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Book - 8591 Pg - 718-726
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
PETERSON DEVELOPMENT
BY: TAS, DEPUTY - WI 9 p.

When recorded return to:

KFP Corporation
225 South 200 East
Salt Lake City, Utah 84111

8215242

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
STONE CREEK CONDOMINIUMS
a Utah Condominium Project

This First Amendment to Declaration of Condominium for Stone Creek Condominiums ("First Amendment") is executed this ____ day of April, 2002, by the Management Committee of the Stone Creek Condominiums Owners Association (the "Association") and KFP Corporation (the "Declarant").

RECITALS

A. KFP Corporation, as the Declarant, previously caused to be recorded the Declaration of Condominium for Stone Creek Condominiums, a Utah Condominium Project, (the "Declaration") recorded April 3, 2001, as Entry No. 7860782, Book 8441, Pages 8470-8528 in the office of the Salt Lake County Recorder, which governs the real property described on Exhibit "A" attached hereto and incorporated herein by reference and Exhibit "D" attached hereto and incorporated herein by reference.

B. An amendment to the Declaration is needed because the Plat Map for Stone Creek Condominiums, Phase 1, needs to be amended to provide that Buildings A, D and J, will be built on slabs instead of basement foundations; and to provide that the upper stories on 72 of the 78 Units in Phase 1 (all buildings in Phase 1 except Building G) will have fifteen inch by twelve foot overhangs on the rear of each unit that will increase the square footage of floor space of the 72 Units by the area of the overhang. In the original Declaration and Plat Map, none of the Units had such an overhang and all of the buildings were to be built on basement foundations.

C. Section 30(a) of the Declaration provides that the Declaration and the Plat Map for the Stone Creek Condominiums can be amended by the Management Committee of the Association upon the affirmative vote of at least 67% of the votes cast of the Owners.

D. On March 6, 2002, a special meeting of the Stone Creek Owners

JK8591PG0718

Association was held at which Owners with 116 votes¹ were present or represented by proxies. The Owner with 116 votes constitute over 67% of the eligible votes of the Owners, and all 116 votes were cast in favor of this First Amendment and related amendment of the Plat Map for the Condominiums.

FIRST AMENDMENT

NOW, THEREFORE, it is hereby declared that the Declaration is amended as follows:

1. The "Plat Map", as defined in Definition 27 of the Declaration has been amended to provide as follows:

- 1.1 Buildings A, D and J in Phase 1, will be built on slabs instead of basement foundations.
- 1.2 The upper stories on 72 of the 78 Units in Phase 1 (all buildings in Phase 1 except Building G) will have fifteen inch (15") by twelve foot (12") overhangs on the rear of each unit that will increase the square footage of floor space of each unit by the area of the overhang. In the original Declaration and Plat Map, none of the Units had such an overhang.

2. Although the square footage of some Units will change under this first Amendment and the related amendment to the Plat Map, all provisions in Declaration Article III, Section 16 concerning voting, and all provisions in Declaration Article III, Section 5(b) and Exhibit "B" concerning ownership percentages of the Common Area, and all other provisions of the Declaration affected by said Section 16, Section III, 5(b), and Exhibit "B" shall remain the same as in the original Declaration, and are not changed by this First Amendment or the related amendment to the Plat Map.

3. The undersigned hereby certify that the record of the voting for this First Amendment and the related amendment to the Plat Map described in Recital D above is true and correct.

4. Except as amended by this First Amendment, all provisions of the original

¹The reason the number of votes exceeds the number of Units in Phase I is that Section 16(b) of the Declaration grants the Declarant three votes for each Unit it owns until 75% of all Units are sold, and as of the date of the meeting, 75% of all Units had not yet been sold.

Declaration remain in full force and effect.

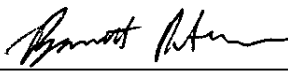
EXECUTED the day and year first above written.

MANAGEMENT COMMITTEE OF THE
STONE CREEK CONDOMINIUMS
OWNERS ASSOCIATION:


Justin Peterson


Debbie Rees


Tuesday Martindale


Barrett Peterson


Lori/Johnstun

DECLARANT:

KFP CORPORATION,
a Utah corporation,

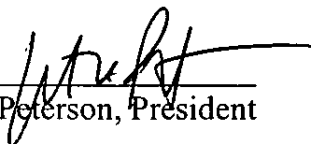
By 
Justin Peterson, President

EXHIBIT "A"

All of the following Units in the Stone Creek Condominiums, Phase I, as described in, and subject to all of the provisions of the Declaration of Condominium for Stone Creek Condominiums recorded April 3, 2001, as Entry No. 7860782, Book 8441, Pages 8470-8528 in the office of the Salt Lake County Recorder:

Units A-1, A-2, A-3, A-4, A-5, A-6,	B-1, B-2, B-3, B-4, B-5, B-6,
C-1, C-2, C-3, C-4, C-5, C-6,	D-1, D-2, D-3, D-4, D-5, D-6,
E-1, E-2, E-3, E-4, E-5, E-6,	F-1, F-2, F-3, F-4, F-5, F-6,
G-1, G-2, G-3, G-4, G-5, G-6,	H-1, H-2, H-3, H-4,
I-1, I-2, I-3, I-4, I-5, I-6,	J-1, J-2, J-3, J-4, J-5, J-6,
K-1, K-2, K-3, K-4, K-5, K-6,	L-1, L-2, L-3, L-4, L-5, L-6,
M-1, M-2, M-3, M-4,	N-1, N-2, N-3, N-4,
O-1, O-2, O-3, O-4, O-5, O-6,	P-1, P-2, P-3, P-4, P-5, P-6.

Tax Parcel Nos. 20-36-204-001-0000 through 20-36-204-078-0000

And the Common Areas of the Stone Creek Condominiums, Phase 1, which include all of the real property in Salt Lake County, Utah, described on the following page, less and excepting the forgoing condominium Units

The Common Area of Phase 1 of the Stone Creek Condominiums is all of the following real property in Salt Lake County, Utah, less and excepting the condominium Units described on the preceding page:

Beginning at a point South 89°55'39" East 72.21 feet along the section line and South 365.74 feet from the North Quarter Corner of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running;

thence South 46°32'17" East 85.00 feet along the southerly line of said subdivision;
thence North 43°27'43" East 12.02 feet along the southerly line of said subdivision;
thence easterly 20.28 feet along the arc of a 15.00 foot radius curve to the right, (center bears South 46°32'17" East and long chord bears North 82°12'02" East 18.77 feet, with a central angle of 77°28'39") along the southerly line of said subdivision;
thence easterly 150.84 feet along the arc of a 280.00 foot radius curve to the left, (center bears North 30°56'22" East and long chord bears South 74°29'39" East 149.03 feet, with a central angle of 30°52'01") along the southerly line of said subdivision;
thence South 89°55'39" East 260.32 feet along the southerly line of said subdivision;
thence southeasterly 23.41 feet along the arc of a 15.00 foot radius curve to the right, (center bears South 0°04'21" West and long chord bears South 45°12'51" East 21.11 feet, with a central angle of 89°25'37") along the southerly line of said subdivision to the west line of Grizzly Way;
thence South 0°30'02" East 52.36 feet along the west line of Grizzly Way;
thence southwesterly 349.12 feet along the arc of a 455.00 foot radius curve to the right, (center bears South 89°29'58" West and long chord bears South 21°28'50" West 340.62 feet, with a central angle of 43°57'45") along the west line of Grizzly Way;
thence South 43°27'43" West 417.00 feet along the west line of Grizzly Way;
thence northerly 54.98 feet along the arc of a 35.00 foot radius curve to the left, (center bears North 46°32'17" West and long chord bears North 1°32'17" West 49.50 feet, with a central angle of 90°00'00");
thence North 46°32'17" West 567.50 feet;
thence North 43°27'43" East 460.68 feet to the point of beginning.

Contains 353,213 square feet, 8.11 acres.

20-36-204-001-THRU
Tax Parcel No. 20-36-204-079-0000

Exhibit "D"

Stone Creek Condominiums, Legal Description of Additional Land

Beginning at the North Quarter Corner of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running;

thence South 89°55'39" East 107.20 feet along the quarter section line to the Northeast Corner of Copper Hills Ward at Stone Creek Subdivision Phase 1;
thence South 0°07'04" East 125.68 feet along the west line of said subdivision;
thence South 32°11'10" West 187.29 feet along the west line of said subdivision;
thence southeasterly 53.14 feet along the arc of a 270.00 foot radius curve to the right, (center bears South 32°11'10" West and long chord bears South 52°10'34" East 53.05 feet, with a central angle of 11°16'33") along the southerly line of said subdivision;
thence South 46°32'17" East 35.10 feet;
thence southerly 23.56 feet along the arc of a 15.00 foot radius curve to the right, (center bears South 43°27'43" West and long chord bears South 1°32'17" East 21.21 feet, with a central angle of 90°00'00") along the southerly line of said subdivision;
thence South 43°27'43" West 5.00 feet along the southerly line of said subdivision;
thence South 46°32'17" East 85.00 feet along the southerly line of said subdivision;
thence North 43°27'43" East 12.02 feet along the southerly line of said subdivision;
thence easterly 20.28 feet along the arc of a 15.00 foot radius curve to the right, (center bears South 46°32'17" East and long chord bears North 82°12'02" East 18.77 feet, with a central angle of 77°28'39") along the southerly line of said subdivision;
thence easterly 150.84 feet along the arc of a 280.00 foot radius curve to the left, (center bears North 30°56'22" East and long chord bears South 74°29'39" East 149.03 feet, with a central angle of 30°52'01") along the southerly line of said subdivision;
thence South 89°55'35" East 260.32 feet along the southerly line of said subdivision;
thence southeasterly 23.41 feet along the arc of a 15.00 foot radius curve to the right, (center bears South 0°04'21" West and long chord bears South 45°12'51" East 21.11 feet, with a central angle of 89°25'37") along the southerly line of said subdivision to the west line of Grizzly Way;
thence South 0°30'02" East 52.36 feet along the west line of Grizzly Way;
thence southwesterly 349.12 feet along the arc of a 455.00 foot radius curve to the right, (center bears South 89°29'58" West and long chord bears South 21°28'50" West 340.62 feet, with a central angle of 43°57'45") along the west line of Grizzly Way;
thence South 43°27'43" West 417.00 feet along the west line of Grizzly Way;
thence northerly 54.98 feet along the arc of a 35.00 foot radius curve to the left, (center bears North 46°32'17" West and long chord bears North 1°32'17" West 49.50 feet, with a central angle of 90°00'00");
thence North 46°32'17" West 851.77 feet;
thence northerly 311.57 feet along the arc of a 383.00 foot radius curve to the right, (center bears North 43°27'43" East and long chord bears North 23°13'58" West 303.05 feet, with a central angle of 46°36'38");

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thence North 0°04'21" East 141.31 feet;
thence northwesterly 39.27 feet along the arc of a 25.00 foot radius curve to the left,
(center bears North 89°55'39" West and long chord bears North 44°55'39" West 35.36 feet, with
a central angle of 90°00'00");
thence North 0°04'21" East 63.00 feet to the section line;
thence South 89°55'39" East 522.73 feet along the section line to the point of beginning.

Contains 697,931 square feet, 16.022 acres.

Excluding the following land described below:

Beginning at a point South 89°55'39" East 72.21 feet along the section line and South
365.74 feet from the North Quarter Corner of Section 36, Township 2 South, Range 2 West, Salt
Lake Base and Meridian, and running;

thence South 46°32'17" East 85.00 feet along the southerly line of said subdivision;
thence North 43°27'43" East 12.02 feet along the southerly line of said subdivision;
thence easterly 20.28 feet along the arc of a 15.00 foot radius curve to the right, (center
bears South 46°32'17" East and long chord bears North 82°12'02" East 18.77 feet, with a central
angle of 77°28'39") along the southerly line of said subdivision;

thence easterly 150.84 feet along the arc of a 280.00 foot radius curve to the left, (center
bears North 30°56'22" East and long chord bears South 74°29'39" East 149.03 feet, with a
central angle of 30°52'01") along the southerly line of said subdivision;

thence South 89°55'35" East 260.32 feet along the southerly line of said subdivision;
thence southeasterly 23.41 feet along the arc of a 15.00 foot radius curve to the right,
(center bears South 0°04'21" West and long chord bears South 45°12'51" East 21.11 feet, with a
central angle of 89°25'37") along the southerly line of said subdivision to the west line of
Grizzly Way;

thence South 0°30'02" East 52.36 feet along the west line of Grizzly Way;
thence southwesterly 349.12 feet along the arc of a 455.00 foot radius curve to the right,
(center bears South 89°29'58" West and long chord bears South 21°28'50" West 340.62 feet,
with a central angle of 43°57'45") along the west line of Grizzly Way;

thence South 43°27'43" West 417.00 feet along the west line of Grizzly Way;
thence northerly 54.98 feet along the arc of a 35.00 foot radius curve to the left, (center
bears North 46°32'17" West and long chord bears North 1°32'17" West 49.50 feet, with a central
angle of 90°00'00");

thence North 46°32'17" West 567.50 feet;
thence North 43°27'43" East 460.63 feet to the point of beginning.

Contains 353,213 square feet, 8.11 acres.

Tax Parcel Nos. 20-36-202-002-0000
and parts of 20-36-100-009-0000 and 20-36-100-016-0000