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WHEN RECORDED MAIL TO:

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Book - 8628 Pg - 6130-6133
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
NELSON RASMUSSEN & CHRISTENSEN
576 E. SO. TEMPLE
SLC UT 84102
BY: RDJ, DEPUTY - WI 4 P.

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

THIS **THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF THE HIGHLAND CENTER OFFICE
CONDOMINIUMS** ("**Second Amendment**") is executed this 2nd day of August,
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 Entry 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 previously caused to be recorded the **FIRST
AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF THE HIGHLAND CENTER OFFICE CONDOMINIUMS** ("**First
Amendment**") recorded on January 10, 2002 as Entry No. 8117431, Book 8553,
Pages 1183-1186 in the offices of the Salt Lake County Recorder; and

WHEREAS the Declarant previously caused to be recorded the **SECOND
AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF THE HIGHLAND CENTER OFFICE CONDOMINIUMS** ("**First
Amendment**") recorded on March 29, 2002, as Entry No. 8190621, Book 8582,
Pages 5827 in the offices of the Salt Lake County Recorder; and

WHEREAS the Declarant reserved the right under Article XII. 1. H. of the
Declaration to expand and further subdivide any portions 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).

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

AMENDMENT

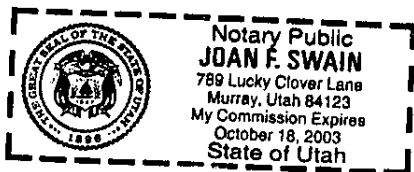
1. Definitions. Unless otherwise defined herein, all of the capitalized terms used in this Second Amendment shall have the same meaning as set forth in the Declaration.
2. Option to Expand. Pursuant to Article XII. 1. H. of the Declaration, the Declarant hereby exercises its reserved option to expand the Project by further subdividing the first floor of the Building. A Supplemental Condominium Plan, entitled "Highland Center Office Condominiums - Third Amended" ("**Amended Plan**") 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. Designation of Limited Common Area. Pursuant to the authority reserved by the Declarant, the area designated as "Basement Parking" on the Amended Plan is hereby designated as Limited Common Area and shall be assigned and allocated among the members of the Association by the Declarant as set forth in the records of the Association.
5. Ratification. Except as expressly set forth in this Second Amendment, the Declaration shall remain in full force and effect.
6. Effective Date. This Third 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: *Gary K. Mangum*
 Its: Manager

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

On this 2 day of Aug, 2002, personally appeared before me, Gary K. Mangum, the signer of the above instrument, who duly acknowledged to me that he executed the same in the capacity indicated.



Joan F. Swain
 NOTARY PUBLIC

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EXHIBIT "A"
Property 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

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

<u>Building Address</u>	<u>Unit</u>	<u>Votes</u>	<u>Approximate Usable Square Footage</u>	<u>Assessment Percentages</u>
4252 South Highland Drive	100	12	2,350.00	11.57%
4252 South Highland Drive	101	12	2,350.00	11.57%
4252 South Highland Drive	101-A	2	321.00	1.58%
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	3	614.00	3.02%
4252 South Highland Drive	105	7	1,366.00	6.72%
4252 South Highland Drive	200	<u>54</u>	<u>10,997.00</u>	<u>54.13%</u>
TOTAL		100	20,315.00	100.00%

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