

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.

7731544
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 19th day of September, 2000, as Entry No. 7721503, in Book 8388, at Pages 5269-5272 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 1177-1187 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; 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; and AMENDMENT NO. SIX, recorded the 3rd day of October, 2000, as Entry No. 7731543, in Book 8392, at Pages 1221-1232 et seq., of the records of the Salt Lake County Recorder; to include

BK 8388 PG 5319
BK 8392 PG 1233

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:

- 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.
- 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.
- 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.
- 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.

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3K8392PG1234

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 }

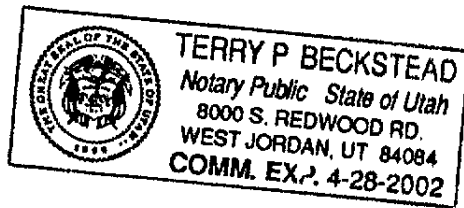
On the 18 day of September, 2000, personally appeared before me Donald R. McArthur, who being by me duly sworn, did say that he is the President of McArthur Homes, Inc., which is the Manager of McArthur Homes at Brittany, LC, and that said instrument was acknowledged on behalf of said McArthur Homes 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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BK8392PG1235

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

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~~DK8388PG5322~~

EXHIBIT B

BRITTANY CONDOMINIUMS PHASE 7 MAP

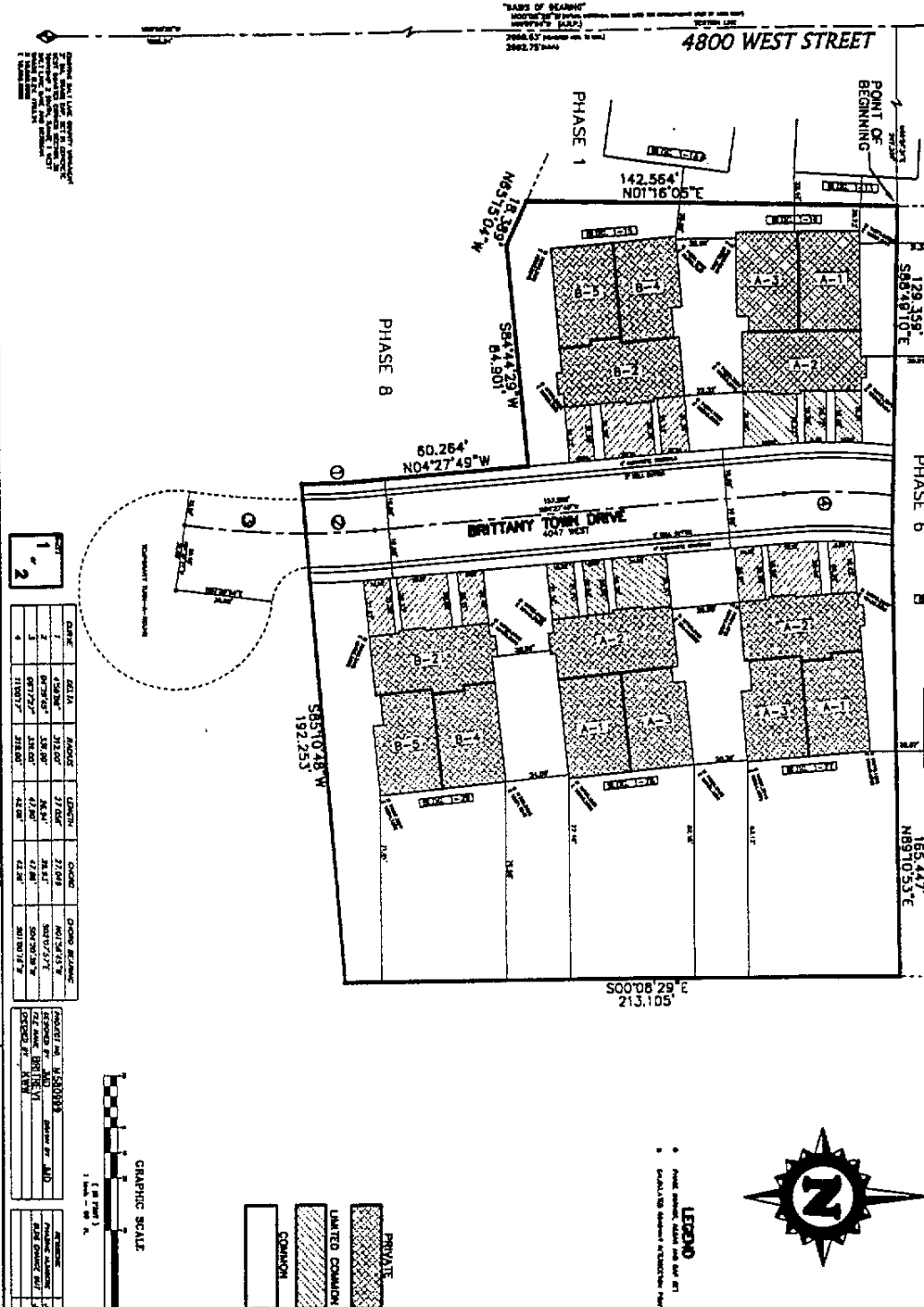
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BK8392PG1237

PLANNING DIVISION
CITY OF WEST JORDAN

8K8392PG5324
8K8392PG1238

BRITTANY CONDOMINIUMS PHASE 7 AMENDED



DATE	BY	REVISION
11/10/17	AKW	1. CORRECTED THE AREA OF THE COMMON ELEMENTS TO 12,500 SQ FT.
11/10/17	AKW	2. CORRECTED THE AREA OF THE COMMON ELEMENTS TO 12,500 SQ FT.
11/10/17	AKW	3. CORRECTED THE AREA OF THE COMMON ELEMENTS TO 12,500 SQ FT.
11/10/17	AKW	4. CORRECTED THE AREA OF THE COMMON ELEMENTS TO 12,500 SQ FT.

SURVEYOR'S CERTIFICATE
I, J. Michael De Young, do hereby certify that I am a Registered Land Surveyor and that I have Certificate No. 174607 as prescribed by the laws of the State of Utah. I have personally examined the monument, or a true and correct copy of the monument, and the description herein, hereunto, to be known as and described below, hereunto, to be known as:

BRITTANY CONDOMINIUMS - PHASE 7 AMENDED
BOUNDARY DESCRIPTION

Beginning at a point which is N09°27'27" along the Southern Line, 1066.666 feet and N09°51'21" 292.237 feet from the Corner of Section 20, Township 2 South, Range 17 West, 12N 28E; thence S89°10'31"E 65.447 feet; thence S07°27'21" 213.105 feet; thence S20°10'48"E 182.253 feet; thence N09°27'27" 585.104 feet along the east or W 1/2 of Section 20, Township 2 South, Range 17 West, 12N 28E; thence N09°27'27" 192.253 feet; thence S85°10'48" 585.104 feet; thence N09°51'21" 192.253 feet; thence N09°27'27" 182.264 feet to the point of beginning. Contains 132 Acres or 57,653 Square Feet.

OWNER'S DEDICATION
From all parts of the above premises (part of land hereunto to be known as:

BRITTANY CONDOMINIUMS - PHASE 7 AMENDED
do hereby dedicate and grant in perpetuity all land hereunto to the Utah State Condominium Association, Inc. in witness whereof I have hereunto set my hand this _____ day of _____ A.D. 20____.

J. Michael De Young
R.L.S. No. 174607

CORPORATE ACKNOWLEDGMENT
D.R. McArthur, President
Utah State Condominium Association, Inc.

State of Utah } S.S.
County of Salt Lake }

On the _____ day of _____ A.D. 20____.

RECORDED &
I, _____ County of Salt Lake, recorded and filed at the Recorder's Office on _____ A.D. 20____.

DATE: _____ TIME: _____ ROOM: _____ FLOOR: _____

YES _____ NO _____

RECORDING FEE: _____

PLANNING COMMISSION
APPROVED THIS 13th DAY OF _____ A.D. 20____ BY THE WEST JORDAN CITY PLANNING COMMISSION.

BOARD OF HEALTH
APPROVED AS TO FORM THIS 13th DAY OF _____ A.D. 20____ BY THE BOARD OF HEALTH.

WEST JORDAN CITY ENGINEER
APPROVED AS TO CONFORMITY WITH THE CITY ENGINEERING CODE AND THE CITY ENGINEER'S ACT.

WEST JORDAN CITY COUNCIL
APPROVED AS TO FORM THIS 13th DAY OF _____ A.D. 20____ BY THE WEST JORDAN CITY COUNCIL.

PREPARED BY: _____



BRITTANY CONDOMINIUMS - PHASE 7 AMENDED
SUBJECT: WEST JORDAN PLANNING CODE

BRITTANY CONDOMINIUMS - PHASE 7 AMENDED
SUBJECT: WEST JORDAN CITY ENGINEER

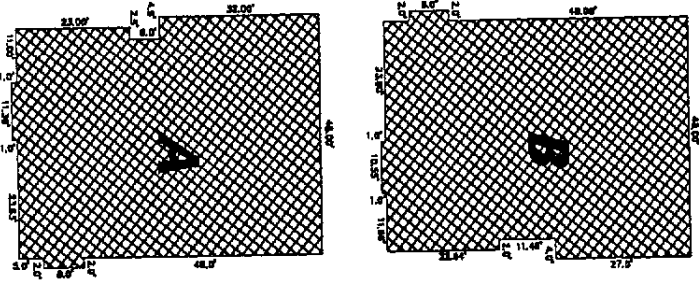
BRITTANY CONDOMINIUMS - PHASE 7 AMENDED
SUBJECT: WEST JORDAN CITY COUNCIL

BRITTANY CONDOMINIUMS - PHASE 7 AMENDED
SUBJECT: WEST JORDAN CITY ENGINEER

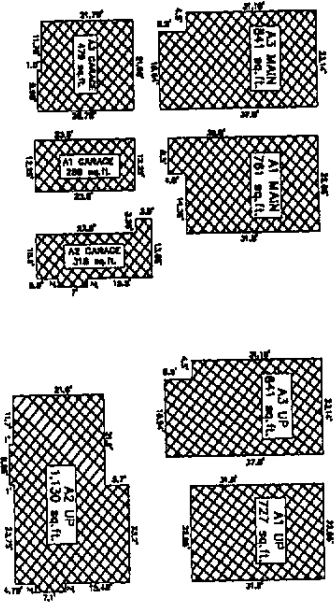
PROV. PLAN
ON RECORD

BRITANNY CONDOMINIUMS PHASE 7

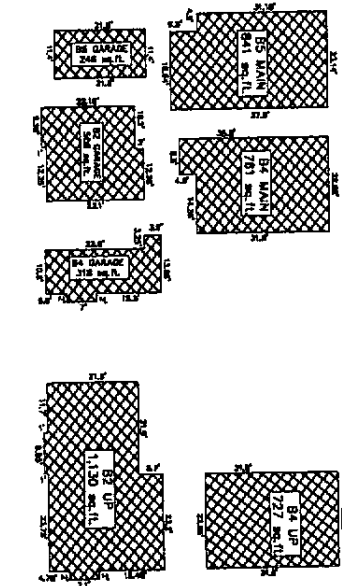
BK8392PG1239
BK8388PG5325



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	4671.60	4680.74	7142 SOUTH BRITANNY TOWN DRIVE
A-2	4671.60	4680.74	7144 SOUTH BRITANNY TOWN DRIVE
A-3	4671.60	4680.74	7146 SOUTH BRITANNY TOWN DRIVE

BUILDING 1-15

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-1	4670.80	4678.94	7138 SOUTH BRITANNY TOWN DRIVE
B-2	4670.80	4678.94	7134 SOUTH BRITANNY TOWN DRIVE
B-3	4670.80	4678.94	7132 SOUTH BRITANNY TOWN DRIVE

BUILDING 1-16

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4670.80	4678.94	7132 SOUTH BRITANNY TOWN DRIVE
A-2	4670.80	4678.94	7130 SOUTH BRITANNY TOWN DRIVE
A-3	4670.80	4678.94	7128 SOUTH BRITANNY TOWN DRIVE

BUILDING 1-27

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4671.30	4680.44	7148 SOUTH BRITANNY TOWN DRIVE
A-2	4671.30	4680.44	7147 SOUTH BRITANNY TOWN DRIVE
A-3	4671.30	4680.44	7143 SOUTH BRITANNY TOWN DRIVE

BUILDING 1-28

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B-1	4672.00	4681.14	7156 SOUTH BRITANNY TOWN DRIVE
B-2	4672.00	4681.14	7154 SOUTH BRITANNY TOWN DRIVE
B-3	4672.00	4681.14	7152 SOUTH BRITANNY TOWN DRIVE

BUILDING 1-29

UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A-1	4671.30	4680.44	7148 SOUTH BRITANNY TOWN DRIVE
A-2	4671.30	4680.44	7147 SOUTH BRITANNY TOWN DRIVE
A-3	4671.30	4680.44	7143 SOUTH BRITANNY TOWN DRIVE

EWP ENGINEERING, INC.
 CIVIL & ENVIRONMENTAL ENGINEERING & SURVEYING
 ARCHITECTURAL & INTERIOR DESIGN
 2000 SOUTH 1000 WEST, SUITE 200, SALT LAKE CITY, UT 84119
 801-488-8888

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%

PK8388 PG 5326
 BK8392 PG 1240

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.

POOR COPY
CO. RECORDERS

BK8392Pg1242

~~BK8388Pg5328~~

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

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

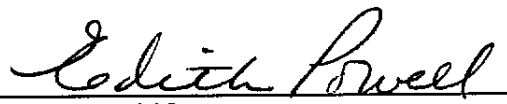
McARTHUR HOMES AT BRITTANY, LC
A Utah Limited Liability Company

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

By: 
Donald R. McArthur, Board Chairman

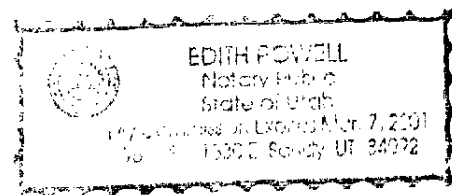
STATE OF UTAH }
 } ss.
COUNTY OF SALT LAKE }

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 -

BK8392PG1243

7731544
10/03/2000 02:46 PM 49.00
Book - 8392 Pg - 1233-1244
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MCARTHUR HOMES LC
9948 S REDWOOD RD
SOUTH JORDAN UTAH 84095
BY: ARG. DEPUTY - WI 12 P.

BK8392PG1244