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Book - 8553 Pg - 491-499
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MERIDIAN TITLE
BY: ARG, DEPUTY - WI 9 P.

WHEN RECORDED RETURN TO:
JORDAN LANDING INVESTMENTS, L.C.
8438 South Gad Way
Sandy, Utah 84093
(801) 943-0180

**FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM
FOR PINES AT JORDAN LANDING**
a Utah Condominium Project

This FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PINES AT JORDAN LANDING, a Utah Condominium Project, dated for reference January 8, 2002, is executed by PINES AT JORDAN LANDING L.C., a Utah limited liability company, of 8438 South Gad Way, Sandy, Utah 84093 (hereinafter referred to as ADeclarant≅).

RECITALS

Whereas, the original Declaration of Condominium for Pines at Jordan Landing was recorded in the office of the County Recorder of Salt Lake County, Utah on the 28th day of August, 2001 as Entry No. 7987128 in Book 8493 at page 8239 of the Official Records of the County Recorder of Salt Lake County, Utah (the ADeclaration≅).

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, under Article III, Section 43 of the Declaration, Declarant reserved an option until the 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 AA-2" attached hereto and incorporated herein by this reference (the APhase II Property≅).

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

Whereas, Declarant now intends that the Phase II Property shall become subject to the Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PINES AT JORDAN LANDING.

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

a. First Supplement to the Declaration shall mean and refer to this FIRST

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SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR PINES AT JORDAN LANDING.

b. First Supplemental Phase II Map shall mean and refer to the Supplemental Plat Map of Phase II of the Project, prepared and certified to by L. Mark Neff, a duly registered Utah Land Surveyor holding Certificate No. 172065, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this First 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-2 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 this First Supplement to the Declaration:

3. Annexation. Declarant hereby declares that the Phase II Property shall be annexed to and become subject to the Declaration, which upon recordation of this First Supplement to the Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-2 subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. There are thirty-eight (38) Units in Phase I. As shown on the Phase II Map, sixteen (16) new Buildings and sixty-six (66) additional Units are or will be constructed and/or created in the Project on the Phase II Property. The additional Building and Units are located within a portion of the Additional Land. Upon the recordation of the Phase II Map and this First Supplement to the Declaration, the total number of Units in the Project will be one hundred and four (104). The additional Buildings and Units are or will be substantially similar in construction, design, and quality to the Buildings and Units in the original 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 APercentage Interests \cong). Exhibit "C \cong " to the Declaration is, thus, deleted in its entirety and ARevised Exhibit >C,=" attached hereto and incorporated herein by this reference, is substituted in lieu thereof. The Percentage Interests set forth in Revised Exhibit AC \cong are equal. Subject to the rights reserved to the Declarant as set forth in Article Three, Section 43 of the Declaration, the Percentage Interests shall have a permanent character and may not be altered without the prior written affirmative consent of at least two-thirds of all of the Unit Owners.

6. Effective Date. The effective date of this First Supplement to the Declaration and the Phase II 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 day and year first above written.

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JORDAN LANDING INVESTMENTS, L.C.,
a Utah limited liability company

By: *Bryson D. Garbett*
Name: Bryson D. Garbett
Title: Manager

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

On the 9th day of January, 2002, personally appeared before me BRYSON D. GARBETT, who by me being duly sworn, did say that he is the Manager of JORDAN LANDING INVESTMENTS, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or its Articles of Incorporation, and said BRYSON D. GARBETT duly acknowledged to me that said corporation executed the same.

[Signature]
NOTARY PUBLIC
Residing At: 3/14/04
Commission Expires: Sandy UK



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EXHIBIT "A-2"
PINES AT JORDAN LANDING
PHASE II
LEGAL DESCRIPTION

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

REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

Phase	Bldg. No.	Unit No.	Parcel No.	Street Address	Percentage Ownership
1	1	1	21-20-304-001-0000	3901 W. Pine Landing Way	0.9615
1	1	2	21-20-304-002-0000	3903 W. Pine Landing Way	0.9615
1	1	3	21-20-304-003-0000	3907 W. Pine Landing Way	0.9615
1	1	4	21-20-304-004-0000	3909 W. Pine Landing Way	0.9615
1	2	5	21-20-304-005-0000	3881 W. Pine Landing Way	0.9615
1	2	6	21-20-304-006-0000	3883 W. Pine Landing Way	0.9615
1	2	7	21-20-304-007-0000	3887 W. Pine Landing Way	0.9615
1	2	8	21-20-304-008-0000	3889 W. Pine Landing Way	0.9615
1	2	9	21-20-304-009-0000	3891 W. Pine Landing Way	0.9615
1	2	10	21-20-304-010-0000	3893 W. Pine Landing Way	0.9615
1	3	11	21-20-304-011-0000	6727 W. Pine Landing Way	0.9615
1	3	12	21-20-304-012-0000	6729 W. Pine Landing Way	0.9615
1	3	13	21-20-304-013-0000	6731 W. Pine Landing Way	0.9615
1	3	14	21-20-304-014-0000	6733 W. Pine Landing Way	26315
1	4	15	21-20-304-015-0000	6713 W. Pine Landing Way	0.9615
1	4	16	21-20-304-016-0000	6717 W. Pine Landing Way	0.9615
1	4	17	21-20-304-017-0000	6719 W. Pine Landing Way	0.9615
1	4	18	21-20-304-018-0000	6721 W. Pine Landing Way	0.9615
1	5	19	21-20-304-019-0000	6701 W. Pine Landing Way	0.9615
1	5	20	21-20-304-020-0000	6703 W. Pine Landing Way	0.9615
1	5	21	21-20-304-021-0000	6707 W. Pine Landing Way	0.9615
1	5	22	21-20-304-022-0000	6709 W. Pine Landing Way	0.9615
1	6	23	21-20-304-023-0000	6708 W. Pine Landing Way	0.9615
1	6	24	21-20-304-024-0000	6706 W. Pine Landing Way	0.9615
1	6	25	21-20-304-025-0000	6704 W. Pine Landing Way	0.9615
1	6	26	21-20-304-026-0000	6702 W. Pine Landing Way	0.9615
1	7	27	21-20-304-027-0000	6728 W. Pine Landing Way	0.9615
1	7	28	21-20-304-028-0000	6726 W. Pine Landing Way	0.9615
1	7	29	21-20-304-029-0000	6724 W. Pine Landing Way	0.9615
1	7	30	21-20-304-030-0000	6722 W. Pine Landing Way	0.9615

Phase	Bldg. No.	Unit No.	Parcel No.	Street Address	Percentage Ownership
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1	8	31	21-20-304-031-0000	6728 W. Pines Point Way	0.9615
1	8	32	21-20-304-032-0000	6726 W. Pines Point Way	0.9615
1	8	33	21-20-304-033-0000	6724 W. Pines Point Way	0.9615
1	8	34	21-20-304-034-0000	6722 W. Pines Point Way	0.9615
1	9	35	21-20-304-035-0000	6718 W. Pines Point Way	0.9615
1	9	36	21-20-304-036-0000	6716 W. Pines Point Way	0.9615
1	9	37	21-20-304-037-0000	6714 W. Pines Point Way	0.9615
1	9	38	21-20-304-038-0000	6712 W. Pines Point Way	0.9615
2	10	39		6704 S. Pines Point Way	0.9615
2	10	40		6702 S. Pines Point Way	0.9615
2	10	41		6698 S. Pines Point Way	0.9615
2	10	42		6696 S. Pines Point Way	0.9615
2	11	43		6692 S. Pines Point Way	0.9615
2	11	44		6688 S. Pines Point Way	0.9615
2	11	45		6686 S. Pines Point Way	0.9615
2	11	46		6684 S. Pines Point Way	0.9615
2	12	47		6678 S. Pines Point Way	0.9615
2	12	48		6676 S. Pines Point Way	0.9615
2	12	49		6674 S. Pines Point Way	0.9615
2	12	50		6672 S. Pines Point Way	0.9615
2	13	51		6668 S. Pines Point Way	0.9615
2	13	52		6664 S. Pines Point Way	0.9615
2	13	53		6662 S. Pines Point Way	0.9615
2	13	54		6658 S. Pines Point Way	0.9615
2	14	55		6654 S. Pines Point Way	0.9615
2	14	56		6652 S. Pines Point Way	0.9615
2	14	57		6648 S. Pines Point Way	0.9615
2	14	58		6646 S. Pines Point Way	0.9615
2	15	59		3924 W. Pines Point Way	0.9615
2	15	60		3922 W. Pines Point Way	0.9615
2	15	61		3918 W. Pines Point Way	0.9615
2	15	62		3916 W. Pines Point Way	0.9615
2	15	63		3914 W. Pines Point Way	0.9615
2	15	64		3912 W. Pines Point Way	0.9615

Phase Bldg. No. Unit No. Parcel No. Street Address Percentage Ownership

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2	16	65	6647 S. Pine Landing Way	0.9615
2	16	66	6649 S. Pine Landing Way	0.9615
2	16	67	6651 S. Pine Landing Way	0.9615
2	16	68	6653 S. Pine Landing Way	0.9615
2	17	69	6659 S. Pine Landing Way	0.9615
2	17	70	6661 S. Pine Landing Way	0.9615
2	17	71	6663 S. Pine Landing Way	0.9615
2	17	72	6667 S. Pine Landing Way	0.9615
2	18	73	6671 S. Pine Landing Way	0.9615
2	18	74	6673 S. Pine Landing Way	0.9615
2	18	75	6677 S. Pine Landing Way	0.9615
2	18	76	6679 S. Pine Landing Way	0.9615
2	19	77	6683 S. Pine Landing Way	0.9615
2	19	78	6687 S. Pine Landing Way	0.9615
2	19	79	6689 S. Pine Landing Way	0.9615
2	19	80	6691 S. Pine Landing Way	0.9615
2	20	81	6694 S. Pine Landing Way	0.9615
2	20	82	6692 S. Pine Landing Way	0.9615
2	20	83	6688 S. Pine Landing Way	0.9615
2	20	84	6686 S. Pine Landing Way	0.9615
2	21	85	6682 S. Pine Landing Way	0.9615
2	21	86	6678 S. Pine Landing Way	0.9615
2	21	87	6676 S. Pine Landing Way	0.9615
2	21	88	6674 S. Pine Landing Way	0.9615
2	22	89	6657 S. Pines Point Way	0.9615
2	22	90	6659 S. Pines Point Way	0.9615
2	22	91	6663 S. Pines Point Way	0.9615
2	22	92	6667 S. Pines Point Way	0.9615
2	23	93	6671 S. Pines Point Way	0.9615
2	23	94	6673 S. Pines Point Way	0.9615
2	23	95	6677 S. Pines Point Way	0.9615
2	23	96	6679 S. Pines Point Way	0.9615

Phase	Bldg. No.	Unit No.	Parcel No.	Street Address	Percentage Ownership
2	24	97		6683 S. Pines Point Way	0.9615

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2	24	98	6687 S. Pines Point Way	0.9615
2	24	99	6689 S. Pines Point Way	0.9615
2	24	100	6691 S. Pines Point Way	0.9615
2	25	101	6697 S. Pines Point Way	0.9615
2	25	102	6699 S. Pines Point Way	0.9615
2	25	103	6701 S. Pines Point Way	0.9615
2	25	104	6703 S. Pines Point Way	0.9615

TOTAL: 100.0%

EXHIBIT "A-2"
PINES AT JORDAN LANDING
PHASE II

LEGAL DESCRIPTION

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

Beginning at a point which is South 7 degrees 23'03" West a distance of 648.93 feet and East a distance of 436.611 feet from the West 1/4 corner of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian. (Basis of Bearing being North 07 degrees 23'03" East between the Southwest corner of Section 20, Township 2 South, Range 1 West and West 1/4 corner of Section 20, Township 2 South, Range 1 West). Running thence North 00 degrees 17'49" West 596.815 feet; thence South 82 degrees 22'26" East a distance of 274.68 feet; thence South 22 degrees 16'16" East a distance of 194.39 feet; thence around a 532.720 foot radius curve to the right through a central angle of 19 degrees 10'41" an arc distance of 178.311 feet a chord bearing of South 12 degrees 40'55" East a distance of 177.48 feet; thence South 03 degrees 05'34" East a distance of 106.592 feet; thence South 85 degrees 32'07" West a distance of 189.675 feet; thence South 10 degrees 38'34" West a distance of 103.092 feet; thence North 73 degrees 14'25" West a distance of 60.163 feet; thence South 88 degrees 29'22" West a distance of 71.403 feet; thence South 89 degrees 42'11" West a distance of 50.421 feet to the point of beginning.

Containing: 186339.5258 Square Feet or 4.2777 acres
Containing: 66 Units

Tax Parcel No. 21-20-301-014

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