

When recorded, return to:

Larry Lindstrom
Hunter Villas, LLC
1923 North 300 East
Lehi, Utah 84095

9111886
07/06/2004 01:14 PM 120.00
Book - 9010 Pg - 6569-6576
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: EHR, DEPUTY - WI 8 P.

**THIRD AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND RESERVATION OF EASEMENTS
FOR
HUNTER VILLAS, AN EXPANDABLE CONDOMINIUM PROJECT
(Phase II)**

This Third Amendment to Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Hunter Villas, an Expandable Condominium Project (Phase II) ("Third Amendment") is executed pursuant to the provisions of the Utah Condominium Ownership Act, Utah Code Annotated, §§ 57-8-1- through 57-8-37, as amended (the "Act"), and the provisions of the Declaration described in Recital "A" below by Leisure Villas, Inc., a Utah corporation ("Successor Declarant"), as successor in interest to Hunter Villas, LLC, a Utah limited liability company ("Original Declarant").

RECITALS:

A. On January 17, 2002, Original Declarant recorded with the Recorder of Salt Lake County, Utah, a Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Hunter Villas, an Expandable Condominium Project (Phase I) as Entry No. 8124678 at Book 8555, Page 7304, ("Declaration") covering the initial real property and improvements situated in Salt Lake County, Utah, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference ("Project"). On January 17, 2002, in connection with the recording of the Declaration, Original Declarant also recorded with the Salt Lake County Recorder's Office a Record of Survey Map entitled Hunter Villas Condominiums Record of Survey Map, as Entry No. 8124677 at Book 2002P, Page 21 ("Map").

B. On April 9, 2002, Original Declarant recorded with the Recorder of Salt Lake County, Utah, a First Amendment to Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Hunter Villas, an Expandable Condominium Project (Phase I) as Entry No. 8199003 at Book 8585, Page 6492 ("First Amendment").

C. On March 4, 2003, Original Declarant and Successor Declarant recorded with the Recorder of Salt Lake County, Utah, an Assignment of Declarant's Rights as Entry No. 8553574 at Book 8749, Page 9060 ("Assignment") wherein Original Declarant transferred, assigned and conveyed to Successor Declarant all of its Declarant's rights as described in the Declaration.

D. On April 29, 2003, Successor Declarant recorded with the Recorder of Salt Lake County, Utah, a Second Amendment to Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Hunter Villas, an Expandable Condominium Project (Phase II) as Entry No. 8631179 at Book 8787, Page 2082 ("Second Amendment"). On April 29, 2003, in connection with the recording of the Second Amendment, Successor Declarant also recorded with the Salt Lake County Recorder's Office a Supplemental Record of Survey Map entitled Hunter Villas Condominiums Record of Survey Map (Phase 2), as Entry No. 8631178 at Book 8787, Page 2081 ("Supplemental Map").

E. Pursuant to Section 22.1.2 of the Declaration, as amended by the First Amendment, Original Declarant reserved the right to unilaterally amend the Declaration at any time and from time to time, prior to the expiration of the Declarant's control period described in Section 26.1 of the Declaration ("Control Period"), for any purpose so long as such amendment shall not materially adversely affect the substantive rights of any Owner or title to any property without the consent of the affected Owner.

F. Successor Declarant is the fee title owner of Buildings 14 and 17, and the Control Period has not expired pursuant to the terms of the Declaration. Therefore, Successor Declarant, as the sole affected Owner, desires to amend the Supplemental Map to change the Building configurations of Buildings 14 and 17 and the Units constructed therein from Type "B" to Type "A", and to amend the Declaration to reflect the new par value for each type of reconfigured Unit. Accordingly, Declarant hereby exercises its unilateral right to amend the Declaration to reconfigure the Units that it owns in Buildings 14 and 17 and to amend and restate the votes and undivided interest in the Common Areas and Facilities appurtenant to each Unit of the Project as shown in Exhibit "C" attached hereto and incorporated herein by this reference.

NOW, THEREFORE, Successor Declarant hereby unilaterally amends the Declaration as follows:

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this Third Amendment shall have the meaning or meanings given to them in the Declaration. The Recitals set forth above shall constitute a portion of the terms of this Third Amendment.

2. Third Amendment Deemed Conclusive; Replacement of Exhibit "C". Pursuant to Section 22.1.2 of the Declaration, as amended by the First Amendment, Declarant's recordation of this Third Amendment shall be deemed conclusive proof of its written consent as the sole affected Owner of Buildings 14 and 17 and conclusive proof that the Control Period has not expired. Accordingly, the Units contained within Buildings 14 and 17 are hereby reconfigured from Type "B" Units to Type "A" Units as further described and depicted in the Supplemental Map. In connection with such reconfiguration, the undivided interests in the Common Areas and Facilities are hereby reallocated on the same par value basis as described in the Declaration. Exhibit "C" to the Declaration, setting forth the Schedule of Units, Votes and Undivided Interests in the Common Areas and Facilities, is hereby amended and restated in its entirety by Exhibit "C" attached to this Third Amendment and incorporated herein by this reference. Ownership interests in the Common Areas and Facilities and votes of all Units shall be as set forth in Exhibit "C".

3. Additional Documents. Successor Declarant reserves the right to unilaterally execute and deliver such additional documents and do such other acts as may be reasonably necessary to fully implement the intent of this Third Amendment and to perfect and preserve the rights and interests of Successor Declarant hereunder and the priority thereof.

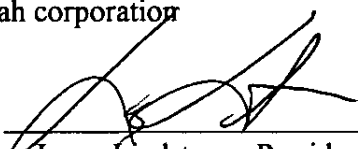
4. No Waiver. No failure or delay on the part of Successor Declarant in exercising any right, power or remedy under the Condominium Instruments in connection with the reconfigured Units shall operate as a waiver thereof.

5. Declaration Remains in Effect. The First Amendment, the Second Amendment and this Third Amendment and the Supplemental Map shall be considered supplemental to the Declaration and to the Map. Except as expressly amended by the foregoing, the Declaration and the Map shall remain in full force and effect and shall not be canceled, suspended or otherwise abrogated by the recording of this Third Amendment and the Supplemental Map.

6. Authority. Successor Declarant hereby certifies that Successor Declarant may execute this Third Amendment without the consent or signature of any other party or Unit Owner as provided in Section 22.1.2 of the Declaration.

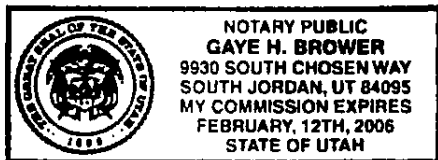
IN WITNESS WHEREOF, this Third Amendment is hereby executed this 20th day of May, 2004.

LEISURE VILLAS, INC.,
a Utah corporation

By: 
Larry Lindstrom, President

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

This instrument was acknowledged before me on 20th May, 2004, by Larry Lindstrom, as the President of Leisure Villas, Inc., a Utah corporation.




NOTARY PUBLIC

EXHIBIT "A"

HUNTER VILLAS LEGAL DESCRIPTION

PHASE I

Beginning at a point that is N. 89°58'01"E. 134.886 feet along the section line and North 679.863 feet from the South Quarter Corner of Section 27, Township I South, Range 2 West, Salt Lake Base and Meridian; thence running N. 63°56'29"W. 232.005 feet; thence N. 45°17'00"W. 414.729 feet; thence N. 44°43'00"E. 167.064 feet; thence N. 45°18'41"W. 153.262 feet; thence N. 44°43'00"E. 30.000' feet; thence N. 45°17'00"W. 37.850 feet to a point on a 284.775 foot radius curve to the right; thence Northwesterly 95.370 along the arc of said curve through a central angle of 19°11'17", chord bears N. 35°42'18"W. 94.925 feet; thence N. 80°28'34"E. 207.368 feet; thence N. 85°24'29"E. 18.033 feet to a point on a 1515.000 foot radius curve to the right; thence Northerly 270.073 feet along the arc of said curve through a central angle of 10°12'50", chord bears N. 00°53'35"E. 269.714 feet; thence N. 06°00'00"E. 28.408 feet to a point on a 45.000 foot radius curve to the left; thence Northwesterly 70.074 feet along the arc of said curve through a central angle of 89°13'16", chord bears N. 38°36'38"W. 63.206 feet; thence N. 83°13'16"W. 132.880 feet to a point on a 215.000 foot radius curve to the right; thence Westerly 30.676 feet along the arc of said curve through a central angle of 08°10'30", chord bears N.79°08'01"W. 30.650 feet; thence N.75°02'46"W. 8.402 feet to a point on a 10.000 foot radius curve to the left; thence Southwesterly 15.708 feet along the arc of said curve through a central angle of 90°00'00", chord bears S. 59°57'14"W. 14.142 feet; thence N.75°02'46"W. 30.000 feet; thence N.14°57'14"E. 44.155 feet to a point on a 985.000 foot radius curve to the left; thence Northerly 244.730 feet along the arc of said curve through a central angle of 14°14'08", chord bears N.07°50'10"E. 244.101 feet to a point of curvature with a 20.000 foot radius; thence Northwesterly 31.333 feet along the arc of said curve through a central angle of 89°45'49" chord bears N.44°09'49"W. 28.226 feet; thence S.89°02'43"E. 56.830 feet; thence S.00°57'17"W. 62.675 feet to a point on a 281.500 foot radius curve to the right; thence Southerly 52.123 feet along the arc of said curve through a central angle of 10°36'32", chord bears S.06°15'33"W. 52.048 feet; thence S.87°53'17"E. 80.702 feet; thence S.83°07'33"E. 242.688 feet; thence N.87°46'11"E. 95.444 feet; thence S.05°21'09"E. 68.435 feet; thence S.04°53'41"W. 67.000 feet; thence S.14°58'48"W. 63.789 feet; thence S.16°42'25"W. 83.873 feet; thence S.10°15'02"W. 80.121 feet; thence S.03°56'30"W. 80.121 feet; thence S.02°22'03"E. 80.121 feet; thence S.08°40'35"E. 80.121 feet; thence S.14°59'07"E. 80.121 feet; thence S.21°11'24"E. 79.329 feet; thence S.23°22'52"E. 74.448 feet; thence S.19°08'04"E. 68.664 feet; thence S.08°43'14"E. 68.633 feet; thence S.01°42'35"W. 68.358 feet; thence S.11°05'49"W. 67.825 feet; thence S.24°10'39"W. 71.088 feet to a point on a 100.000 foot radius curve to the left; thence Southeasterly 17.114 feet along the arc of said curve through a central angle of 09°48'20", chord bears S.62°40'46"E. 17.093 feet; thence S.67°34'56"E. 97.632 feet; thence S.22°25'04"W. 40.000 feet to a point on a 15.000 foot radius curve to the right; thence Southeasterly 24.489 feet along the arc of said curve through a central angle of 93°32'32", chord bears S.20°48'40"E. 21.859 feet to a point of curvature with a 581.500 foot radius curve; thence Southwesterly 73.868 feet along the arc of said curve through a central angle of 07°16'42", chord bears S.29°35'57"W. 73.819 feet to the point of beginning.

HUNTER VILLAS LEGAL DESCRIPTION

PHASE II

Beginning at a point that is 368.239 feet West and 1,073.663 feet North from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, basis of bearing being N.89°58'01"E. from the South Quarter Corner of Section 27 to the Southeast Corner of Section 27; thence running N.45°17'00"W. 335.858 feet; thence N.19°24'12"W. 74.256 feet; thence N.08°18'10"W. 80.607 feet; thence N.02°39'53"W. 200.271 feet to a point on a 239.500 foot radius curve to the right; thence Northerly 74.056 feet along the arc of said curve, through a central angle of 17°42'59" , chord bears N.06°11'37"E. 73.761 feet; thence N.15°03'06"E. 218.184 feet to the point on a 564.100 foot radius curve to the left; thence Northerly 158.620 feet along the arc of said curve, through a central angle of 16°06'40" chord bears N.06°59'46"E. 158.098 feet; thence N.01°03'34"W. 38.571 feet to a point on a 784.889 foot radius curve to the left; thence Easterly 27.611 feet along the arc of said curve, through a central angle of 02°00'56" chord bears N.89°56'54"E. 27.611 feet; thence S.89°02'43"E. 124.753 feet to a point on a 20.000 foot curve to the right; thence Southeasterly 31.333 feet along the arc of said curve, through a central angle of 89°45'49" chord bears S.44°09'49"E. 28.226 feet to a point of curvature with a 985.000 radius curve; thence Southerly 244.730 feet along the arc of said curve, through a central angle of 14°14'08" chord bears S.07°50'10"W. 244.101 feet; thence S.14°57'14"W. 44.155 feet; thence S.75°02'46"E. 30.000 feet to a point on a 10.000 radius curve to the right; thence Northeasterly 15.708 feet along the arc of said curve, through a central angle of 90°00'00" chord bears N.59°57'14"E. 14.142 feet; thence S.75°02'46"E. 8.402 feet to a point on a 215.000 foot radius curve to the left; thence Easterly 30.676 feet along the arc of said curve, through a central angle of 08°10'30" chord bears S.79°08'01"E. 30.650 feet; thence S.83°13'16"E. 132.880 feet to a point on a 45.000 foot radius curve to the right; thence Southeasterly 70.074 feet along the arc of said curve, through a central angle of 89°13'16" chord bears S.38°36'38"E. 63.206 feet; thence S.06°00'00"W. 28.408 feet to a point on a 1515.00 foot radius curve to the left; thence Southerly 270.073 feet along the arc of said curve, through central angle of 10°12'50" chord bears S.00°53'35"W. 269.714 feet; thence S.85°24'29"W. 18.033 feet; thence S.80°28'34"W. 207.368 feet to a point on a 284.775 foot radius curve to the left; thence Southeasterly 95.370 feet along the arc of said curve, through a central angle of 19°11'17" chord bears S.35°42'18"E. 94.925 feet; thence S.45°17'00"E. 37.850 feet; thence S.44°43'00"W. 30.000 feet; thence S.45°18'41"E. 153.262 feet; thence S.44°43'00"W. 167.064 feet to the point of beginning.

EXHIBIT "C"

(UNIT LIST AND PERCENT OF UNDIVIDED INTEREST)

ADDRESS	BUILDING	UNIT LETTER	MODEL	PAR VALUE	PERCENTAGE OF UNDIVIDED INTEREST
3344 SOUTH ABBEY GLEN WAY	1	A	VILLA	1	0.9058 %
3344 SOUTH ABBEY GLEN WAY	1	B	VILLA	1	0.9058 %
3344 SOUTH ABBEY GLEN WAY	1	C	VILLA	1	0.9058 %
3344 SOUTH ABBEY GLEN WAY	1	D	VILLA	1	0.9058 %
3328 SOUTH ABBEY GLEN WAY	2	A	ABBEY	1.2	1.0870 %
3328 SOUTH ABBEY GLEN WAY	2	B	CANTERBURY	1.2	1.0870 %
3328 SOUTH ABBEY GLEN WAY	2	C	ABBEY	1.2	1.0870 %
3328 SOUTH ABBEY GLEN WAY	2	D	CANTERBURY	1.2	1.0870 %
3347 SOUTH ABBEY GLEN WAY	3	A	CANTERBURY	1.2	1.0870 %
3347 SOUTH ABBEY GLEN WAY	3	B	ABBEY	1.2	1.0870 %
3347 SOUTH ABBEY GLEN WAY	3	C	CANTERBURY	1.2	1.0870 %
3347 SOUTH ABBEY GLEN WAY	3	D	ABBEY	1.2	1.0870 %
3331 SOUTH ABBEY GLEN WAY	4	A	CANTERBURY	1.2	1.0870 %
3331 SOUTH ABBEY GLEN WAY	4	B	ABBEY	1.2	1.0870 %
3331 SOUTH ABBEY GLEN WAY	4	C	CANTERBURY	1.2	1.0870 %
3331 SOUTH ABBEY GLEN WAY	4	D	ABBEY	1.2	1.0870 %
3313 SOUTH ABBEY GLEN WAY	5	A	CANTERBURY	1.2	1.0870 %
3313 SOUTH ABBEY GLEN WAY	5	B	ABBEY	1.2	1.0870 %
3313 SOUTH ABBEY GLEN WAY	5	C	CANTERBURY	1.2	1.0870 %
3313 SOUTH ABBEY GLEN WAY	5	D	ABBEY	1.2	1.0870 %
3291 SOUTH ABBEY GLEN WAY	6	A	CANTERBURY	1.2	1.0870 %
3291 SOUTH ABBEY GLEN WAY	6	B	ABBEY	1.2	1.0870 %
3291 SOUTH ABBEY GLEN WAY	6	C	CANTERBURY	1.2	1.0870 %
3291 SOUTH ABBEY GLEN WAY	6	D	ABBEY	1.2	1.0870 %
3271 SOUTH ABBEY GLEN WAY	7	A	VILLA	1	0.9058 %
3271 SOUTH ABBEY GLEN WAY	7	B	VILLA	1	0.9058 %
3271 SOUTH ABBEY GLEN WAY	7	C	VILLA	1	0.9058 %
3271 SOUTH ABBEY GLEN WAY	7	D	VILLA	1	0.9058 %
3253 SOUTH ABBEY GLEN WAY	8	A	CANTERBURY	1.2	1.0870 %
3253 SOUTH ABBEY GLEN WAY	8	B	ABBEY	1.2	1.0870 %
3253 SOUTH ABBEY GLEN WAY	8	C	CANTERBURY	1.2	1.0870 %
3253 SOUTH ABBEY GLEN WAY	8	D	ABBEY	1.2	1.0870 %

3231	SOUTH ABBEY GLEN WAY	9	A	CANTERBURY	1.2	1.0870	%
3231	SOUTH ABBEY GLEN WAY	9	B	ABBAY	1.2	1.0870	%
3231	SOUTH ABBEY GLEN WAY	9	C	CANTERBURY	1.2	1.0870	%
3231	SOUTH ABBEY GLEN WAY	9	D	ABBAY	1.2	1.0870	%
3211	SOUTH ABBEY GLEN WAY	10	A	CANTERBURY	1.2	1.0870	%
3211	SOUTH ABBEY GLEN WAY	10	B	ABBAY	1.2	1.0870	%
3211	SOUTH ABBEY GLEN WAY	10	C	CANTERBURY	1.2	1.0870	%
3211	SOUTH ABBEY GLEN WAY	10	D	ABBAY	1.2	1.0870	%
6832	WEST ABBEY GLEN WAY	11	A	CANTERBURY	1.2	1.0870	%
6832	WEST ABBEY GLEN WAY	11	B	ABBAY	1.2	1.0870	%
6832	WEST ABBEY GLEN WAY	11	C	CANTERBURY	1.2	1.0870	%
6832	WEST ABBEY GLEN WAY	11	D	ABBAY	1.2	1.0870	%
6846	WEST ABBEY GLEN WAY	12	A	VILLA	1	0.9058	%
6846	WEST ABBEY GLEN WAY	12	B	VILLA	1	0.9058	%
6846	WEST ABBEY GLEN WAY	12	C	VILLA	1	0.9058	%
6846	WEST ABBEY GLEN WAY	12	D	VILLA	1	0.9058	%
3198	SOUTH HUNTER VILLA LANE	13	A	ABBAY	1.2	1.0870	%
3198	SOUTH HUNTER VILLA LANE	13	B	CANTERBURY	1.2	1.0870	%
3198	SOUTH HUNTER VILLA LANE	13	C	ABBAY	1.2	1.0870	%
3198	SOUTH HUNTER VILLA LANE	13	D	CANTERBURY	1.2	1.0870	%
3218	SOUTH HUNTER VILLA LANE	14	A	ABBAY	1.2	1.0870	%
3218	SOUTH HUNTER VILLA LANE	14	B	CANTERBURY	1.2	1.0870	%
3218	SOUTH HUNTER VILLA LANE	14	C	ABBAY	1.2	1.0870	%
3218	SOUTH HUNTER VILLA LANE	14	D	CANTERBURY	1.2	1.0870	%
3238	SOUTH HUNTER VILLA LANE	15	A	ABBAY	1.2	1.0870	%
3238	SOUTH HUNTER VILLA LANE	15	B	CANTERBURY	1.2	1.0870	%
3238	SOUTH HUNTER VILLA LANE	15	C	ABBAY	1.2	1.0870	%
3238	SOUTH HUNTER VILLA LANE	15	D	CANTERBURY	1.2	1.0870	%
3256	SOUTH HUNTER VILLA LANE	16	A	ABBAY	1.2	1.0870	%
3256	SOUTH HUNTER VILLA LANE	16	B	CANTERBURY	1.2	1.0870	%
3256	SOUTH HUNTER VILLA LANE	16	C	ABBAY	1.2	1.0870	%
3256	SOUTH HUNTER VILLA LANE	16	D	CANTERBURY	1.2	1.0870	%
3274	SOUTH HUNTER VILLA LANE	17	A	ABBAY	1.2	1.0870	%
3274	SOUTH HUNTER VILLA LANE	17	B	CANTERBURY	1.2	1.0870	%
3274	SOUTH HUNTER VILLA LANE	17	C	ABBAY	1.2	1.0870	%
3274	SOUTH HUNTER VILLA LANE	17	D	CANTERBURY	1.2	1.0870	%
3284	SOUTH HUNTER VILLA LANE	18	A	ABBAY	1.2	1.0870	%
3284	SOUTH HUNTER VILLA LANE	18	B	CANTERBURY	1.2	1.0870	%
3284	SOUTH HUNTER VILLA LANE	18	C	ABBAY	1.2	1.0870	%
3284	SOUTH HUNTER VILLA LANE	18	D	CANTERBURY	1.2	1.0870	%
3304	SOUTH HUNTER VILLA LANE	19	A	VILLA	1	0.9058	%
3304	SOUTH HUNTER VILLA LANE	19	B	VILLA	1	0.9058	%
3304	SOUTH HUNTER VILLA LANE	19	C	VILLA	1	0.9058	%
3304	SOUTH HUNTER VILLA LANE	19	D	VILLA	1	0.9058	%

3314	SOUTH HUNTER VILLA LANE	20	A	ABBEY	1.2	1.0870	%
3314	SOUTH HUNTER VILLA LANE	20	B	CANTERBURY	1.2	1.0870	%
3314	SOUTH HUNTER VILLA LANE	20	C	ABBEY	1.2	1.0870	%
3314	SOUTH HUNTER VILLA LANE	20	D	CANTERBURY	1.2	1.0870	%
3261	SOUTH HUNTER VILLA LANE	21	A	CANTERBURY	1.2	1.0870	%
3261	SOUTH HUNTER VILLA LANE	21	B	ABBEY	1.2	1.0870	%
3261	SOUTH HUNTER VILLA LANE	21	C	CANTERBURY	1.2	1.0870	%
3261	SOUTH HUNTER VILLA LANE	21	D	ABBEY	1.2	1.0870	%
6853	WEST ABBEY GLEN WAY	22	A	ABBEY	1.2	1.0870	%
6853	WEST ABBEY GLEN WAY	22	B	CANTERBURY	1.2	1.0870	%
6853	WEST ABBEY GLEN WAY	22	C	ABBEY	1.2	1.0870	%
6853	WEST ABBEY GLEN WAY	22	D	CANTERBURY	1.2	1.0870	%
6839	WEST ABBEY GLEN WAY	23	A	VILLA	1	0.9058	%
6839	WEST ABBEY GLEN WAY	23	B	VILLA	1	0.9058	%
6839	WEST ABBEY GLEN WAY	23	C	VILLA	1	0.9058	%
6839	WEST ABBEY GLEN WAY	23	D	VILLA	1	0.9058	%
3258	SOUTH HUNTER VILLA LANE	24	A	VILLA	1	0.9058	%
3258	SOUTH HUNTER VILLA LANE	24	B	VILLA	1	0.9058	%
3258	SOUTH HUNTER VILLA LANE	24	C	VILLA	1	0.9058	%
3258	SOUTH HUNTER VILLA LANE	24	D	VILLA	1	0.9058	%
TOTAL						100.0000	%