

8989238

When Recorded, Return to:  
Oquirrh Highlands Condominiums, L.L.C.  
Attn: Nathan W. Pugsley  
39 East Eagleridge Drive, Suite 100  
North Salt Lake, UT 84054

8989238  
02/27/2004 08:08 AM 50.00  
Book - 8950 Pg - 6943-6951  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
OQUIRRH HIGHLANDS CONDOMINIUMS  
39 E EAGLERIDGE DR., STE 100  
NORTH SALT LAKE UTAH 84054  
BY: ZJM, DEPUTY - WI 9 P.

## DECLARATION OF EXPANSION # 1

### OQUIRRH HIGHLANDS CONDOMINIUMS

REFERENCE IS MADE to that certain Declaration of Condominium for Oquirrh Highlands Condominiums, recorded on February 9, 2004, as Instrument No. 8973883 in Book 8943, Page 5656, recorded in the Official Records, Salt Lake County Recorder, Salt Lake County, Utah (the "Declaration").

Pursuant to Article 14, Declarant reserved the right to further expand the Project to include additional Units to be subject to the Declaration, and to further such complementary additions and modifications of the covenants, conditions, and restrictions contained in the Declaration as may be necessary to hereby further expansions to the real property currently covered by the Declaration, that real property described on Exhibit A-1 to this Declaration of Expansion and depicted on Exhibit A-2 to this Declaration of Expansion (the "Expansion Property").

Upon the recordation of this Declaration of Expansion and pursuant to the terms of the Declaration, all the terms and conditions of the Declaration shall automatically apply to the Expansion Property in the same manner as if the Expansion Property originally had been covered in the Declaration and constituted a portion of the original Project. Upon said recordation, the rights, privileges, duties and liabilities of the parties to the Declaration with regard to the Expansion Property shall be the same as with regard to the original Project, and the rights,

obligations, privileges, duties and liabilities of the Owners and occupants of Units within the Expansion Property shall be the same as those of the Owners and occupants of Units within the Original Property.

Pursuant to the Declaration, Declarant reserved the power to appoint to Unit Owners, from time to time, the percentages in the Common Areas. A revised schedule of undivided interests in the Common Areas created by this Declaration of Expansion is shown on Exhibit B to this Declaration of Expansion (“Revised Schedule of Undivided Interest”).

The Identifying Number of each Unit in the Expansion Property is the unit number as shown on the Plat.

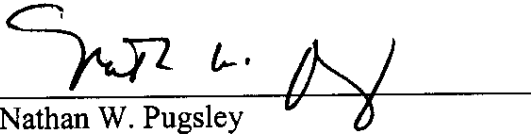
Capitalized terms herein not otherwise defined shall have the meanings set forth in the Declaration.

*[Remainder of page intentionally left blank. Signatures to follow.]*

IN WITNESS WHEREOF, Declarant has executed this Declaration of Expansion, as of  
this 25 day of February, 2004.

DECLARANT:

**OQUIRRH HIGHLANDS CONDOMINIUMS, L.L.C.**  
a Utah limited liability company

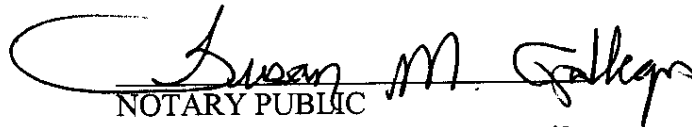


Nathan W. Pugsley  
Manager

STATE OF UTAH )

County of Salt Lake )

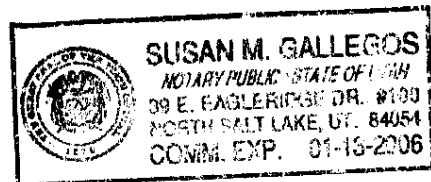
On the 25<sup>th</sup> day of February, 2004, personally appeared before me Nathan W. Pugsley who being by me duly sworn did say that he is the Manager of OQUIRRH HIGHLANDS CONDOMINIUMS, L.L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members or its Articles of Organization, and said Nathan W. Pugsley, duly acknowledged to me that the said Company executed the same.



NOTARY PUBLIC

Residing at: Syracuse, UT

My commission expires: 01/13/06



**EXHIBIT A-1**

**Legal Description of Expansion Property**

The Expansion Property is commonly known as Oquirrh Highlands Condominiums Phase 1, Plat "B," Recorded on FEB. 27 2004, 2004 in Book 2004P of Plats, Page 46, in the office of the County Recorder of Salt Lake County, Utah, and more particularly described as follows:

BEGINNING at a point which is N89°41'44"E, 394.48 feet along the Section Line from the Southwest corner of Section 23, Township 2 South, Range 2 West, Salt Lake Base and Meridian; and running thence North, 145.47 feet; thence S89°42'02"W, 26.53 feet; thence N0°35'13"W, 76.95 feet; thence S89°40'51"W, 31.75 feet; thence North, 103.48 feet; thence East, 66.73 feet; thence N44°58'33"E, 15.49 feet; thence S45°01'27"E, 15.51 feet; thence East, 104.53 feet; thence 47.23 feet along the arc of a 188.50 foot radius curve to the left (chord bears S7°10'02"W, 47.11 feet); thence S0°00'40"E, 56.72 feet; thence N89°24'03"E, 4.68 feet; thence S0°17'58"E, 221.46 feet to the Section Line; thence S89°41'44"W, 134.09 feet along the Section Line to the POINT OF BEGINNING. Said parcel contains 51,261.41 square feet or 1.1768 acres, more or less.

**20-23-300-023**

**EXHIBIT A-2**

**Map of Expansion Property**



UNIT ADDRESS	UNIT ADDRESS
UNIT 1 8888 SOUTH TOWNSHIP LANE #1	UNIT 10 8888 SOUTH TOWNSHIP LANE #10
UNIT 2 8888 SOUTH TOWNSHIP LANE #2	UNIT 11 8241 WEST HARRISBURG LANE #1
UNIT 3 8241 WEST HARRISBURG LANE #3	UNIT 12 8888 SOUTH TOWNSHIP LANE #12
UNIT 4 8888 SOUTH TOWNSHIP LANE #4	UNIT 13 8241 WEST HARRISBURG LANE #2
UNIT 5 8888 SOUTH TOWNSHIP LANE #5	UNIT 14 8888 SOUTH TOWNSHIP LANE #14
UNIT 6 8241 WEST HARRISBURG LANE #4	UNIT 15 8888 SOUTH TOWNSHIP LANE #15
UNIT 7 8241 WEST HARRISBURG LANE #5	UNIT 16 8888 SOUTH TOWNSHIP LANE #16
UNIT 8 8888 SOUTH TOWNSHIP LANE #8	UNIT 17 8241 WEST HARRISBURG LANE #3
UNIT 9 8888 SOUTH TOWNSHIP LANE #9	UNIT 18 8888 SOUTH TOWNSHIP LANE #18

1/1/2017  
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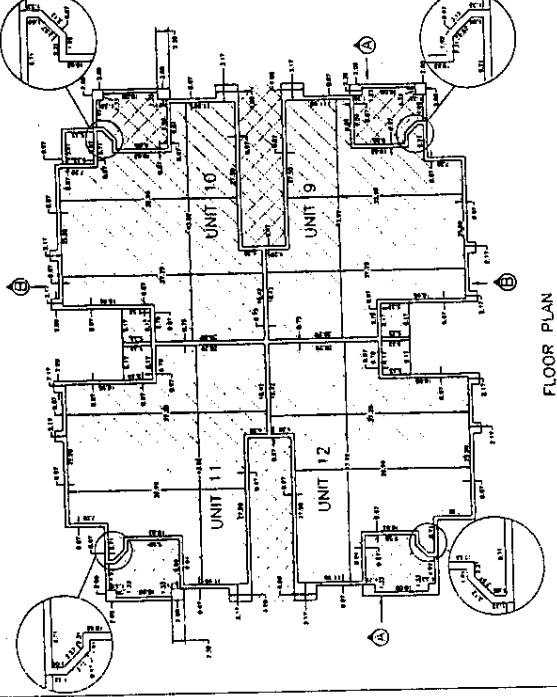
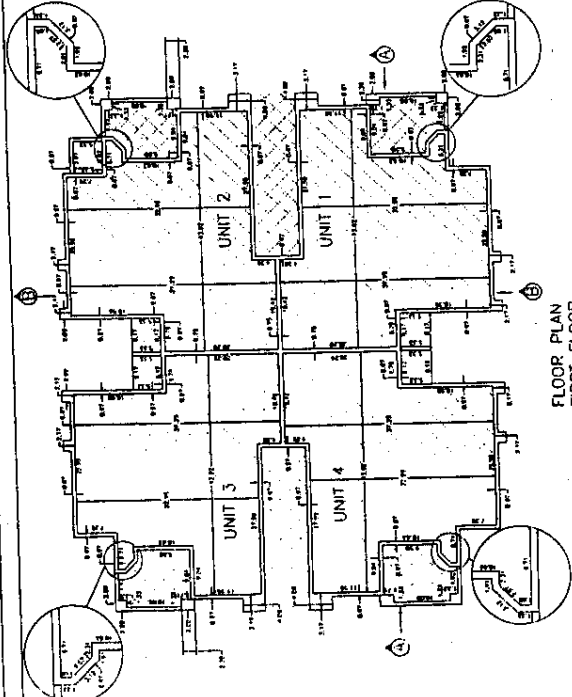
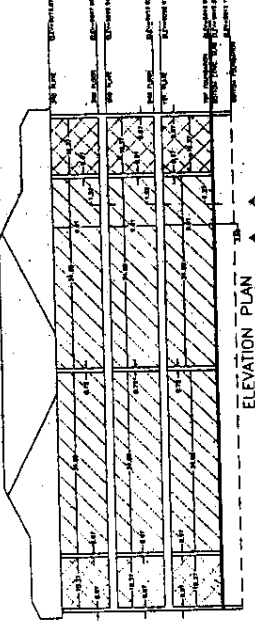
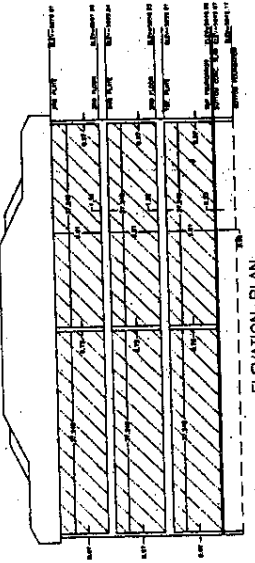
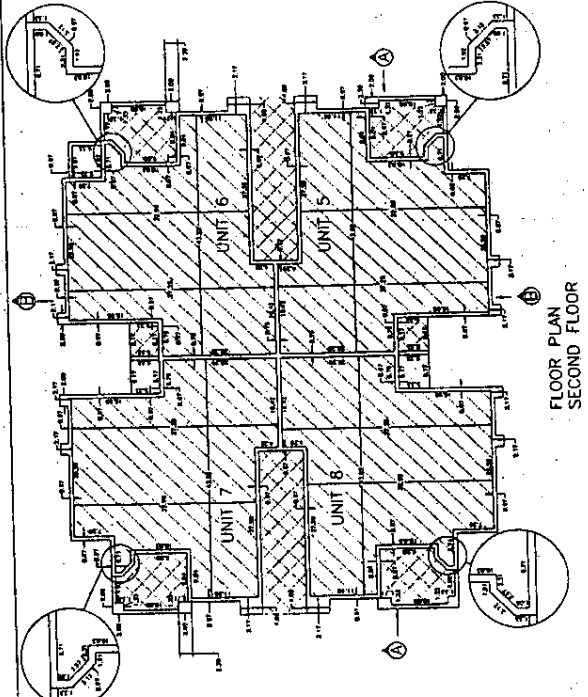


**LEGEND**

- PRIVATE OWNERSHIP
- UNITED COMMON OWNERSHIP
- COMMON AREAS (NON-HATCHED)

RECORD OF SURVEY PLAT  
 OQUIRRH HIGHLANDS CONDOMINIUMS PHASE 1 PLAT "B"  
 A UNIT OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 2 WEST  
 SALT LAKE BASE AND MERIDIAN  
 SHEET 2 OF 2  
 RECORDED #

STATE OF UTAH COUNTY OF SALT LAKE - RECORDED AND FILED  
 AT THE REQUEST OF  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ PLACE: \_\_\_\_\_  
 SALT LAKE COUNTY RECORDER





**EXHIBIT "B"**

Revised Schedule of Undivided Interest

<b>UNIT</b>	<b>UNIT PERCENTAGE</b>
Phase 1, Plat "A," Unit 1	4.167%
Phase 1, Plat "A," Unit 2	4.167%
Phase 1, Plat "A," Unit 3	4.167%
Phase 1, Plat "A," Unit 4	4.167%
Phase 1, Plat "A," Unit 5	4.167%
Phase 1, Plat "A," Unit 6	4.167%
Phase 1, Plat "A," Unit 7	4.167%
Phase 1, Plat "A," Unit 8	4.167%
Phase 1, Plat "A," Unit 9	4.167%
Phase 1, Plat "A," Unit 10	4.167%
Phase 1, Plat "A," Unit 11	4.167%
Phase 1, Plat "A," Unit 12	4.167%
Phase 1, Plat "B," Unit 1	4.167%
Phase 1, Plat "B," Unit 2	4.167%
Phase 1, Plat "B," Unit 3	4.167%
Phase 1, Plat "B," Unit 4	4.167%
Phase 1, Plat "B," Unit 5	4.167%
Phase 1, Plat "B," Unit 6	4.167%
Phase 1, Plat "B," Unit 7	4.167%
Phase 1, Plat "B," Unit 8	4.167%
Phase 1, Plat "B," Unit 9	4.167%
Phase 1, Plat "B," Unit 10	4.167%
Phase 1, Plat "B," Unit 11	4.167%
Phase 1, Plat "B," Unit 12	4.167%
<b>TOTAL</b>	<b>100.00%</b>