

WHEN RECORDED MAIL TO,  
AND SERVICE OF PROCESS ON BEHALF  
OF THE PROJECT MAY BE SERVED UPON:

8117431  
01/10/2002 03:55 PM 23.00  
Book - 8553 Pg - 1183-1186  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
GARY MANGUM  
2804 E PALMA WAY  
SLC UT 84121  
BY: ARG, DEPUTY - WI 4 P.

8117431

Bradley R. Helsten, Esq.  
NELSON RASMUSSEN  
& CHRISTENSEN, P.C.  
576 E. South Temple  
Salt Lake City, Utah 84102

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
THE HIGHLAND CENTER OFFICE CONDOMINIUMS**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF THE HIGHLAND CENTER OFFICE CONDOMINIUMS**  
("Amendment") is executed this 8th day of January, 2002, by **THE HIGHLAND CENTER,  
L.C.**, a Utah limited liability company (the "**Declarant**").

**RECITALS:**

WHEREAS the Declarant previously caused to be recorded the **DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HIGHLAND CENTER  
OFFICE CONDOMINIUMS ("Declaration")** recorded on November 11, 2001 as document No.  
8053317, Book 8522, Page 8529-8577 in the offices of the Salt Lake County Recorder which  
governs the real property set forth on Exhibit "A"; and

WHEREAS the Declarant reserved the right under Article XII. 1. H. of the Declaration to  
expand and further subdivide the portion of the property under the control of the Declarant without  
consent of other members of the Association; and

WHEREAS the Declarant now desires to further expand and subdivide the Property as more  
fully set forth herein and amend the Declarations in accordance with the terms thereof, all in  
accordance with the provisions of the Utah Condominium Ownership Act (UCA § 57-8-1 et. seq.  
1963 as amended).

NOW, THEREFORE, it is hereby declared that Declaration shall be and are hereby amended  
as follows.

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**AMENDMENT**

1. **Definitions.** Unless otherwise defined herein, all of the capitalized terms used in the Amendment shall have the same meaning as set forth in the Declaration.
2. **Option to Expand.** Pursuant to Article XII. 1. H. of the Declaration, the Declarant hereby exercises its reserved option to expand the Project by further subdividing the first floor of the Building. A Supplemental Condominium Plan, entitled "Highland Center Office Condominiums - Amended" shall be recorded in connection with this Amendment, showing detail of the subdivision and the additional Units added to the Project.
3. **Amendment of Exhibit "B."** Exhibit "B" of the Declaration shall be amended as set forth on Exhibit "B" attached hereto.
4. **Ratification.** Except as expressly set forth in this Amendment, the Declaration shall remain in full force and effect.
5. **Effective Date.** This Amendment shall take effect upon its being filed for record in the office of the County Recorder of Salt Lake County, Utah.

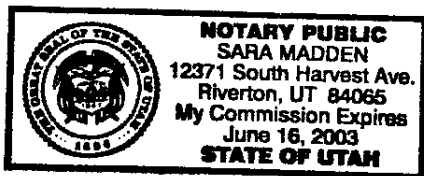
**DECLARANT:**

**THE HIGHLAND CENTER, L.C.,**  
a Utah limited liability company

By: *Amy K. Mangum*  
Its: Manager

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

On this 8 day of January, 2002, personally appeared before me,  
*Amy K. Mangum*, the signer of the above instrument, who duly acknowledged to me  
that he executed the same in the capacity indicated.



*Sara Madden*  
NOTARY PUBLIC

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EXHIBIT "B"  
List of Units, Votes and Assessment Percentages

<u>Building Address</u>	<u>Unit</u>	<u>Votes</u>	<u>Approximate Useable Square Footage</u>	<u>Assessment Percentages</u>
4252 South Highland Drive	100	12	2,505.00	12.34%
4252 South Highland Drive	101	12	2,516.00	12.38%
4252 South Highland Drive	102	6	1,128.00	5.55%
4252 South Highland Drive	103	6	1,189.00	5.85%
4252 South Highland Drive	104	5	1,044.00	5.14%
4252 South Highland Drive	105	5	936.00	4.61%
4252 South Highland Drive	200	54	10,997.00	54.13%
TOTALS		100	20,315.00	100%

EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, FULLER GARDENS, No. 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE SOUTH 15°45'10" EAST 60.04 FEET ALONG THE EAST LINE OF SAID LOT 16; THENCE EAST 6.17 FEET; THENCE NORTH 21°15'00" WEST 4.17 FEET; THENCE EAST 118.97 FEET; THENCE NORTH 84°13'28" EAST 37.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND DRIVE, SAID POINT BEING 758.95 FEET EAST AND NORTH 387.51 FEET MORE OR LESS FROM THE SOUTHWEST CORNER OF LOT 15, BLOCK 1, TEN ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT ALSO BEING NORTH 05°25'00" WEST 690.89 FEET ALONG THE SALT LAKE COUNTY SURVEYORS MONUMENT LINE AND SOUTH 78° 00'55" WEST 40.54 FEET FROM THE SALT LAKE COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF HIGHLAND DRIVE AND LINCOLN LANE; THENCE NORTH 01°37'46" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND DRIVE 25.27 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A 5,692.67 FOOT RADIUS TO THE LEFT, CHORD BEARS NORTH 07°08'06" WEST 84.14 FEET, A DISTANCE OF 84.14 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND DRIVE NORTH 07°33'30" WEST 165.56 FEET; THENCE WEST 198.70 FEET TO A POINT WHICH IS NORTH 05°50'32" WEST 6.86 FEET FROM THE NORTHWEST CORNER OF LOT 21, FULLER GARDENS No. 5 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 05°50'32" EAST 92.64 FEET; THENCE NORTH 89°41'21" WEST 5.42 FEET; THENCE SOUTH 21°15'00" EAST ALONG THE EASTERLY LINE OF SAID FULLER GARDENS No. 1, 140.11 FEET TO THE POINT OF BEGINNING.

CONTAINS: 52,267 SQ. FT. 1,200 ACRES

Salt Lake County, State of Utah

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