

RECORDED  
JUN 27 1996

E 1258383 B 2017 P 276

**AMENDMENT TO DECLARATION**

E 1258383 B 2017 P 276  
CAROL DEAN PAGE, DAVIS CNTY RECORDER  
1996 JUN 27 12:08 PM FEE 29.00 DEP REC  
REC'D FOR JACOBSON, NELS A.

**OF**

**CONDOMINIUM PROJECT FOR**

**FORT LANE PLAZA,**

**A PROFESSIONAL AND COMMERCIAL CENTER**

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1. The Declaration of Condominium Project for Fort Lane Plaza, a Professional and Commercial Center and Bylaws dated February 7, 1985, recorded April 11, 1985 in Book 1030, at pages 528 and 535, respectively, as amended, is amended as follows:

A. The Declaration, at Article I, is amended as follows:

"Article I - Description of Real Property. The condominium project shall be known as Fort Lane Plaza Condominium and is located at 360 South Fort Lane, Layton, Davis County, Utah, and the legal description of the real property included within the project is as follows: A part of the Northeast Quarter, Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which bears North 89 degrees 29'50" East 387.33 feet along the Section Line and South 0 degrees 11'40" West 1831.78 feet from the North Quarter corner of said Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 0 degrees 11'40" West 192.81 feet; thence North 88 degrees 12'07" West 102.54 feet; thence North 3 degrees 17'55" West 56.91 feet; thence North 84 degrees 39'16" West 208.13 feet; thence North 6 degrees 05'23" East 113.43

Bldg A- Units 1, 2, 3, 4  
Bldg B, Units 5, 6, 7, 8  
Bldg C, Units 9, 10, 11, 12  
+ common area +

R/W  
11-195-0001 to 0012, 0014, 0015

feet; thence South 82 degrees 50'33" East 107.00 feet; thence North 11 degrees 36'38" East 51.46 feet; thence South 78 degrees 50'55" East 188.64 feet to the point of beginning."

"Subject to the following described easements and rights-of-way for utilities and ingress and egress as follows: Being located in the Northeast Quarter of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian. A 25 foot wide right-of-way for ingress and egress and utility easement, being 12.50 feet on each side of the following described centerline: Beginning at a point located South 0 degrees 11'40" West 75.97 feet from the Northeast Corner of the Fort Lane Plaza Condominium, point of beginning also being located North 89 degrees 29'50" East 387.33 feet along the Section line and South 0 degrees 11'40" West 1907.75 feet from the North Quarter corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian; running thence North 89 degrees 48'20" West 55.42 feet; thence North 75 degrees 45'46" West 105.15 feet; thence North 83 degrees 54'37" West 148.43 feet to the West line of said Fort Lane Plaza Condominium."

B. The Declaration, at Article XII, is amended as follows:

"Article XII - Management. The Management of the project shall be governed by the Fort Lane Plaza Condominium Association, which shall act and manage the affairs of the project."

C. The Declaration, at Article XVII, is amended as follows:

"Article XVIII - Fort Lane Plaza Condominium Association. Each Unit shall be entitled to a membership in the Fort Lane Plaza Condominium Association, which shall be the Management Committee of the project. The Association shall annually elect a President, Vice

President and Secretary/Treasurer and shall appoint such committees as may be necessary or convenient to handle and administer the business and affairs of the project."

D. The Declaration, at Article XXI, is amended as follows:

"Article XXI - Books and Records of the Fort Lane Plaza Condominium Association. The condominium Association shall keep accurate records, in chronological order, of the receipts and expenditures affecting the common areas and facilities, specifying and itemizing the maintenance and repair expenses of the common areas and facilities, and any other expenses incurred. Records and vouchers authorizing the payments shall be available for examination by the unit owners at convenient hours of weekdays."

E. The Bylaws, at Article II A, is amended as follows:


"Article II - Management. A - The Fort Lane Plaza Condominium Association shall be the Management Committee."

The foregoing Amendments were made by Unit Owners holding a majority of the par value points of the Association at a duly constituted meeting of the Fort Lane Plaza Condominium Association, called for that purpose.

DATED this 4/3/96 day of April, 1996.

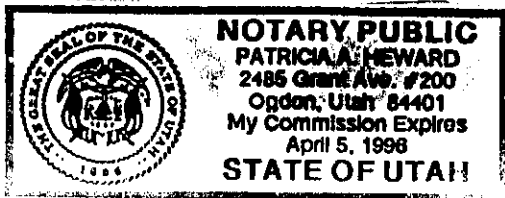
FORT LANE PLAZA CONDOMINIUM  
ASSOCIATION

By:

  
\_\_\_\_\_  
Nels A. Jacobson  
President

STATE OF UTAH )  
 :SS.  
COUNTY OF DAVIS )

On the 3<sup>rd</sup> day of April, 1996, personally appeared before me NELS A. JACOBSON, who being by me duly sworn, did say that he is the President of the FORT LANE PLAZA CONDOMINIUM ASSOCIATION, and that the within and foregoing instrument was signed in behalf of said Association by authority of a Resolution of the Association, and he duly acknowledged to me that said Association executed the same.



*Patricia Heward*  
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NOTARY PUBLIC