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WHEN RECORDED RETURN TO:
GATES OF COUNTRYSIDE, L.C.
Wayne H. Corbridge
758 South 400 East
Suite 203
Orem, Utah 84058

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03/02/2001 02:22 PM 56.00
Book - 8430 Pg - 4973-4979
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF DRAPER
12441 S 900 E
DRAPER UT 84020
BY: RDJ, DEPUTY - WI 7 P.

**SIXTH SUPPLEMENT TO THE
DECLARATION OF CONDOMINIUM FOR DRAPER LANDING**

an expandable Utah condominium project

This SIXTH SUPPLEMENT to the DECLARATION OF CONDOMINIUM for DRAPER LANDING, an expandable Utah condominium project, is made and executed by GATES OF COUNTRYSIDE, L.C., a Utah limited liability company, and THE JACKSON COMPANY, a California General Partnership, of 758 South 400 East, Suite 203, Orem, Utah 84058 (hereinafter jointly referred to as "Declarant").

RECITALS

Whereas, the original Declaration of Condominium for DRAPER LANDING was recorded in the office of the County Recorder of Salt Lake County, Utah on the 1st day of December, 2000, as Entry No. 7772387 in Book 8405 at Page 3924 of the Official Records of the County Recorder of Salt Lake County, Utah (the "Declaration").

Whereas, the related Plat Map(s) for Phase I of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the First Supplement to the Declaration was recorded on the 1st day of December, 2000, as Entry No. 7772389 in Book 8405 at Page 3984 of the Official Records of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map(s) for Phase III of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Second Supplement to the Declaration was recorded on the 1st day of December, 2000, as Entry No. 7772391 in Book 8405 at Page 3991 of the Official Records of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map(s) for Phase IV of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Third Supplement to the Declaration was recorded on the 1st day of December 2000, as Entry No. 7772393 in Book 8405 at Page 3998 of the Official Records of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map(s) for Phase V of the Project has also been recorded in the

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office of the County Recorder of Salt Lake County, Utah.

Whereas, the Fourth Supplement to the Declaration was recorded on the 12th day of December, 2000, as Entry No. 7779098 in Book 8407 at Page 6375 of the Official Records of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map(s) for Phase II of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Fifth Supplement to the Declaration was recorded on the 2 day of March, 2001, as Entry No. 7834866 in Book 8430 at Page 4965-4970 of the Official Records of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map(s) for Phase VI of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Article III, Section 43 of the Declaration, Declarant reserved an option, until seven (7) years from the date following the first conveyance of a Unit in Phase I to a Unit purchaser, to expand the Project in accordance with the Act.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Salt Lake County, Utah and described with particularity on Exhibit "A-7" attached hereto and incorporated herein by this reference (the "PHASE VII property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, subject to the approval of the Department of Veterans Affairs, to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, Declarant desires to expand the Project by creating on the PHASE VII Property a residential condominium development.

Whereas, Declarant now intends that the PHASE VII property shall become subject to the Declaration.

AGREEMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this SIXTH SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR DRAPER LANDING.

1. Supplement to Definitions. Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

A. SIXTH SUPPLEMENT TO THE DECLARATION shall mean and refer to this SIXTH SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR DRAPER LANDING.

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B. SIXTH SUPPLEMENTAL PHASE VII MAP shall mean and refer to the Supplemental Plat Map of PHASE VII of the Project, prepared and certified to by Gary Wier, a duly registered Utah Land Surveyor holding Certificate No. 333098, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this SIXTH SUPPLEMENT TO THE DECLARATION.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. Legal Description. The real property described in Exhibit A-7 is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as supplemented.

3. Annexation. Declarant hereby declares that the PHASE VII Property shall be annexed to and become subject to the Declaration, which upon recordation of this SIXTH SUPPLEMENT TO THE DECLARATION shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-7 subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the PHASE VII Map, a Building and four (4) additional Units are or will be constructed and/or created in the Project on the PHASE VII Property. The additional Building and Units are located within a portion of the Additional Land. Upon the recordation of the PHASE VII Map and this SIXTH SUPPLEMENT TO THE DECLARATION, the total number of Units in the Project will be thirty four (34). The additional Building and Units are substantially similar in construction, design and quality to the Building and Units in the prior Phase.

5. Percentage Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities (the "Percentage Interests"). Fifth Revised Exhibit "C" (Percentages of Undivided Ownership Interests) to the Declaration is hereby deleted in its entirety and "Sixth Revised Exhibit 'C,'" attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

6. Effective Date. The effective date of this SIXTH SUPPLEMENT TO THE DECLARATION and the PHASE VII Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

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Exhibit "A-7"

**DRAPER LANDING PHASE VII
LEGAL DESCRIPTION**

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.L.B.&M., SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE N. 89°48'40" W. ALONG THE SECTION LINE, A DISTANCE OF 961.87 FEET AND NORTH A DISTANCE OF 3177.51 FEET TO THE REAL POINT OF BEGINNING;

THENCE N. 01°06'47" W. A DISTANCE OF 77.01 FEET; THENCE N. 89°59'29" E. A DISTANCE OF 112.05 FEET; THENCE S. 00°00'31" E. A DISTANCE OF 77.00 FEET; THENCE S. 89°59'29" W. A DISTANCE OF 110.57 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 0.197 ACRES OF LAND.

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SIXTH REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

<u>Phase</u>	<u>Building No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>
1	A	1	2.94%
1	A	2	2.94%
1	A	3	2.94%
1	A	4	2.94%
2	F	1	2.94%
2	F	2	2.94%
2	F	3	2.94%
2	F	4	2.94%
2	F	5	2.94%
2	F	6	2.94%
3	N	1	2.94%
3	N	2	2.94%
3	N	3	2.94%
3	N	4	2.94%
3	N	5	2.94%
3	N	6	2.94%
4	M	1	2.94%
4	M	2	2.94%
4	M	3	2.94%
4	M	4	2.94%
5	B	1	2.94%
5	B	2	2.94%
5	B	3	2.94%
5	B	4	2.94%
5	B	5	2.94%
5	B	6	2.94%
6	C	1	2.94%
6	C	2	2.94%
6	C	3	2.94%
6	C	4	2.94%

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<u>Phase</u>	<u>Building No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>
7	L	1	2.94%
7	L	2	2.94%
7	L	3	2.94%
7	L	4	2.94%
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TOTAL:	7	34	100.0%

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