

13 - 235

8062607

Return When Recorded to:
BABCOCK BOSTWICK SCOTT
CRAWLEY & PRICE
c/o Conrad H. Johansen
57 W. South Temple, 8th Floor
Salt Lake City, Utah 84101

8062607
11/16/2001 11:40 AM 269.00
Book - 8527 Pg - 387-399
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MCARTHUR HOMES AT BRITTANY
9948 SO REDWOOD RD
SOUTH JORDAN UT 84095
BY: KLB, DEPUTY - WI 13 P.

[Parcel No. 21-30-103-003]

**AMENDMENT NO. EIGHTEEN
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 ____ day of _____, 2001, 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 the following Amendments:

Amendment No.	Primary Recording		Secondary Recording	
	Date	Entry No.	Date	Entry No.
1	09/19/00	7721503	N/A	N/A
2	09/19/00	7721504	10/03/00	7731539
3	09/19/00	7721505	10/03/00	7731540
4	09/19/00	7721506	10/03/00	7731541
5	09/19/00	7721507	10/03/00	7731542
6	09/19/00	7721508	10/03/00	7731543
7	09/19/00	7721509	10/03/00	7731544
8	09/19/00	7721510	10/03/00	7731545
9	09/19/00	7721512	10/03/00	7731546

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10	09/19/00	7721514	10/03/00	7731547
11	09/19/00	7721516	10/03/00	7731548
12	09/19/00	7721518	10/03/00	7731549
13	09/19/00	7721520	10/03/00	7731550
14	09/19/00	7721522	10/03/00	7731551
15			N/A	N/A
16			N/A	N/A
17			N/A	N/A

Each of the forgoing Amendments 1 through 17 were filed with the entry numbers as indicated in the records of the Salt Lake County Recorder; to include an additional two-hundred and seven (207) Units for a total of two-hundred and nineteen (219) Units with additional property available for the expansion of a maximum number of sixty-three (63) 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 18 ("Phase 18 Property"), and declares its intention that the Phase 18 Property shall be subject to the Declaration, and any amendments thereto.

Declarant hereby adds to the existing Project a total of twelve (12) additional Units pursuant to the Declaration and any Amendments thereto. The maximum number of Units within the existing Project will be two-hundred and thirty-one (231) with fifty-one (51) Units being reserved in the expandable area.

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

1. Phase 18 Expansion: Declarant hereby submits the Phase 18 Property more particularly described at Exhibit A to the provisions of the Utah Condominium Ownership Act. Declarant is the sole owner of the Phase 18 Property and said Property shall be known as the Brittany Condominiums, Phase 18, and shall be subject to the provisions of the Declaration and Amendments thereto. The maximum number of Units to be contained within the Phase 18 Property improvements shall be twelve (12), 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 18 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 1/231st. Likewise, pursuant to paragraph 4 of Article IV of the Declaration the par value of each ownership interest shall be 1/231st as shown in the Table attached hereto as Exhibit C.

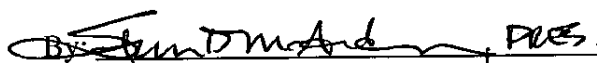
4. Additional Land: With the annexation of the Phase 18 Property, the remaining land available for expansion, being more particularly described at Exhibit D, consists of the original expandable land less the Phase 2 Property, the Phase 3 Property, the Phase 4 Property, the Phase 5 Property, the Phase 6 Property, the Phase 7 Property, the Phase 8 Property, the Phase 9 Property, the Phase 10 Property, the Phase 11 Property, the Phase 12 Property, the Phase 13 Property, the Phase 14 Property, the Phase 15 Property, the Phase 16 Property, the Phase 17 Property, and the Phase 18 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:  PRES.
~~Donald R.~~ McARTHUR, President
STEVEN D.

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

On the 11th day of November, 2001, personally appeared before me ~~Donald R.~~ ^{STEVEN P.} 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.~~ ^{STEVEN P.} 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.

Rashelle E. Palmer
NOTARY PUBLIC

My Commission Expires:

Residing at: Salt Lake County

February 5, 2003

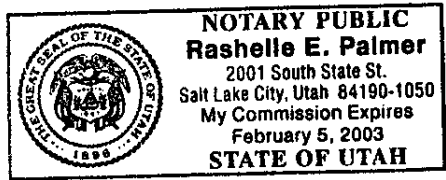


EXHIBIT A

REAL PROPERTY DESCRIPTION OF
BRITTANY CONDOMINIUMS PHASE 18

PROPERTY DESCRIPTION:

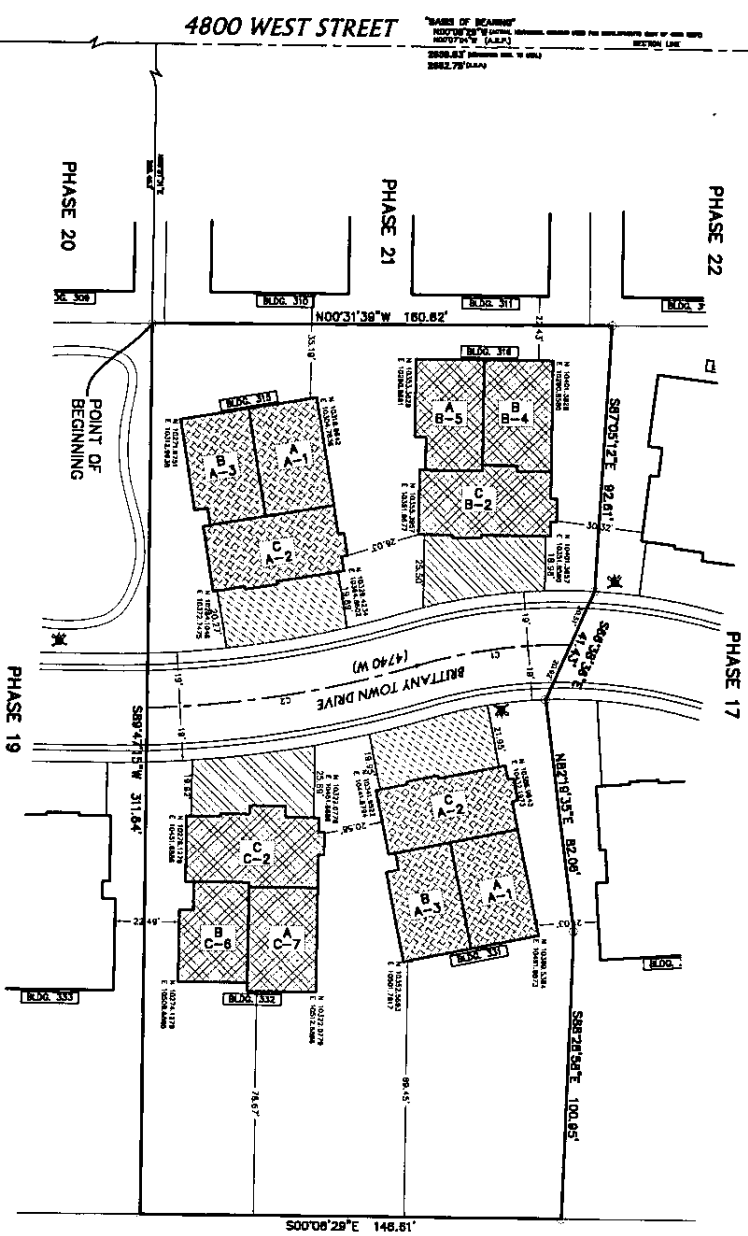
Beginning at a point which is N00°08'29"W along the Section Line, 260.528 feet and N89°51'31"E, 280.453 feet from West Quarter Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence N00°31'39"W, 160.62 feet; thence S87°05'12"E, 92.61 feet; thence S66°38'36"E, 41.43 feet; N82°19'35"E, 82.06 feet; thence S88°28'58"E, 100.95 feet; thence S00°08'29"E, 146.61 feet; thence S89°47'15"W, 311.64 feet to the point of beginning. Contains 1.07 Acres or 46.817 Square Feet

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EXHIBIT B

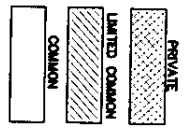
BRITTANY CONDOMINIUMS PHASE 18 MAP

BRITTANY CONDOMINIUMS PHASE 18



ALL COMMON AREAS ARE DESIGNATED AS BLANKET EASEMENTS FOR ALL PUBLIC UTILITIES

LEGEND
 Hatched pattern: PUBLIC COMMON, OPEN AND OR SET
 Dotted pattern: CALCULATED SURVEY INSTRUMENT POINT
 Circle with cross: THE TRIANGULAR



PROJECT NO.	DATE	BY	DATE	BY
18-000227	11/18/20	JAMES B. KIRBY		
18-000227	11/18/20	JAMES B. KIRBY		

Static
 Static Consulting Inc.
 2005 S 700 E, Ste. 300
 Salt Lake City, UT 84107-2600
 Tel: 801.361.0000
 Fax: 801.361.0171
 www.staticinc.com

PLANNING COMMISSION
 APPROVED THIS _____ DAY OF _____
 BY THE CITY CLERK OF PLANNING COMMISSION

BOARD OF HEALTH
 APPROVED AS TO PUBLIC HEALTH ON _____ DAY OF _____

WEST JORDAN CITY ENGINEER
 APPROVED AS TO PUBLIC HEALTH ON _____ DAY OF _____

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____

WEST JORDAN CITY COUNCIL
 APPROVED TO THE BEST INTEREST OF THE CITY OF WEST JORDAN ON _____ DAY OF _____

SURVEYOR'S CERTIFICATE
 I, J. Michael De Mars, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 174007 as prescribed by the Laws of the State of Utah. My title is Surveyor. I have personally surveyed and marked the boundaries of the land and shown on this plat and described below, hereunto to be known as:

BRITTANY CONDOMINIUMS - PHASE 18

BOUNDARY DESCRIPTION
 Beginning of a point which is N00°02'29"W along the Section Line, 260.239 feet and N89°31'31"E, 260.453 feet to a corner of Section 34, Township 2N, Range 2E, South, 1st Meridian. Corner of Section 34, Township 2N, Range 2E, South, 1st Meridian, and running thence N00°31'30"W, 180.62 feet and N89°31'31"E, 92.61 feet; thence S89°31'32"E, 41.41 feet; N82°19'35"E, 82.06 feet; thence S89°31'32"E, 100.85 feet; thence S00°08'29"E, 146.61 feet; thence S89°47'15"W, 31.64 feet to the point of beginning.

Contains 1.07 Acres or 46,817 Square Feet

CONSENT TO RECORD
 Know all men by these presents that I, the undersigned owner of the above described tract of land, hereunto to be known as:

BRITTANY CONDOMINIUMS - PHASE 18

do hereby consent to recordation of this plat, submitting the property described herein to the provisions of the Utah State Condominium Ownership Act.

In witness whereof, I have hereunto set my hand this _____ day of _____ A.D., 20____.

Michael Horns of Britton, LLC
 By: Michael Horns, Inc., Manager
 Steve McArthur, Senior Vice President

CORPORATE ACKNOWLEDGMENT
 State of Utah }
 County of Salt Lake } S.S.
 On this _____ day of _____ A.D. 20____,

Steve McArthur, personally appeared before me, the undersigned Notary Public, he and for said County of Salt Lake State of Utah, who being duly sworn, did say to me that he is the Manager of McArthur Home, Inc., a Home Inc., Manager of McArthur Home, Inc., and that the foregoing instrument was signed in behalf of said Corporation by authority of a resolution of the Board of Directors, and said person acknowledged to me that said Corporation executed the same.

My Commission expires: _____ County: _____ Notary Public

BRITTANY CONDOMINIUMS - PHASE 18
 PART OF THE THIRTEENTH QUARTER OF SECTION 34, TOWNSHIP 2N, RANGE 2E, SOUTH, 1ST MERIDIAN, SALT LAKE COUNTY, UTAH

RECORDED & RETURNED TO THE COUNTY OF SALT LAKE, UTAH, RECORDS AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ ROOM: _____

FILED IN _____ COUNTY SALT LAKE COUNTY RECORDS

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	1/231st or .4329%
1		B-4	1/231st or .4329%
1		B-5	1/231st or .4329%
1	1-2	B-2	1/231st or .4329%
1		B-4	1/231st or .4329%
1		B-5	1/231st or .4329%
1	1-13	B-2	1/231st or .4329%
1		B-4	1/231st or .4329%
1		B-5	1/231st or .4329%
1	1-14	A-1	1/231st or .4329%
1		A-2	1/231st or .4329%
1		A-3	1/231st or .4329%
2	1-3	B-2	1/231st or .4329%
2		B-4	1/231st or .4329%
2		B-5	1/231st or .4329%
2	1-4	A-1	1/231st or .4329%
2		A-2	1/231st or .4329%
2		A-3	1/231st or .4329%
2	1-5	B-2	1/231st or .4329%
2		B-4	1/231st or .4329%
2		B-5	1/231st or .4329%
2	1-10	A-1	1/231st or .4329%
2		A-2	1/231st or .4329%
2		A-3	1/231st or .4329%
2	1-11	B-2	1/231st or .4329%
2		B-4	1/231st or .4329%
2		B-5	1/231st or .4329%
2	1-12	B-2	1/231st or .4329%

Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
2		B-4	1/231st or .4329%
2		B-5	1/231st or .4329%
3	1-6	B-2	1/231st or .4329%
3		B-4	1/231st or .4329%
3		B-5	1/231st or .4329%
3	1-7	A-1	1/231st or .4329%
3		A-2	1/231st or .4329%
3		A-3	1/231st or .4329%
3	1-8	B-2	1/231st or .4329%
3		B-4	1/231st or .4329%
3		B-5	1/231st or .4329%
3	1-9	B-2	1/231st or .4329%
3		B-4	1/231st or .4329%
3		B-5	1/231st or .4329%
4	Tot Lot		No Additional Units
5	1-20	B-2	1/231st or .4329%
5		B-4	1/231st or .4329%
5		B-5	1/231st or .4329%
5	1-21	B-2	1/231st or .4329%
5		B-4	1/231st or .4329%
5		B-5	1/231st or .4329%
5	1-22	A-1	1/231st or .4329%
5		A-2	1/231st or .4329%
5		A-3	1/231st or .4329%
5	1-23	B-2	1/231st or .4329%
5		B-4	1/231st or .4329%
5		B-5	1/231st or .4329%
6	1-17	B-2	1/231st or .4329%

Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
6		B-4	1/231st or .4329%
6		B-5	1/231st or .4329%
6	1-18	A-1	1/231st or .4329%
6		A-2	1/231st or .4329%
6		A-3	1/231st or .4329%
6	1-19	B-2	1/231st or .4329%
6		B-4	1/231st or .4329%
6		B-5	1/231st or .4329%
6	1-24	A-1	1/231st or .4329%
6		A-2	1/231st or .4329%
6		A-3	1/231st or .4329%
6	1-25	B-2	1/231st or .4329%
6		B-4	1/231st or .4329%
6		B-5	1/231st or .4329%
6	1-26	A-1	1/231st or .4329%
6		A-2	1/231st or .4329%
6		A-3	1/231st or .4329%
7	1-15	A-1	1/231st or .4329%
7		A-2	1/231st or .4329%
7		A-3	1/231st or .4329%
7	1-16	B-2	1/231st or .4329%
7		B-4	1/231st or .4329%
7		B-5	1/231st or .4329%
7	1-27	B-2	1/231st or .4329%
7		B-4	1/231st or .4329%
7		B-5	1/231st or .4329%
7	1-28	A-1	1/231st or .4329%
7		A-2	1/231st or .4329%
7		A-3	1/231st or .4329%
7	1-29	B-2	1/231st or .4329%

Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
7		B-4	1/231st or .4329%
7		B-5	1/231st or .4329%
8	Club House		No Additional Units
9	201	B-2	1/231st or .4329%
9		B-4	1/231st or .4329%
9		B-5	1/231st or .4329%
9	202	B-2	1/231st or .4329%
9		B-4	1/231st or .4329%
9		B-5	1/231st or .4329%
9	203	A-1	1/231st or .4329%
9		A-2	1/231st or .4329%
9		A-3	1/231st or .4329%
9	204	B-2	1/231st or .4329%
9		B-4	1/231st or .4329%
9		B-5	1/231st or .4329%
9	205	A-1	1/231st or .4329%
9		A-2	1/231st or .4329%
9		A-3	1/231st or .4329%
10	206	A-1	1/231st or .4329%
10		A-2	1/231st or .4329%
10		A-3	1/231st or .4329%
10	207	B-2	1/231st or .4329%
10		B-4	1/231st or .4329%
10		B-5	1/231st or .4329%
10	208	B-2	1/231st or .4329%
10		B-4	1/231st or .4329%
10		B-5	1/231st or .4329%
10	218	A-1	1/231st or .4329%
10		A-2	1/231st or .4329%
10		A-3	1/231st or .4329%

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Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
10	219	A-1	1/231st or .4329%
10		A-2	1/231st or .4329%
10		A-3	1/231st or .4329%
11	209	A-1	1/231st or .4329%
11		A-2	1/231st or .4329%
11		A-3	1/231st or .4329%
11	210	B-2	1/231st or .4329%
11		B-4	1/231st or .4329%
11		B-5	1/231st or .4329%
11	211	B-2	1/231st or .4329%
11		B-4	1/231st or .4329%
11		B-5	1/231st or .4329%
11	216	B-2	1/231st or .4329%
11		B-4	1/231st or .4329%
11		B-5	1/231st or .4329%
11	217	A-1	1/231st or .4329%
11		A-2	1/231st or .4329%
11		A-3	1/231st or .4329%
12	212	A-1	1/231st or .4329%
12		A-2	1/231st or .4329%
12		A-3	1/231st or .4329%
12	213	A-1	1/231st or .4329%
12		A-2	1/231st or .4329%
12		A-3	1/231st or .4329%
12	214	B-2	1/231st or .4329%
12		B-4	1/231st or .4329%
12		B-5	1/231st or .4329%
12	215	A-1	1/231st or .4329%
12		A-2	1/231st or .4329%
12		A-3	1/231st or .4329%

Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
13	220	B-2	1/231st or .4329%
13		B-4	1/231st or .4329%
13		B-5	1/231st or .4329%
13	221	A-1	1/231st or .4329%
13		A-2	1/231st or .4329%
13		A-3	1/231st or .4329%
13	228	A-1	1/231st or .4329%
13		A-2	1/231st or .4329%
13		A-3	1/231st or .4329%
13	229	A-1	1/231st or .4329%
13		A-2	1/231st or .4329%
13		A-3	1/231st or .4329%
13	230	A-1	1/231st or .4329%
13		A-2	1/231st or .4329%
13		A-3	1/231st or .4329%
14	222	A-1	1/231st or .4329%
14		A-2	1/231st or .4329%
14		A-3	1/231st or .4329%
14	223	A-1	1/231st or .4329%
14		A-2	1/231st or .4329%
14		A-3	1/231st or .4329%
14	224	B-2	1/231st or .4329%
14		B-4	1/231st or .4329%
14		B-5	1/231st or .4329%
14	225	B-2	1/231st or .4329%
14		B-4	1/231st or .4329%
14		B-5	1/231st or .4329%
14	226	A-1	1/231st or .4329%
14		A-2	1/231st or .4329%
14		A-3	1/231st or .4329%

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Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
14	227	B-2	1/231st or .4329%
14		B-4	1/231st or .4329%
14		B-5	1/231st or .4329%
15	321	A-1	1/231st or .4329%
15		A-2	1/231st or .4329%
15		A-3	1/231st or .4329%
15	322	A-1	1/231st or .4329%
15		A-2	1/231st or .4329%
15		A-3	1/231st or .4329%
15	323	C-7	1/231st or .4329%
15		C-2	1/231st or .4329%
15		C-6	1/231st or .4329%
15	324	A-1	1/231st or .4329%
15		A-2	1/231st or .4329%
15		A-3	1/231st or .4329%
15	325	B-2	1/231st or .4329%
15		B-4	1/231st or .4329%
15		B-5	1/231st or .4329%
16	319	A-1	1/231st or .4329%
16		A-2	1/231st or .4329%
16		A-3	1/231st or .4329%
16	320	C-7	1/231st or .4329%
16		C-2	1/231st or .4329%
16		C-6	1/231st or .4329%
16	326	A-1	1/231st or .4329%
16		A-2	1/231st or .4329%
16		A-3	1/231st or .4329%
16	327	B-2	1/231st or .4329%
16		B-4	1/231st or .4329%
16		B-5	1/231st or .4329%

Phase	Bldg No.	Unit Type	Unit Par Value Percent of Undivided Interest in Common Area
16	328	A-1	1/231st or .4329%
16		A-2	1/231st or .4329%
16		A-3	1/231st or .4329%
17	317	C-7	1/231st or .4329%
17		C-2	1/231st or .4329%
17		C-6	1/231st or .4329%
17	318	B-2	1/231st or .4329%
17		B-4	1/231st or .4329%
17		B-5	1/231st or .4329%
17	329	A-1	1/231st or .4329%
17		A-2	1/231st or .4329%
17		A-3	1/231st or .4329%
17	330	B-2	1/231st or .4329%
17		B-4	1/231st or .4329%
17		B-5	1/231st or .4329%
18	315	A-1	1/231st or .4329%
18		A-2	1/231st or .4329%
18		A-3	1/231st or .4329%
18	316	B-2	1/231st or .4329%
18		B-4	1/231st or .4329%
18		B-5	1/231st or .4329%
18	331	A-1	1/231st or .4329%
18		A-2	1/231st or .4329%
18		A-3	1/231st or .4329%
18	332	C-7	1/231st or .4329%
18		C-2	1/231st or .4329%
18		C-6	1/231st or .4329%

BK8527PG0398

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 PARCELS OF PROPERTY IDENTIFIED AT EXHIBIT "A" OF THE DECLARATION, AT EXHIBIT "A" TO EACH OF THE AMENDMENTS TWO THROUGH SEVENTEEN, AND AT EXHIBIT "A" HERETO.

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