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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ASTILL ASSOCIATIONS PC LAW FIRM
DENNIS M ASTILL
9533 S 700 E STE 103
SANDY UT 84070
BY: EPM, DEPUTY - WI 6 P.

**PREPARED BY, AND
WHEN RECORDED RETURN TO:**
Dennis M. Astill, Esq.
Astill Associations PC Law Firm
9533 South 700 East, Suite 103
Sandy, Utah 84070

FIRST AMENDMENT TO

**SECOND AMENDED AND RESTATED
DECLARATION OF CONVENANTS, CONDITIONS
AND RESTRICTIONS**

FOR

LIBRARY SQUARE CONDOMINIUMS

**PARKING STALL ASSIGNMENT, EXHIBIT B, SCHEDULE B-3
AMENDMENT**

Utah Residential Condominium Project

Salt Lake County, Utah

_____, ___, 2005

NOTE TO SALT LAKE COUNTY, UTAH RECORDER:

THE LEGAL DESCRIPTION OF THE PARCEL OF REAL PROPERTY AFFECTED BY THIS INSTRUMENT
IS SET FORTH IN EXHIBIT A.

BK 9227 PG 2569

**FIRST AMENDMENT TO
SECOND AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

FOR

LIBRARY SQUARE CONDOMINIUMS

**PARKING STALL ASSIGNMENTS, EXHIBIT B, SCHEDULE B-3
AMENDMENT**

This Amendment to Declaration of Covenants, Conditions and Restrictions, hereinafter referred to as "Declaration," is made and executed in Salt Lake County, State of Utah, this ____ day of _____, 2005, by MORTENSEN COURT CONDOMINIUMS, LC, designated and referred to hereinafter as "Declarant," pursuant to the provisions of the Utah Condominium Ownership Act, Sections 57-8-1 through 57-8-37, Utah Code Annotated (1953 as amended).

RECITALS:

WHEREAS, Declarant was the developer and the owner of certain real property located at 226 East 500 South, Salt Lake City, Salt Lake County, State of Utah, and more particularly described as set forth on **Exhibit "A"** attached hereto and incorporated by reference (the "Property").

WHEREAS, Declarant recorded the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Library Square Condominiums on November 12, 2004, as Entry No. 9221753, in the office of the Salt Lake County Recorder, State of Utah (herein the "CCR's"); and

WHEREAS, pursuant to Section 4.6 of the CCR's, Declarant reserved a power of attorney and right to prepare and file an amendment to the CCR's for the purpose of assigning parking stalls to Units by amendment to Exhibit B, Schedule B-3 of the CCR's; and

WHEREAS, Declarant has now assigned all parking stalls to Units and by filing this Amendment such Units will include the parking stalls as Limited Common Area to the Unit assigned.

NOW, THEREFORE, the Declarant does hereby publish and declare that EXHIBIT B, SCHEDULE B-3, is hereby amended in its entirety and the Property and each Unit shall hereafter be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the Act and the CCR's and the parking stalls described at EXHIBIT B, SCHEDULE B-3, shall be attached to and shall hereafter be included as part of the Limited Common Area of the assigned Unit, and said rights and parking stall shall be deemed a permanent right which will run with the land and shall be a burden and a benefit to the owners of the Units and their successors and assigns and any person or persons acquiring or owning an

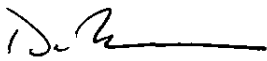
interest in any Unit. Except as provided in the CCR's, no parking stall may hereafter be separated from or transferred or conveyed separately from the Unit to which it is assigned in accordance with this amendment and EXHIBIT B, SCHEDULE B-3.

Except as provided herein, the CCR's shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has duly executed this Amendment to Declaration of Covenants, Conditions and Restrictions for Amendment for Parking Stall Assignments, Amendment to Exhibit B, Schedule B-3.

DECLARANT:

MORTENSEN COURT CONDOMINIUMS, LC

By: 
Darin Brush, Executive Director, CDC
of Utah, Manager

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

The foregoing First Amendment to Second Amended Declaration of Covenants, Conditions and Restrictions of Library Square Condominiums, was acknowledged before me this 6TH day of DECEMBER, 2005, by Darin Brush, Executive Director of Community Development Corporation of Utah, as Manager for Mortensen Court Condominiums, LC, and on behalf of said limited liability company.


NOTARY PUBLIC
Residing at: _____

My commission expires:

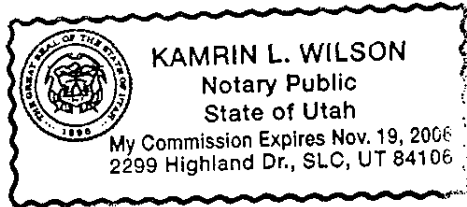


EXHIBIT "A"
LIBRARY SQUARE CONDOMINIUMS

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 36, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 89°57'40" EAST 82.50 FEET; THENCE SOUTH 00°02'35" EAST 154.75 FEET; THENCE SOUTH 89°57'40" WEST 82.50 FEET; THENCE NORTH 00°02'35" WEST 154.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.293 ACRES (12,767 SQUARE FEET)

TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°57'40" EAST 74.25 FEET FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 36, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 89°57'40" EAST 16.50 FEET; THENCE SOUTH 00°02'35" EAST 330.00 FEET; THENCE SOUTH 89°57'40" WEST 16.50 FEET; THENCE NORTH 00°02'35" WEST 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL I.D. NUMBER - 16-06-377-012

RESERVATION OF COMMON AREAS

THE UNDERSIGNED OWNER, IN RECORDING THE RECORD OF SURVEY MAP, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS OR OTHER COMMON AREAS (INTENDED FOR USE BY OTHERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES), WHICH ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

~~BK 9250 PG 624~~

EXHIBIT "B"
LIBRARY SQUARE CONDOMINIUMS

SCHEDULE B-3

ASSIGNMENT OF TRANSFERABLE LIMITED COMMON AREA
(See attached map for location of Parking Stalls)

Building Unit	Assigned Parking Stall / Private Garage
100	Space #1
101	Garage 101
102	Garage 102
103	Garage 103
104	Garage 104
201	None
202	None
203	Space #7
204	Space #15
205	Space #19
206	Garage 22 (106)
207	Space #
208	None
300	Space #16
301	Space #6
302	Space #9
303	Space #10
304	Space #12
305	Space #2
306	Space #20
307	Garage 21 (105)
400	Space #18
401	Space #8
402	Space #11
403	Space #5
404	Space #14
405	Space #13
406	Space #17
407	Space #3

Exhibit B

