

FIRST SUPPLEMENTARY DECLARATION TO
THE DECLARATION OF CONDOMINIUMS
COPENHAGEN COURT,
[A Condominium Project (Expandable)]

THIS FIRST SUPPLEMENTARY DECLARATION is made this 20 day
of December, 1994, by R.E. Miller ("Declarant").

RECITALS

A. Copenhagen Court (the "Project") is a condominium project located in the City of Provo, County of Utah, State of Utah.

B. On _____, 1994, Declarant caused to be recorded the Declaration of Condominiums, Copenhagen Court, [A Condominium Project (Expandable)] in Book _____ at Page _____, as Entry No. _____ in the Office of the Recorder, Utah County, State of Utah (the "Declaration").

C. Pursuant to the Utah Condominium Ownership Act and Article XIII of the Declaration, Declarant is entitled to annex into the Project the real property referred to in the Declaration as "Additional Land," in Exhibit "B," thereto.

D. Declarant is the record owner of the Additional Land and desires to annex a portion of the same into the project to become subject to the Declaration and to the Act. Furthermore, pursuant to Article XIII of the Declaration, Declarant owns a right-of-way over the common areas for completion of this expansion.

E. There currently exist in the Project Five (5) Units in One (1) Building. Each Unit has two (2) levels of living area and a basement. The construction is of wood and aluminum siding. Each Unit is approximately 1500 sq. ft. including basement. This First Supplementary Declaration and the Copenhagen Court Phase II map to be recorded concurrently herewith, expands the Project to include Five (5) additional Units in One (1) additional Building of the same size and construction.

NOW THEREFORE, Declarant hereby makes this First Supplementary Declaration:

ARTICLE I
DEFINITIONS

Except as otherwise may be defined herein or as may be required by the context, all terms, phrases or expressions defined in Article I of the Declaration shall have the same defined meanings when used in the First Supplementary Declaration, including Recitals.

ARTICLE II
SUBMISSION

Declarant hereby submits to the provision of the Act, as Additional Land associated with the Project, that certain parcel of real property situated in Utah County, State of Utah, described in Exhibit "A," attached hereto and made part hereof, as the same is set forth in that certain Map entitled "COPENHAGEN COURT PHASE II" filed and recorded concurrently herewith in the Office of the Recorder, Utah County, State of Utah.

ARTICLE III
PROPERTY RIGHTS

Exhibit "D" to the Declaration is hereby amended to reflect an increase in total Units in the project from five (5) to ten (10). Ten (10) Units shall be the maximum number of units in the project following completion of Phase II and each of those Units will possess a minimum undivided interest in the fee simple estate in the common areas and facilities of 10%. Revised Exhibit "D", attached hereto, sets forth this maximum number of Units and minimum percent interest.

ARTICLE IV
GENERAL

Except as modified and amended by this First Supplementary Declaration, all of the terms and provisions of the Declaration are hereby expressly ratified and confirmed and shall remain in full force and effect and shall apply to the Project as expanded.

IN WITNESS WHEREOF, Declarant has duly executed this First Supplementary Declaration the day and year above written.

DECLARANT:

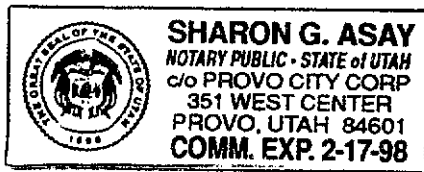


R.E. Miller

STATE OF UTAH

COUNTY OF UTAH

On December 2, 1994, personally appeared before me R.E. Miller, signer of the within instrument, who duly acknowledged to me that he executed the same.



Sharon G. Asay
NOTARY PUBLIC

EXHIBIT "A"
FIRST SUPPLEMENTARY DECLARATION TO
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COPENHAGEN COURT - PHASE 2

June 28 1994

Beginning at a point which is West 1421.320 feet and North 393.600 feet to the North right-of-way line of 1140 South Street, and North 00°17'20" East 145.936 feet from the Southeast corner of Section 7, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence West 21.900 feet; thence North 22.000 feet; thence West 128.686 feet; thence North 91.610 feet; thence East 73.265; thence North 40.500; thence East 44.628 feet; thence North 25.016 feet; thence East 33.596 feet to the westerly boundary line of Scandia Village Condominiums; thence along said westerly line South 00°17'20" West 179.128 feet to the point of beginning. Contains an area of 18.307 square feet or 0.420 acres more or less.

REVISED EXHIBIT "D"
 TO THE DECLARATION OF
 CONDOMINIUMS
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ALLOCATION OF UNDIVIDED OWNERSHIP INTEREST

<u>Building and Unit Designation (Maximum 10 Units)</u>	<u>Phase</u>	<u>Minimum Percentage Interest</u>
1073 S. 900 E. #209	I	10
1073 S. 900 E. #210	I	10
1073 S. 900 E. #211	I	10
1073 S. 900 E. #212	I	10
1073 S. 900 E. #213	I	10
1086 S. 950 E. #214	II	10
1086 S. 950 E. #215	II	10
1086 S. 950 E. #216	II	10
1086 S. 950 E. #217	II	10
1086 S. 950 E. #218	II	10