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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
COTTONWOOD HEIGHTS  
1265 E FORT UNION BLVD STE 340  
COTTONWOOD HEIGHTS UT 84047  
BY: SAM, DEPUTY - WI 4 P.

## SIXTH AMENDMENT TO CONDOMINIUM DECLARATION

FOR

### MONTE LUCA CONDOMINIUMS

THIS DECLARATION is made and entered into by GLACIER LAND CO., L.L.C., a Utah limited liability company, sole owner of the property described on the Record of Survey Map dated June 23, 2006 herewith referred as "Declarant" pursuant to the provisions of the Utah Condominium Ownership Act, Utah Code Annotated Sections 57-8-1 through 57-8-37, for itself, its successors, grantees and assigns.

#### ARTICLE I

Declarant is the sole owner of that certain real property in Salt Lake County, Utah, which is described in Exhibit "A" attached hereto and made a part hereof by this reference. Exhibit "A" consists of the property to be added to the MONTE LUCA CONDOMINIUMS as PHASE IV OF THE MONTE LUCA CONDOMINIUM PROJECT.

There have been or will be constructed buildings and other improvements on Phase IV in accordance with the plans and drawings set forth in the Record of Survey Map which shall be recorded upon its approval by Cottonwood Heights City consisting of three sheets, prepared and certified by L. Mark Neff, Neff Engineers & Associates, Inc., a registered land surveyor. Said record of survey map shall be deemed a part of this a Sixth Amendment on its recordation.

Declarant desires by filing this SIXTH AMENDMENT TO CONDOMINIUM DECLARATION FOR MONTE LUCA CONDOMINIUMS to add the real property, building and improvements constructed or to be constructed in Phase IV to the original MONTE LUCA CONDOMINIUMS PROJECT. Declarant desires by filing this Declaration and the aforesaid Record of Survey Map to submit the above-described real property and the buildings and other improvements constructed thereon to the provisions of the Utah Condominium Ownership Act as an additional part of the condominium project known as MONTE LUCA CONDOMINIUMS.

Declarant desires and intends to sell the fee title to the individual units contained in said condominium project, together with the undivided ownership interest in the common areas and facilities appurtenant thereto, to various purchasers, subject to the covenants, limitations and restrictions contained in the original Declaration dated August 7, 2001 filed for record on August 16, 2001 in book 8490 at Pages 849-898 of the Official Records of the Recorder of Salt Lake County, Utah. It is the express intention of the Declarant that the land and improvements contained in Phase IV will be subject to the original terms of the CONDOMINIUM

DECLARATION FOR MONTE LUCA CONDOMINIUMS and to the Bylaws for "Monte Luca Homeowners Association," dated August 7, 2001 and recorded with the original Declaration except as the Declaration and Bylaws are expressly or impliedly modified by this Sixth Amendment.

NOW, THEREFORE, for the purposes expressed above, Declarant hereby makes the following Sixth Amendment to Declaration.

#### ARTICLE II

The CONDOMINIUM DECLARATION FOR MONTE LUCA CONDOMINIUMS, dated August 7, 2001, together with the Bylaws for Monte Luca Homeowners Association, executed August 7, 2001, both of which were recorded on August 16, 2001, in Book 8490 Pages 849-898 of the official Record of the Salt Lake County Recorder are hereby restated, ratified, and declared to be in full force and effect for both the original property and for Phase IV except as they are expressly modified by this SIXTH AMENDMENT TO CONDOMINIUM DECLARATION FOR MONTE LUCA CONDOMINIUMS or except as the Declaration and Bylaws are impliedly modified by the increase in the number of units in the project.

#### ARTICLE III

Phase IV consists of real property situated in Cottonwood Heights City, Utah which is more fully and particularly described on Exhibit "A" attached hereto.

#### ARTICLE IV

Upon recordation of this document the MONTE LUCA CONDOMINIUMS shall contain 44 units. Said units and the percentage of the common area ownership and expenses are set forth in Exhibit "B" which is attached hereto and incorporated by this reference as though fully set forth herein.

#### ARTICLE V

The Record of Survey Map Depicting Phase IV Which is dated June 23, 2006 and was created by L. Mark Neff further describing and delineating the limited common areas and facilities formed out of the land contained in Phase IV is attached hereto as Exhibit "C."

**EXHIBIT "B"**

**Ownership of Common Areas**

<b>Unit No.</b>	<b>Shares of Ownership of Common Areas and Facilities</b>	<b>Amount of Initial Quarterly Assessment</b>
1	2.27%	\$600.00
2	2.27%	\$600.00
3	2.27%	\$600.00
4	2.27%	\$600.00
5	2.27%	\$600.00
6	2.27%	\$600.00
7	2.27%	\$600.00
8	2.27%	\$600.00
9	2.27%	\$600.00
10	2.27%	\$600.00
11	2.27%	\$600.00
12	2.27%	\$600.00
13	2.27%	\$600.00
14	2.27%	\$600.00
15	2.27%	\$600.00
16	2.27%	\$600.00
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40	2.27%	\$600.00

41	2.27%	\$600.00
42	2.27%	\$600.00
43	2.27%	\$600.00
44	2.27%	\$600.00
45	2.27%	\$600.00