

**FIRST SUPPLEMENT  
TO  
DECLARATION OF CONDOMINIUM  
FOR  
THE VILLAS AT MONARCH MEADOWS,  
an Expandable Utah Condominium Project**

9071597  
05/25/2004 04:00 PM 33.00  
Book - 8992 Pg - 2313-2320  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
CENTEX HOMES  
5250 S COMMERCE DR STE 320  
MURRAY UT 84107  
BY: ZJM, DEPUTY - WJ 8 P.

THIS FIRST SUPPLEMENT TO DECLARATION OF CONDOMINIUM FOR THE VILLAS AT MONARCH MEADOWS, an Expandable Utah Condominium Project (the "Supplement") is made and executed as of May 25<sup>th</sup>, 2004, by Centex Homes, a Nevada general partnership ("Declarant"), pursuant to the provisions of the Utah Condominium Ownership Act contained in Title 57, Chapter 8 of the Utah Code, as it may be amended from time to time (the "Act").

A. Centex Homes is the "Declarant" under that certain Declaration of Condominium for The Villas at Monarch Meadows, an Expandable Utah Condominium Project (the "Project"), recorded May 25, 2004, as Entry No. 9071595, in Book 8992, beginning at Page 2228 in the Official Records of the Office of the Salt Lake County Recorder (the "Declaration").

B. Under Section 7.1 of the Declaration, Declarant reserved an "Option to Expand" the Project with all or a portion of the "Additional Land" (as those terms are defined in the Declaration).

C. Under Section 7.1.10 of the Declaration, Declarant is not "required to obtain the consent of any Owners or of any other person or entity having any right or interest in all or any portion of the Project prior or subsequent to adding all or portions of the Additional Land."

D. Under Section 7.1.6 of the Declaration, in order to add a portion of the Additional Land, Declarant is required to record (i) a Supplement to the Declaration reflecting Declarant's exercise of the Option to Expand, identifying the portion of the Additional Land, and adjusting the Undivided Interests for each Unit, and (ii) a Supplemental Plat.

E. Under Section 7.1.11 of the Declaration, prior to including a Phase (as defined in the Declaration) of Additional Land, Declarant must substantially complete construction of the Buildings and improvements contemplated by the site plan for such Phase of Additional Land.

F. Declarant is the sole record owner of the Additional Land.

G. Declarant desires now to exercise its Option to Expand to add a portion of the Additional Land to the Project, which is more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Phase 2 Additional Land").

H. Declarant desires to adjust the voting interests and Undivided Interests of the Owners in the Common Areas and Facilities to reflect the addition of the Phase 2 Additional Land.

NOW, THEREFORE, Declarant hereby declares and provides as follows:

1. Declaration Incorporated by Reference. The Declaration in its entirety is hereby incorporated by reference and made a part of this Supplement as though fully set forth herein.
2. Definitions. Unless the context clearly requires otherwise, all the terms which are defined in the Declaration shall carry the same meaning when used in this Supplement.
3. Addition of Portion of Additional Land. Declarant hereby adds to the Project the Phase 2 Additional Land. In that connection, the Supplemental Plat, attached hereto as Exhibit B and incorporated herein by reference and recorded concurrently with this Supplement, reflects that the Phase 2 Additional Land contains one (1) free standing two-story residential Building, which contains four (4) Units.
4. Adjustment of Voting and Ownership Interests in Common Areas and Facilities. Pursuant to Section 7.1.7 of the Declaration, Exhibit A to the Declaration, subtitled "The Villas at Monarch Meadows - Schedule of Units, Square Footage, Votes, and Undivided Interests in Common Areas and Facilities" is hereby deleted in its entirety and replaced with the "First Amended Exhibit A The Villas At Monarch Meadows - Schedule of Units, Square Footage, Votes, and Undivided Interests in Common Areas and Facilities," which is attached hereto as Exhibit C and incorporated herein by reference (the "Amended Schedule"). The Undivided Interest assigned to each Unit under the Declaration is hereby revised and amended as set forth in the Amended Schedule. In addition, the voting interests for the Units are hereby revised and amended as set forth in the Amended Schedule.
5. Effective Date. This Supplement shall be effective upon recording in the Office of the Salt Lake County Recorder. Except as herein expressly provided, the Declaration shall remain in all other respects unmodified and in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, the Declarant has executed this Supplement as of the date first above written.

Centex Homes,  
a Nevada general partnership

By: Centex Real Estate Corporation,  
a Nevada corporation  
Its: Managing General Partner

By: *Peter DelMissier*  
Peter DelMissier  
Its: Salt Lake Division President

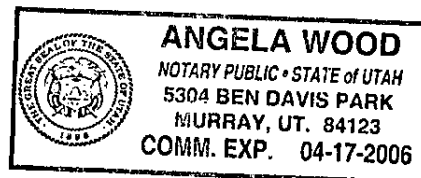
STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

On the 25 day of May, 2004, personally appeared before me Peter DelMissier, who being by me duly sworn did say that he is the President of the Salt Lake Division of Centex Real Estate Corporation, a Nevada corporation, Managing General Partner of Centex Homes, a Nevada general partnership, and that he executed the foregoing First Supplement to Dedication on behalf of said General Partnership, being duly authorized and empowered to do so by the Bylaws of said General Partnership and said Corporation for the uses and purposes stated therein.

*Angela Wood*  
NOTARY PUBLIC

My Commission Expires:  
4/17/06

Residing at:  
*Salt Lake*  
*au Salt* ~~State~~ County



**EXHIBIT A**  
**To**  
**First Supplement to Declaration of Condominium**  
**For**  
**The Villas at Monarch Meadows**

Legal Description of Phase 2 Additional Land

BEGINNING AT A POINT NORTH 89°53'23" WEST ALONG THE SECTION LINE 900.08 FEET AND SOUTH 00°06'37" WEST 521.70 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 30.04 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH), THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 32.20 FEET; THENCE SOUTH 106.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF 11.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 94°06'51", A DISTANCE OF 18.07 FEET TO A POINT OF COMPOUND CURVE; THENCE WESTERLY ALONG THE ARC OF A 183.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°05'50", A DISTANCE OF 67.57 FEET; THENCE NORTH 64°47'19" WEST 31.49 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'14", A DISTANCE OF 23.56 FEET; THENCE NORTH 25°12'41" EAST 27.56 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF 116.50 FEET FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°45'57", A DISTANCE OF 42.22 FEET; THENCE NORTH 04°26'44" EAST 23.99 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 85°33'16", A DISTANCE OF 22.40 FEET; THENCE NORTH 14.50 FEET; THENCE EAST 93.66 FEET TO THE POINT OF BEGINNING.  
CONTAINS 0.364 ACRES.

**EXHIBIT B**  
**To**  
**First Supplement to Declaration of Condominium**  
**For**  
**The Villas at Monarch Meadows**

Supplemental Plat of Phase 2  
{plat on next page}

**EXHIBIT C**  
**To**  
**First Supplement to Declaration of Condominium**  
**For**  
**The Villas at Monarch Meadows**

Amended Schedule to Declaration  
FIRST AMENDED EXHIBIT A TO DECLARATION

The Villas at Monarch Meadows  
Schedule of Units, Square Footage,  
Votes and Undivided Interests in Common Areas and Facilities

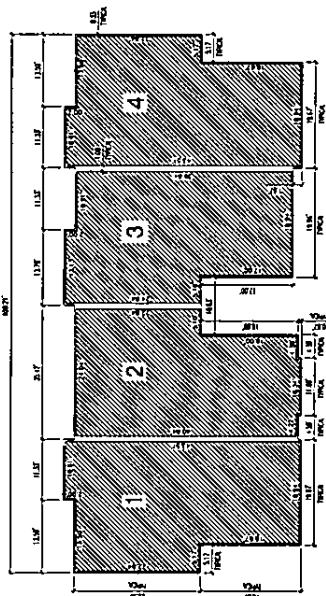
Unit Identifying Number	Approx. Sq. Footage of Unit	No. of Votes Per Unit	Undivided Interest Per Unit
<b>Building 1:</b>			
1	1,872.90	1	12.5%
2	1,824.80	1	12.5%
3	1,844.20	1	12.5%
4	1,866.60	1	12.5%
<b>Building 2:</b>			
1	1,872.90	1	12.5%
2	1,824.80	1	12.5%
3	1,844.20	1	12.5%
4	1,866.60	1	12.5%



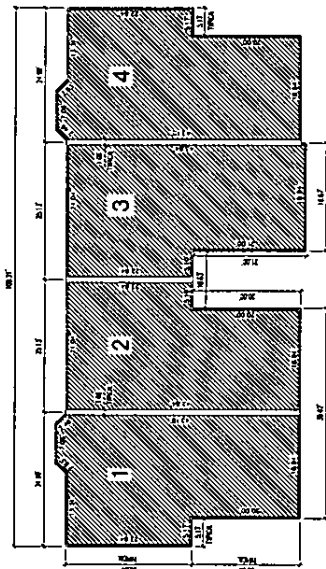
**THE VILLAS AT MONARCH MEADOWS PHASE 2**  
 AN EXPANDABLE UTAH CONDOMINIUM PROJECT

CONTAINS 6 UNITS  
 LOCATED AT THE NORTHEAST QUARTER OF SECTION 1  
 TOWNSHIP 4 SOUTH, RANGE 2 WEST,  
 SALT LAKE BASIN AND MERRIAM

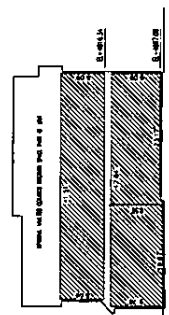
**BLDG 2**



4 PLEX, 2ND. FLOOR



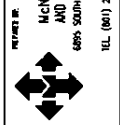
4 PLEX, 1ST. FLOOR



TYPICAL RIGHT SIDE ELEVATION



SCALE: 1" = 10'



**McNEIL ENGINEERING  
 AND LAND SURVEYING, L.C.**  
 6895 SOUTH 900 EAST, MERRIAM, UTAH 84047  
 TEL: (801) 255-7700 FAX: (801) 255-8071

SHEET 2 OF 2

SALT LAKE COUNTY RECORDS  
 A COPY OF  
 THIS IS MAP, COUNTY OF SALT LAKE, RECORD # \_\_\_\_\_  
 FILED AT THE OFFICE OF \_\_\_\_\_  
 DATE \_\_\_\_\_ BY \_\_\_\_\_  
 REGISTERED PROFESSIONAL ENGINEER