reserved in the expandable area.

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

1. Phase 6 Expansion: Declarant hereby submits the Phase 6 Property more particularly described at Exhibit A to the provisions of the Utah Condominium Ownership Act. Declarant is the sole owner of the Phase 6 Property and said Property shall be known as the Brittany Condominiums, Phase 6, and shall be subject to the provisions of the Declaration and Amendments thereto. The maximum number of Units to be contained within the Phase 6 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 6 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 1/72nd. Likewise, pursuant to paragraph 4 of Article IV of the Declaration the par value of each ownership interest shall be 1/72nd as shown in the Table attached hereto as Exhibit C.
4. Additional Land: With the annexation of the Phase 6 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, and the Phase 6 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.

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BR8392PG1222

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 }

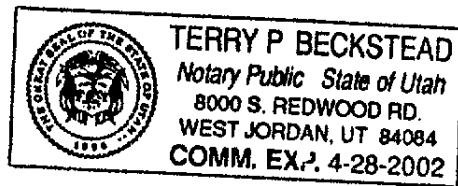
On the 18 day of September, 2000, personally appeared before me Donald R. McArthur, who being by me duly sworn, did say that he is the President of McArthur Homes, Inc., which is the Manager of McArthur Homes at Brittany, LC, and that said instrument was acknowledged on behalf of said McArthur Homes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

REAL PROPERTY DESCRIPTION OF
BRITTANY CONDOMINIUMS PHASE 6

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 the West Quarter Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence N01°16'05"E, 19.120 feet; thence N01°04'49"W, 72.195 feet; thence N05°40'46"W, 87.240 feet; thence N00°08'29"W, 41.874 feet; thence N89°51'31"E, 100.56 feet; thence S81°00'56"E, 38.002 feet; thence S83°29'59"E, 166.930 feet; thence S00°08'29"E, 195.700 feet; thence S89°10'53"W, 165.447 feet; thence N88°49'10"W, 129.359 feet to the point of beginning.

Contains 1.46 Acres or 63,475 Square Feet

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BK8398PG5312

EXHIBIT B

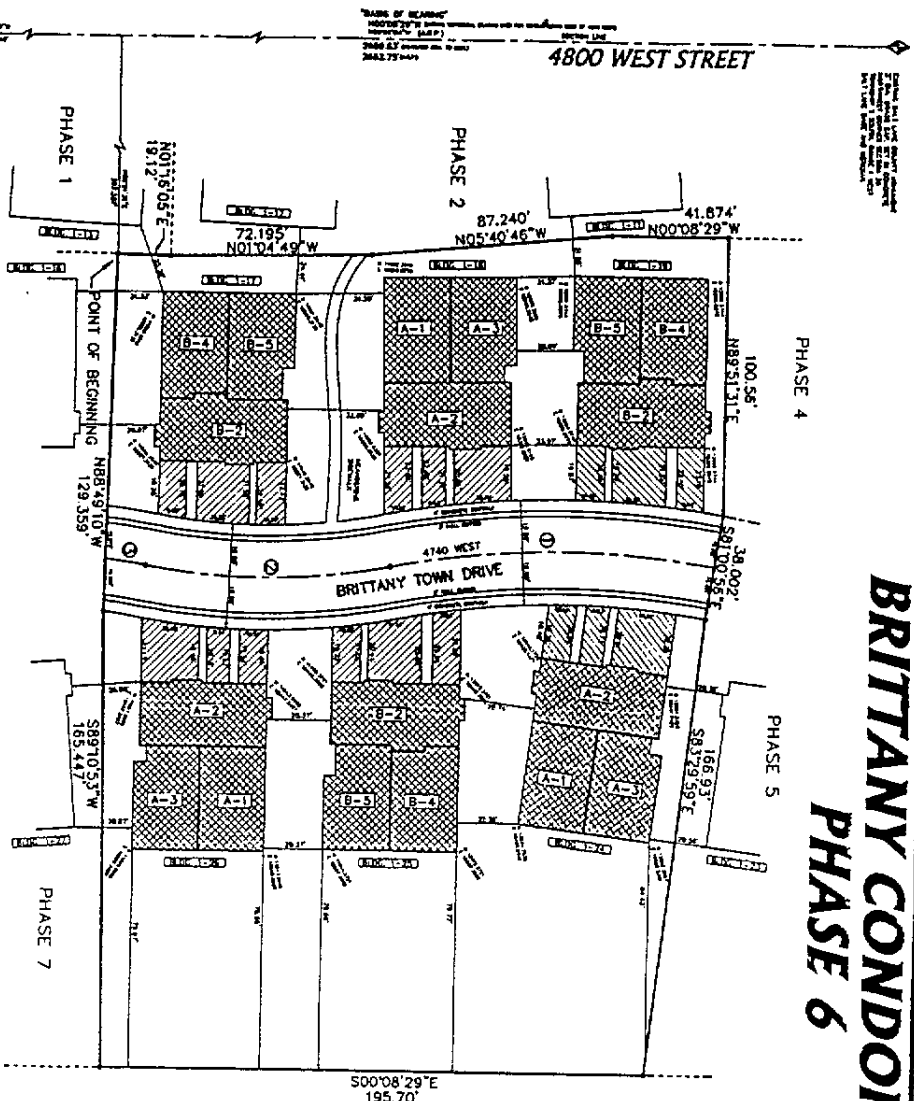
BRITTANY CONDOMINIUMS PHASE 6 MAP

~~BK8388PG5313~~

BK8392PG1225

BRITTANY CONDOMINIUMS PHASE 6

BK 8388PG5-14
BK 8392PG 1226



LEGEND

- PAVED DRIVE, WALK AND LAW SET
- UNPAVED DRIVE, WALK AND LAW SET

PRIVATE (cross-hatched pattern)

LIMITED COMMON (diagonal lines)

COMMON (horizontal lines)

NO.	DATE	REVISION
1	11/27/97	ISSUED FOR PERMITS
2	01/27/98	REVISED PER COMMENTS

EWP ENGINEERING, INC.
 CIVIL & ARCHITECTURAL, TRANSPORTATION & WATER RESOURCES
 3000 South 700 West, Suite 300, Salt Lake City, UT 84143
 801-961-0888

WEST JORDAN CITY COUNCIL
 APPROVED AS TO FORM
 AND TO THE CITY OF WEST JORDAN, UTAH
 ON 11/11/97

WEST JORDAN CITY ENGINEER
 APPROVED AS TO CONFORMANCE WITH THE CITY OF WEST JORDAN, UTAH
 ON 11/11/97

WEST JORDAN CITY ENGINEER
 APPROVED AS TO CONFORMANCE WITH THE CITY OF WEST JORDAN, UTAH
 ON 11/11/97

WEST JORDAN CITY ENGINEER
 APPROVED AS TO CONFORMANCE WITH THE CITY OF WEST JORDAN, UTAH
 ON 11/11/97

SURVEYOR'S CERTIFICATE

I, J. Michael De Vries, do hereby certify that I am a Registered Land Surveyor in the State of Utah, No. 171007 as prescribed by the laws of the State, I have made a Survey of the tract of land shown on this plan and described hereon, hereunto to be known as:

BRITTANY CONDOMINIUMS - PHASE 6

BOUNDARY DESCRIPTION

Beginning at a point which is approximately 27'4" along the Section Line 1883.540 feet and 2831.11' E, 283.217 feet from the Well Set Iron Nail in Section 36, Township 2 South, Range 1 North 1730' E, 19.100 feet; thence N89°10'49" W, 2119.181 feet; thence N89°10'49" W, 872.46 feet; thence N89°10'49" W, 41.814 feet; thence N89°10'49" W, 180.54 feet; thence S87°03'36" E, 36.002 feet; thence S87°03'36" E, 180.54 feet; thence S89°10'49" W, 500'08'29" E, 195.70 feet; thence S89°10'49" W, 128.239 feet to the point of beginning. Contains 146 Acres or 63,475 Square Feet.

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner of the above described tract of land, hereoffer to dedicate the same to the public as follows:

BRITTANY CONDOMINIUMS - PHASE 6

do hereby dedicate and consent to the reservation of land shown on this plan, submitting the same to the jurisdiction and control of the provisions of the Utah State Condominium Ownership Act.

In witness whereof I have hereunto set my hand this _____ day of _____, A.D. 1997.

 Matthew Hughes of Brittany, LLC
 By: _____
 Director, Matthew Hughes, Inc., Manager

State of Utah
 County of Salt Lake } S.S.
 On the _____ day of _____, A.D. 1997.

J. R. Wickham personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, Utah, who being duly sworn, deposes and says that he is the owner of the above described premises, that he is the manager of Matthew Hughes, Inc., and that the foregoing instrument was signed in his name and for the purpose of dedicating the same to the public and that said dedication should be the same.

My Commission expires: _____
 Notary Public for the County of _____

BRITTANY CONDOMINIUMS - PHASE 6

PART OF THE _____

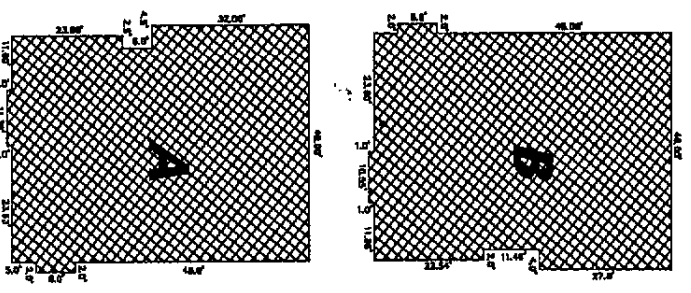
RECORDED &
 FILED IN THE COUNTY OF SALT LAKE, RECORD AND MAP AT
 THE OFFICE OF THE _____
 THIS _____ DAY OF _____, 1997.

POD COPY
 06/11/2024

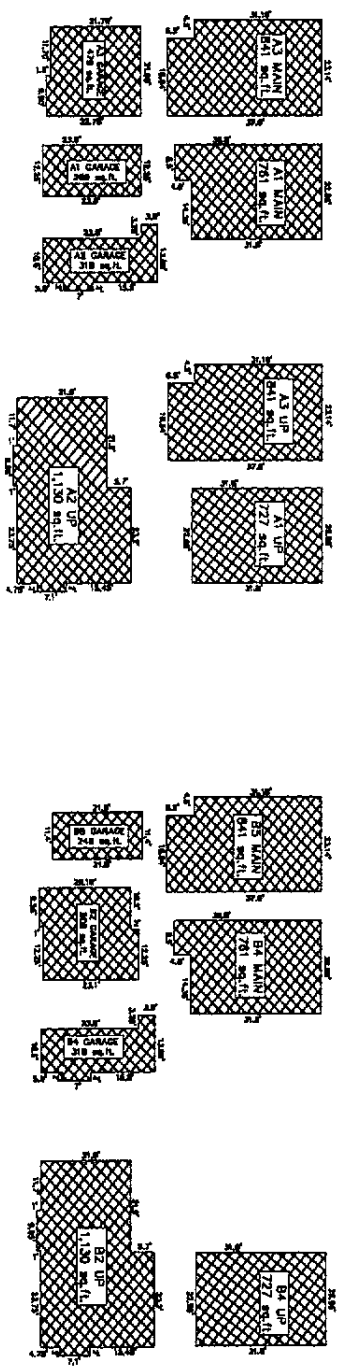
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BK8392Pg1227

BRITTANY CONDOMINIUMS PHASE 6



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
B-5	4670.00	4671.14	7124 SOUTH BRITTANY TOWN DRIVE
B-4	4670.00	4671.14	7126 SOUTH BRITTANY TOWN DRIVE
B-3	4670.00	4671.14	7128 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-17

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4688.10	4678.24	7118 SOUTH BRITTANY TOWN DRIVE
A-2	4688.10	4678.24	7116 SOUTH BRITTANY TOWN DRIVE
A-3	4688.10	4678.24	7114 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-18

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4688.70	4677.84	7108 SOUTH BRITTANY TOWN DRIVE
B-4	4688.70	4677.84	7106 SOUTH BRITTANY TOWN DRIVE
B-3	4688.70	4677.84	7104 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-19

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4668.30	4677.44	7111 SOUTH BRITTANY TOWN DRIVE
A-2	4668.30	4677.44	7109 SOUTH BRITTANY TOWN DRIVE
A-3	4668.30	4677.44	7107 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-24

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-5	4668.80	4677.94	7119 SOUTH BRITTANY TOWN DRIVE
B-4	4668.80	4677.94	7117 SOUTH BRITTANY TOWN DRIVE
B-3	4668.80	4677.94	7115 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-25

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4668.50	4678.64	7123 SOUTH BRITTANY TOWN DRIVE
A-2	4668.50	4678.64	7121 SOUTH BRITTANY TOWN DRIVE
A-3	4668.50	4678.64	7119 SOUTH BRITTANY TOWN DRIVE

BUILDING 1-26

NO.	REVISION	DATE
2	PROJECT OF 10/20/23	10/20/23
2	REVISION 2	10/20/23

EWP ENGINEERING, INC.
 CIVIL & ENVIRONMENTAL ENGINEERING & DESIGN
 3000 South 700 West, Suite 200, Salt Lake City, UT 84119
 801-461-4666

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	1/72nd or 1.3889%
1		B-4	1/72nd or 1.3889%
1		B-5	1/72nd or 1.3889%
1	1-2	B-2	1/72nd or 1.3889%
1		B-4	1/72nd or 1.3889%
1		B-5	1/72nd or 1.3889%
1	1-13	B-2	1/72nd or 1.3889%
1		B-4	1/72nd or 1.3889%
1		B-5	1/72nd or 1.3889%
1	1-14	A-1	1/72nd or 1.3889%
1		A-2	1/72nd or 1.3889%
1		A-3	1/72nd or 1.3889%
2	1-3	B-2	1/72nd or 1.3889%
2		B-4	1/72nd or 1.3889%
2		B-5	1/72nd or 1.3889%
2	1-4	A-1	1/72nd or 1.3889%
2		A-2	1/72nd or 1.3889%
2		A-3	1/72nd or 1.3889%
2	1-5	B-2	1/72nd or 1.3889%
2		B-4	1/72nd or 1.3889%
2		B-5	1/72nd or 1.3889%
2	1-10	A-1	1/72nd or 1.3889%
2		A-2	1/72nd or 1.3889%
2		A-3	1/72nd or 1.3889%
2	1-11	B-2	1/72nd or 1.3889%
2		B-4	1/72nd or 1.3889%
2		B-5	1/72nd or 1.3889%
			1/72nd or 1.3889%

Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
2	1-12	B-2	1/72nd or 1.3889%
2		B-4	1/72nd or 1.3889%
2		B-5	1/72nd or 1.3889%
3	1-6	B-2	1/72nd or 1.3889%
3		B-4	1/72nd or 1.3889%
3		B-5	1/72nd or 1.3889%
3	1-7	A-1	1/72nd or 1.3889%
3		A-2	1/72nd or 1.3889%
3		A-3	1/72nd or 1.3889%
3	1-8	B-2	1/72nd or 1.3889%
3		B-4	1/72nd or 1.3889%
3		B-5	1/72nd or 1.3889%
3	1-9	B-2	1/72nd or 1.3889%
3		B-4	1/72nd or 1.3889%
3		B-5	1/72nd or 1.3889%
4	Tot Lot		No additional Units
5	1-20	B-2	1/72nd or 1.3889%
5		B-4	1/72nd or 1.3889%
5		B-5	1/102nd or .9804%
5	1-21	B-2	1/72nd or 1.3889%
5		B-4	1/72nd or 1.3889%
5		B-5	1/72nd or 1.3889%
5	1-22	A-1	1/72nd or 1.3889%
5		A-2	1/72nd or 1.3889%
5		A-3	1/72nd or 1.3889%
5	1-23	B-2	1/72nd or 1.3889%
5		B-4	1/72nd or 1.3889%
5		B-5	1/72nd or 1.3889%

BK8392
 BK8392
 BK8392PG5316
 BK8392PG1228

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" 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" HERETO.

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

THIS AMENDMENT is hereby re-executed this 3rd day of October, 2000.

McARTHUR HOMES AT BRITTANY, LC
A Utah Limited Liability Company

By: McARTHUR HOMES, INC.
A Utah Corporation, it's Manager

By: 
Donald R. McArthur, Board Chairman

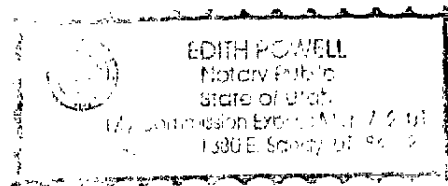
STATE OF UTAH }
 } ss.
COUNTY OF SALT LAKE }

On the 3rd day of October, 2000, personally appeared before me Donald R. McArthur, who being by me duly sworn, did say the he is the Board Chairman 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 Board Chairman and executed the same on behalf of McArthur Homes, Inc., the Manager of McArthur Homes at Brittany, LC.


NOTARY PUBLIC

My Commission expires:

3-7-01



NOTARY SEAL NOT LEGIBLE
- CO RECORDER -

BK 8392 PG 1231

7731543

10/03/2000 02:45 PM 49.00
Book - 8392 Pg - 1221-1232
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MCARTHUR HOMES LC
9948 S REDWOOD RD
SOUTH JORDAN UTAH 84095
BY: ARS, DEPUTY - MI 12 P.

BK8392PG1232