

SUPPLEMENTAL DECLARATION OF AND
SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF THE STONE HOLLOW CONDOMINIUM,
A Utah Condominium Project

3540355

This Second Amendment to the Declaration of the Stone Hollow Condominium, a Utah Condominium Project (hereinafter referred to as the "Second Amendment"), is made and executed this 4th day of March, 1981, by ARNOLD DEVELOPMENT COMPANY, a Utah corporation (hereinafter referred to as the "Declarant").

RECITALS:

A. On the 11th day of June, 1980, Arnold Development Company, a Utah corporation, made and executed a certain Declaration of Condominium of the Stone Hollow Condominium, a Utah condominium project (hereinafter referred to as the "Declaration") thereby creating the Stone Hollow Condominium, a Utah condominium project (hereinafter referred to as the "Project"), which Declaration was recorded in the office of the County Recorder of Salt Lake County, State of Utah, on the 12th day of June, 1980, in Book 5110 at Page 776 et seq. as Entry No. 3442790.

B. A related record of survey map entitled "Record of Survey Map for Stone Hollow Condominium, a condominium project" (hereinafter referred to as the "Map") was recorded concurrently with the Declaration in Book 8-6 of Plats at Page 93, et seq. as Entry No. 3442789.

C. The Declaration and Map submitted to the provisions of the Utah Condominium Ownership Act (hereinafter referred to as the "Act"), Utah Code Annotated, Section 57-8-1 et seq., certain real property owned by Declarant and described in Paragraph A of the Recitals of the Declaration and in the Map.

D. On the 27th day of August, 1980, Declarant made and executed a certain Amendment to the Declaration of Condominium of Stone Hollow Condominium, a Utah condominium project (hereinafter referred to as the "First Amendment"), whereby certain provisions of the Declaration were amended, which First Amendment was recorded in the office of the County Recorder of Salt Lake County, State of Utah, on the 27th day of October, 1980, as Entry No. 3494648.

E. The Declarant, as provided in Section 16.01 of the Declaration and pursuant to Section 57-8-13.6 of the Act, has reserved the sole and exclusive right to expand the condominium from time to time by adding thereto all or any portion of that certain real property (hereinafter referred to as the "Additional Land") described in Section 16.02 of the Declaration; and

F. The Declarant is the owner of certain real property located in Salt Lake County, Utah (hereinafter referred to as the "Phase II Property"), which comprises a portion of the Additional Land and which is more particularly described as follows, to wit:

Beginning at a point on the South boundary line of Southridge No. 8 Sub-division, said point being North 0°07'15" West 1,600.20 feet and West 403.00 feet from the South quarter corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base & Meridian, and running thence along the West boundary line of the Stone Hollow Condominium-Phase I the following six courses: South 110.00 feet; thence West 16.42 feet; thence South 30.00 feet; thence South 16°30' East 66.40 feet; thence North 73°30' East 36.00 feet; thence South 31°00' East 122.78 feet; thence leaving said West boundary line South 46°11'47" West 116.11 feet; thence West 304.58 feet; thence North 134.53 feet; thence West 3.00 feet; thence North 244.53 feet; thence East along said South boundary line of Southridge No. 8 Subdivision a distance of 291.18 feet to the point of beginning.

G. The Declarant desires to add the Phase II Property to the Project and to re-allocate the undivided interests in the Common Areas and Facilities of the Project in accordance with Section 57-8-13.10 of the Act and Section 16.01 of the Declaration;

NOW, THEREFORE, and for that purpose, Declarant hereby amends the Declaration of Condominium of the Stone Hollow Condominium, a Utah condominium project, as follows:

1. Units, Convertible Land and Boundaries. Stone Hollow Condominium, a Utah condominium project, as hereby expanded shall initially consist of eight (8) duplex buildings with basements, one (1) five-plex building with basement and one (1) Convertible Land Area containing a total of twenty-one (21)

Units. Each Unit is given an identifying number and each building is depicted on either the Map or the Record of Survey Map of Stone Hollow Condominium Phase II, a Utah condominium project. The Convertible Land Area is described on the Record of Survey Map of Stone Hollow Condominium Phase II, a Utah condominium project. The Project as expanded by this Second Amendment shall be known as Stone Hollow Condominium, a Utah Condominium Project.

2. Development of Convertible Land. Not more than eight (8) Units may be created within the Convertible Land. All of the Units to be created within the Convertible Land shall be restricted exclusively to residential purposes. Declarant intends to erect structures on the Convertible Land which will be compatible with structures on other portions of the land within the Project in terms of quality of construction, principal materials to be used, and architectural style. Other improvements to be placed on the Convertible Land shall be limited to roads, parking, landscaping and service areas and facilities. The Units to be created within the Convertible Land will be substantially identical to the Units on other portions of the land within the Project; provided that the Declarant reserves the right to enlarge the Units to be created therein and to extend the exterior boundaries thereof so long as not more than 250 square feet are thereby added to any Unit created within the Convertible Land. The Declarant reserves the right, in its sole discretion and without limitation, to create Limited Common Areas within any portion of the Convertible Land and to designate Common Areas and Facilities therein which may be subsequently assigned as Limited Common Areas for the purpose of making parking spaces, carports, patios, decks, entries, landscaped areas and such other traditional types of Limited Common Areas as the Declarant may see fit to create.

3. Undivided Interest in Common Elements. Pursuant to the provisions of Section 57-8-13.10 of the Act, the undivided ownership interests in the Common Areas and Facilities of the Project are hereby reallocated between each Unit in the Project in accordance with the attached Amended Exhibit "A" which is incorporated herein by reference.

4. Definitions. Each of the words used in this Amendment to the Declaration shall have the meaning given to each such term in the Declaration.

5. Ratification of Terms and Provisions. Except as modified by this Amendment, the Declarant hereby ratifies and confirms all of the terms and provisions of the Declaration.

AMENDED EXHIBIT A

(Attached to and forming a part of the Supplemental Declaration of and Second Amendment to the Declaration of Condominium of the Stone Hollow Condominium, a Utah Condominium Project.)

UNITS, UNDIVIDED OWNERSHIP INTERESTS, AND VOTES:

<u>UNIT NO.</u>	<u>SIZE*</u> (Square Feet)	<u>UNDIVIDED OWNERSHIP INTERESTS**</u> (Percentage)	<u>VOTES</u>
1	1715	5.938	5.938
2	1177	4.075	4.075
3	1715	5.938	5.938
4	1177	4.075	4.075
5	1715	5.938	5.938
6	1177	4.075	4.075
7	1241	4.298	4.298
8	1177	4.075	4.075
9	1715	5.938	5.938
10	1177	4.075	4.075
11	1177	4.075	4.075
12	1177	4.075	4.075
33	1574	5.450	5.450
34	1278	4.426	4.426
35	1278	4.426	4.426
36	1653	5.723	5.723
37	1448	5.014	5.014
42	1715	5.938	5.938
43	1177	4.075	4.075
44	1177	4.075	4.075
45	1241	4.298	4.298
		<u>100.000</u>	<u>100.000</u>

*Size has been determined on the basis of the approximate number of square feet of floor space within each respective Unit, as shown on the Map and rounded off.

**Undivided Ownership Percentages have been computed on the basis of the relative sizes of the Units, as shown above and rounded off.

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P.O. Box 18636
 SEC 84118
 KATIE L. NIXON
 RECORDER
 SALT LAKE COUNTY,
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 Approved Development Co
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