

When Recorded Return to:
First American Title Company
330 East 400 South
Salt Lake City, Utah
Attn: Charley Miller

3500
4805955
01 AUGUST 89 04:06 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: D DANGERFIELD , DEPUTY

4805955

PHASE II AMENDMENT TO THE
"DECLARATION OF CONDOMINIUM FOR EDGEMOUNT HOMES, PHASE I"

This Amendment of the Declaration, Edgemount Homes, Phase I (hereinafter the "Declaration") is made and executed this 17th day of July, 1989, by the ALAN F. HOLBROOK COMPANY, INC., a Utah corporation, (hereinafter referred to as the "Declarant").

RECITALS

Declarant has previously submitted Phase I of the Edgemount Homes (hereinafter the "Condominium Project") to the provisions of the Utah Condominium Ownership Act (hereinafter the "Act") by the recording of a Declaration of Condominium for Edgemount Homes, Phase I, recorded May 1, 1985, in Book 5650 at Page 1105 of the records of the Salt Lake County Recorder. The related Record of Survey Map (hereinafter the "Map") was recorded concurrently with the Declaration. The property submitted to the Act by said Declaration and Map is set forth as Phase I of the Condominium Project.

Paragraph 4.01 of Article IV, of the Declaration permits the Declarant to expand the Condominium Project by amending the Declaration at any time and from time to time within seven (7) years of the effective date of the Declaration in compliance with §57-8-13.6 of the Act. Declarant is the owner in fee simple of the property described in paragraph D below which is hereby submitted to the Act and shall become an integral part of the Condominium Project consisting of Phases I and II.

NOW, THEREFORE, Declarant hereby amends the Declaration in the following manner:

A. Article I, Definitions, is amended by adding the following definition:

"Declaration shall mean and refer to this Declaration, as amended from time to time to include additional phases."

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B. Article I, paragraph 1.14, is amended in its entirety as follows:

"Map shall mean and refer to the Record of Survey Maps captioned 'Record of Survey Map for the Edgemount Homes, Phase I' recorded concurrently with the Declaration, and the Record of Survey Map for the Edgemount Homes, Phase II, recorded concurrently with the Amendment of Declaration, Edgemount Homes, Phase II."

C. Article I, paragraph 1.17, is amended in its entirety as follows:

"Project shall mean and refer to the real property which is separately described as Phase I and as Phase II, respectfully, in this Declaration. In the Declaration where Phase II is not separately referred to, such reference to Phase I shall include Phase II."

D. Article II, paragraph 2.01, Submission to Condominium, is amended to read as follows:

"Declarant hereby submits to the provisions of the Act the following described real property situated in the County of Salt Lake, State of Utah:

"Beginning at a point which is N 0°05'33" W (Record) N 0°04'23" W (Measured) 298.00 feet and N 89°15'00" W 243.72 feet from a Salt Lake County Street Monument located at the intersection of Fisher Lane and Connor Street, said point also being S 0°09'00" E 1169.52 feet (Record) 1149.89 feet (Calculated) and N 89°15'00" W 1619.37 feet (Record) 1620.85 feet (Calculated) from the North Quarter Corner of S 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence S 0°09'18" E 304.00 feet; thence N 89°15'00" W. 475.20 feet; thence N 10°09'00" W 279.60 feet to the Southerly Boundary of Edgemount Homes Condominiums Phase I; thence along said Southerly Boundary line the following four (4) courses: (1) N 89°37'36" E 8.00 feet; (2) N 17°10'00"

W 27.10 feet; (3) S 89°15'00" E 256.19 feet; (4) N 0°44'45" E 12.09 feet thence S 88°10'03" E along an existing fenceline 267.41 feet; thence S 0°09'18" E 3.58 feet to the point of beginning. Contained 3.52 Acres more or less."

E. Article III, paragraph 3.01, Building and Improvements, is amended by inserting the following language after the words "twelve (12) buildings" in the eighth line of said paragraph:

"Phase II is divided in twenty-three (23) units contained in twelve (12) buildings."

F. Article V, paragraph 5.04, Ownership of Common Areas, shall be amended so to include the ownership of those Common Areas contained within Phase II. Exhibit "A" of the Declaration setting forth the appurtenant undivided ownership interests in the Common Areas is amended in its entirety as set forth in Exhibit "A" attached hereto and made a part hereof.

G. A Record of Survey Map showing the Phase II real property and improvements to be constructed thereon is being filed with the Salt Lake County Recorder concurrently with the recording of this document.

H. By virtue of this Amendment Declarant hereby submits all of the property described herein applicable to Phase II to the Utah Condominium Ownership Act and to be governed by the Declaration of Condominium for Edgemount Homes, Phase I.

I. Effective Date. This Amendment of Declaration shall take effect upon recording in the office of the County Recorder for Salt Lake County, State of Utah.

IN WITNESS WHEREOF, the undersigned, being the Declarant, executes this Amendment of Declaration as of the day and year first above written.

DECLARANT:

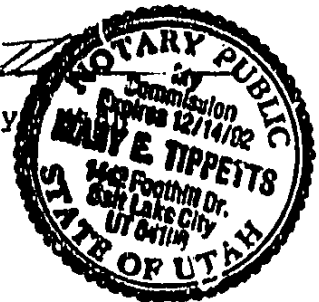
ALAN F. HOLBROOK COMPANY, INC.,
a Utah corporation,

By Alan F. Holbrook
Alan F. Holbrook, President

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

Subscribed and sworn to before me this 17th day of
July 1989.

Mary E. Tippetts
NOTARY PUBLIC
Residing in Salt Lake City



My commission expires:
12-14-92

DD17:39

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EXHIBIT A

(Attached to and forming a part of the Phase II Amendment to the Declaration of Condominium for Edgemount Homes, Phase I.)

UNITS, UNDIVIDED OWNERSHIP INTERESTS AND VOTES

<u>Unit No.</u>	<u>UNDIVIDED OWNERSHIP INTERESTS (Percentage)</u>	<u>Votes</u>
1	1/46	ONE
2	1/46	ONE
3	1/46	ONE
4	1/46	ONE
5	1/46	ONE
6	1/46	ONE
7	1/46	ONE
8	1/46	ONE
9	1/46	ONE
10	1/46	ONE
11	1/46	ONE
12	1/46	ONE
13	1/46	ONE
14	1/46	ONE
15	1/46	ONE
16	1/46	ONE
17	1/46	ONE
18	1/46	ONE
19	1/46	ONE
20	1/46	ONE
21	1/46	ONE
22	1/46	ONE
23	1/46	ONE
24	1/46	ONE
25	1/46	ONE
26	1/46	ONE
27	1/46	ONE
28	1/46	ONE
29	1/46	ONE
30	1/46	ONE
31	1/46	ONE
32	1/46	ONE
33	1/46	ONE

Exhibit "A" continued.

34	1/46	ONE
35	1/46	ONE
36	1/46	ONE
37	1/46	ONE
38	1/46	ONE
39	1/46	ONE
40	1/46	ONE
41	1/46	ONE
42	1/46	ONE
43	1/46	ONE
44	1/46	ONE
45	1/46	ONE
46	1/46	ONE