

7980460

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

7980460  
08/21/2001 10:12 AM 34.00  
Book - 8491 Pg - 4096-4105  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
CITY OF DRAPER  
12441 S 900 E  
DRAPER UT 84020  
BY: RDJ, DEPUTY - WI 10 P.

28-30-177-608

**TWELFTH SUPPLEMENT TO THE  
DECLARATION OF CONDOMINIUM FOR DRAPER LANDING**  
an expandable Utah condominium project

This TWELFTH 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 STEVEN R. KEELING AND BARBARA A. KEELING, AS TRUSTEES OF THE STEVEN R. KEELING AND BARBARA A. KEELING FAMILY TRUST UTD OF SEPTEMBER 19, 1991, 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.

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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 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 2nd day of March, 2001, as Entry No. 788834866 in Book 8430 at Page 4965 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, the Sixth Supplement to the Declaration was recorded on the 2nd day of March, 2001, as Entry No. 7834869 in Book 8430 at Page 4973 of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Seventh Supplement to the Declaration was recorded on the 2nd day of March, 2001, as Entry No. 7834872 in Book 8430 at Page 4982 of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Eighth Supplement to the Declaration was recorded on the 27th day of April, 2001, as Entry No. 7880581 in Book 8450 at Page 2042 of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Ninth Supplement to the Declaration was recorded on the 21 day of August

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2001, as Entry No. 7980450 in Book 8491 at Page 4064 of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Tenth Supplement to the Declaration was recorded on the 21 day of August 2001, as Entry No. 7980453 in Book 8491 at Page 4074 of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Eleventh Supplement to the Declaration was recorded on the 21 day of August, 2001, as Entry No. 7980457 in Book 8491 at Page 4084 of the Official Records of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map(s) for Phase XII 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-13" attached hereto and incorporated herein by this reference (the "PHASE XIII 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 XIII Property a residential condominium development.

Whereas, Declarant now intends that the PHASE XIII 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 TWELFTH 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:

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

B. TWELFTH SUPPLEMENTAL PHASE XIII MAP shall mean and refer to the Supplemental Plat Map of PHASE XIII 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 TWELFTH 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-13 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 XIII Property shall be annexed to and become subject to the Declaration, which upon recordation of this TWELFTH SUPPLEMENT TO THE DECLARATION shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-13 subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the PHASE XIII Map, a Building and six (6) additional Units are or will be constructed and/or created in the Project on the PHASE XIII Property. The additional Buildings and Units are located within a portion of the Additional Land. Upon the recordation of the PHASE XIII Map and this TWELFTH SUPPLEMENT TO THE DECLARATION, the total number of Units in the Project will be seventy-two (72). The additional Building and Units are substantially similar in construction, design and quality to the Building and Units in the prior Phase.

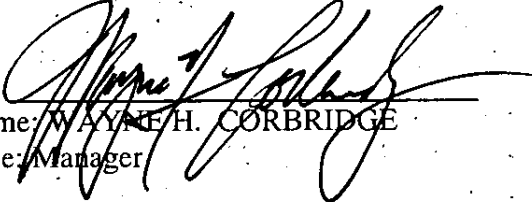
5. Percentage Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities (the "Percentage Interests"). Eleventh Revised Exhibit "C" (Percentages of Undivided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

6. Effective Date. The effective date of this TWELFTH SUPPLEMENT TO THE DECLARATION and the PHASE XIII 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.


IN WITNESS WHEREOF, Declarant has executed this instrument the 18 day of

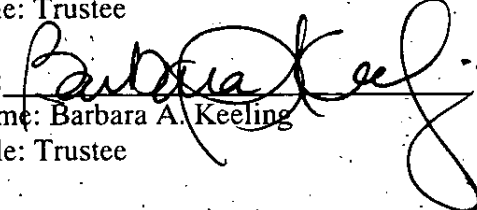
July, 2001.

THE GATES OF COUNTRYSIDE, L.C.,  
a Utah limited liability company

By:   
Name: WAYNE H. CORBRIDGE  
Title: Manager


STEVEN R. KEELING AND BARBARA A. KEELING FAMILY TRUST UTD OF SEPTEMBER  
19, 1991

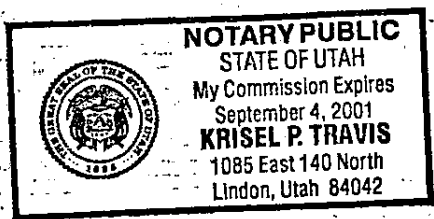
By:   
Name: Steven R. Keeling  
Title: Trustee

By:   
Name: Barbara A. Keeling  
Title: Trustee

STATE OF UTAH     )  
                                  )ss:  
COUNTY OF UTAH    )

On the 18 day of July, 2001, personally appeared before me WAYNE H. CORBRIDGE, who by me being duly sworn, did say that he is the Manager of THE GATES OF COUNTRYSIDE, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members, and said WAYNE H. CORBRIDGE duly acknowledged to me that said Company executed the same.

  
NOTARY PUBLIC  
Residing At: London, UT  
Commission Expires: Sept 4, 2001



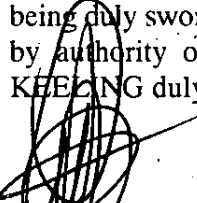
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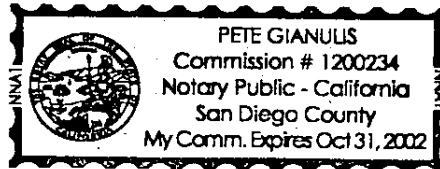
ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY SAN DIEGO )ss.

On the 27th day of July, 2001, personally appeared before me STEVEN R. KEELING AND BARBARA A. KEELING, AS TRUSTEES OF THE STEVEN R. KEELING AND BARBARA A. KEELING FAMILY TRUST UTD OF SEPTEMBER 19, 1991, who by me being duly sworn, did say that the within and foregoing instrument was signed in behalf of said Trust by authority of a Trust Agreement, and said STEVEN R. KEELING AND BARBARA A. KEELING duly acknowledged to me that said Trust executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing At:  
Commission Expires:



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Exhibit "A-13"

DRAPER LANDING PHASE XIII  
LEGAL DESCRIPTION

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

A PARCEL OF LAND LYING WITHIN THE NORTHWEST  $\frac{1}{4}$  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  $\frac{1}{4}$  CORNER OF SAID SECTION 30; THENCE N. 89°48'40" W. ALONG THE SECTION LINE, A DISTANCE OF 1045.57 FEET AND NORTH A DISTANCE OF 2955.78 FEET TO THE REAL POINT OF BEGINNING;

THENCE N. 02°54'14" E. A DISTANCE OF 105.26 FEET; THENCE S. 85°28'22" E. A DISTANCE OF 56.93 FEET; THENCE N. 66°10'47" E. A DISTANCE OF 35.55 FEET; THENCE N. 85°00'45" E. A DISTANCE OF 90.50 FEET; THENCE S. 65°55'52" E. A DISTANCE OF 18.68 FEET; THENCE S. 24°04'08" W. A DISTANCE OF 70.45 FEET; THENCE S. 65°55'52" E. A DISTANCE OF 80.21 FEET; THENCE S. 24°04'08" W. A DISTANCE OF 10.63 FEET TO A POINT OF CURVATURE OF A 22.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY A DISTANCE OF 25.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 65°55'21", SUBTENDED BY A CHORD THAT BEARS S. 57°01'49" W. A DISTANCE OF 23.94 FEET; THENCE S. 89°59'29" W. A DISTANCE OF 51.47 FEET TO A POINT OF CURVATURE OF A 490.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY A DISTANCE OF 67.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 7°54'08", SUBTENDED BY A CHORD THAT BEARS N. 86°03'27" W. A DISTANCE OF 67.53 FEET TO A POINT OF REVERSE CURVATURE OF A 348.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY A DISTANCE OF 76.85 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 12°39'11", SUBTENDED BY A CHORD THAT BEARS N. 88°25'59" W. A DISTANCE OF 76.69 FEET; THENCE S. 85°14'26" W. A DISTANCE OF 26.49 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 0.521 ACRES OF LAND.

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**ELEVENTH 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	1.388%
1	A	2	1.388%
1	A	3	1.388%
1	A	4	1.388%
2	F	1	1.388%
2	F	2	1.388%
2	F	3	1.388%
2	F	4	1.388%
2	F	5	1.388%
2	F	6	1.388%
3	N	1	1.388%
3	N	2	1.388%
3	N	3	1.388%
3	N	4	1.388%
3	N	5	1.388%
3	N	6	1.388%
4	M	1	1.388%
4	M	2	1.388%
4	M	3	1.388%
4	M	4	1.388%
5	B	1	1.388%
5	B	2	1.388%
5	B	3	1.388%
5	B	4	1.388%
5	B	5	1.388%
5	B	6	1.388%
6	C	1	1.388%
6	C	2	1.388%
6	C	3	1.388%
6	C	4	1.388%



<u>Phase</u>	<u>Building No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>
7	L	1	1.388%
7	L	2	1.388%
7	L	3	1.388%
7	L	4	1.388%
8	K	1	1.388%
8	K	2	1.388%
8	K	3	1.388%
8	K	4	1.388%
8	K	5	1.388%
8	K	6	1.388%
9	D	1	1.388%
9	D	2	1.388%
9	D	3	1.388%
9	D	4	1.388%
9	I	1	1.388%
9	I	2	1.388%
9	I	3	1.388%
9	I	4	1.388%
10	J	1	1.388%
10	J	2	1.388%
10	J	3	1.388%
10	J	4	1.388%
10	J	5	1.388%
10	J	6	1.388%
11	H	1	1.388%
11	H	2	1.388%
11	H	3	1.388%
11	H	4	1.388%
11	H	5	1.388%
11	H	6	1.388%

<u>Phase</u>	<u>Building No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>
12	G	1	1.388%
12	G	2	1.388%
12	G	3	1.388%
12	G	4	1.388%
12	G	5	1.388%
12	G	6	1.388%
13	E	1	1.388%
13	E	2	1.388%
13	E	3	1.388%
13	E	4	1.388%
13	E	5	1.388%
13	E	6	1.388%
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TOTAL:	13	72	100.0%

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