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WHEN RECORDED RETURN TO:  
VINTAGE DEVELOPMENT, L.C.  
Wayne H. Corbridge  
758 South 400 East  
Orem, Utah 84058

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Book - 8735 Pg - 77-82  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
VINTAGE DEVELOPMENT LC  
758 S 400 E  
OREM UT 84097  
PK: ZJM DEPUTY - WI 6 P.

By: ZJM

**FIRST SUPPLEMENT TO THE  
DECLARATION OF CONDOMINIUM FOR VINTAGE ON THE BLUFFS**  
an expandable Utah condominium project

This FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR VINTAGE ON THE BLUFFS, an expandable Utah condominium project, is made and executed by VINTAGE DEVELOPMENT, L.C., a Utah limited liability company, and CENTRAL BANK AND TRUST COMPANY, as CUSTODIAN OF THE LARRY D. MACFARLANE IRA ACCOUNT NO. 20393, both of 758 South 400 East, Orem, Utah 84097 (the "Declarant").

**RECITALS**

Whereas, the original Declaration of Condominium for VINTAGE ON THE BLUFFS was recorded in the office of the County Recorder of Salt Lake County, Utah on the 6 day of February, 2003 as Entry No. 8522496 in Book 8735 at Page(s) 4-74 of the Official Records of the County Recorder of Salt Lake County, Utah (the "Declaration").

Whereas, the related Record of Survey Map(s) for Phase I of the Project have also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Article III, Section 45 of the Declaration, Declarant reserved an option, until the seven (7) years from the date following the first conveyance of a Unit in Phase I to a Unit purchaser, to expand the Project in accordance with the Act.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Salt Lake County, Utah and described with particularity on Exhibit "A-2" attached hereto and incorporated herein by this reference (the "Phase II Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, subject to the approval of the Department of Veterans Affairs, to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, Declarant desires to expand the Project by creating on the Phase II Property a residential condominium development.

Whereas, Declarant now intends that the Phase II Property shall become subject to the Declaration.

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## A G R E E M E N T

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR VINTAGE ON THE BLUFFS.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

A. **First Supplement to the Declaration** shall mean and refer to this FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR VINTAGE ON THE BLUFFS.

B. **First Supplemental Map(s) or Phase II Map(s)** shall mean and refer to the Supplemental Record of Survey Map(s) for the additional phase of the Project described on Exhibit "A-2" prepared and certified to by Bruce D. Pimper, a duly registered Utah Land Surveyor holding Certificate No. 362256, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this First Supplement to the Declaration.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. **Legal Description.** The real property described in Exhibit A-2 is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as supplemented.

3. **Annexation.** Declarant hereby declares that the Phase II Property shall be annexed to and become subject to the Declaration, which upon recordation of this First Supplement to the Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit "A-2" subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. **Total Number of Units Revised.** As shown on the Map(s), Phase II will add a Building and eight (8) Units. The additional Building and Units are located within a portion of the Additional Land. Upon the recordation of the Maps for the additional Phase and this First Supplement to the Declaration, the total number of Units in the Project will be twenty (20). The additional Buildings and Units in Phase II are or will be substantially similar in construction, design, and quality to the Building and Units in the prior Phase.

5. **Percentage Interest Revised.** Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities. Exhibit "C" (Percentages of Undivided Ownership

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Interests) to the Declaration is hereby deleted in its entirety and "Revised Exhibit "C,"" attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

6. **Effective Date.** The effective date of this First Supplement to the Declaration and the Phase II Map(s) shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

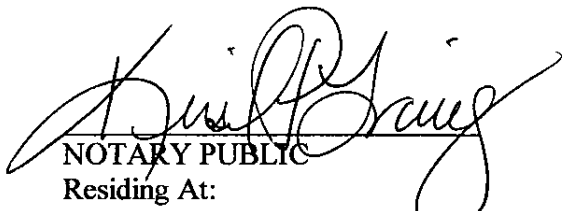
EXECUTED the 30 day of December, 2002.

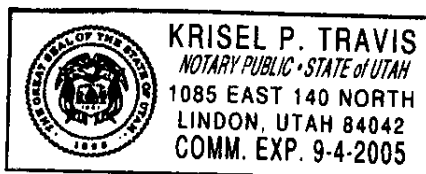
VINTAGE DEVELOPMENT, L.C.,  
a Utah limited liability company

By:   
Name: WAYNE H. CORBRIDGE  
Title: Manager

STATE OF UTAH     )  
                                  )ss:  
COUNTY OF UTAH    )

On the 30 day of December, 2002 personally appeared before me WAYNE H. CORBRIDGE, who by me being duly sworn, did say that he is the Manager of VINTAGE DEVELOPMENT, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members, and said WAYNE H. CORBRIDGE duly acknowledged to me that said Company executed the same.

  
NOTARY PUBLIC  
Residing At:  
Commission Expires:



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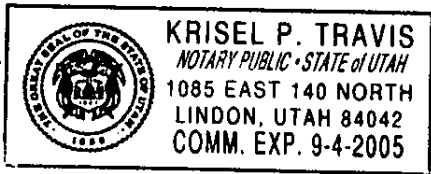
CENTRAL BANK AND TRUST COMPANY,  
As Custodian of the Larry D. MacFarlane IRA Account No. 20393

By: Kathy Klindt  
Name: Kathy KLINDT  
Title: Retirement Plan Manager

STATE OF UTAH     )  
                                  )ss:  
COUNTY OF UTAH    )

On the 30 day of December, 2002 personally appeared before me Kathy Klindt, who by me being duly sworn, did say that she/he is the Retirement Plan Manager of CENTRAL BANK AND TRUST COMPANY, the Custodian of the Larry D. MacFarlane IRA Account No. 20393, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Custodial Account, and said Kathy Klindt duly acknowledged to me that said Company executed the same in its capacity as Custodian of said Account.

Krisel P. Travis  
NOTARY PUBLIC  
Residing At:  
Commission Expires:



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**EXHIBIT "A-2"**

**VINTAGE ON THE BLUFFS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase II Property is located in Salt Lake County, Utah and is described more particularly as follows:

**BOUNDARY DESCRIPTION**

A part of Lot 2 of Residences at the Bluffs, A Planned Unit Development within the Southeast Quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Bluffdale, Salt Lake County, Utah:

Beginning at a point on the Northerly Line of said Lot 2 being 1254.75 feet South 89°45'25" West along the Quarter Section Line and 1250.78 feet South 00°00'54" East from the East Quarter Corner of Section 3; and running thence South 44°03'29" East 64.03 feet; thence South 13°17'38" East 28.00 feet; thence South 76°42'22" West 16.83 feet to a point of curvature; thence Southwesterly along the arc of a 184.50 foot radius curve to the left a distance of 94.39 feet (Central Angle equals 29°18'44" and Long Chord bears South 62°03'00" West 93.36 feet) to a point of tangency; thence South 47°23'38" West 86.88 feet to a point of curvature; thence Southwesterly along the arc of a 1300.50 foot radius curve to the right a distance of 105.11 feet (Central Angle equals 04°37'51" and Long Chord bears South 49°42'34" West 105.09 feet) to a point of tangency; thence South 52°01'29" West 24.70 feet to a point of curvature; thence Southwesterly along the arc of a 430.50 foot radius curve to the right a distance of 16.26 feet (Central Angle equals 02°09'52" and Long Chord bears South 53°06'25" West 16.26 feet); thence North 35°48'38" West 36.71 feet; thence North 28°57'26" West 106.32 feet to said Northerly line of Lot 2; thence along said Northerly line the following three courses: North 50°52'21" East 143.77 feet to a point of curvature; Northeasterly along the arc of a 216.42 foot radius curve to the right a distance of 113.65 feet (Central Angle equals 30°05'20" and Long Chord bears North 65°55'01" East 112.35 feet) to a point of tangency; and North 80°57'41" East 84.38 feet to the point of beginning.

Contains 43,168 sq. ft. or 0.991 acres

**- POOR COPY -  
CO. RECORDER**

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**REVISED EXHIBIT "C"**  
**PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST**

<b>Phase</b>	<b>Building No.</b>	<b>Unit No.</b>	<b>Percentage of Ownership Interest</b>
1	A	1	5.00%
1	A	2	5.00%
1	A	3	5.00%
1	A	4	5.00%
1	A	5	5.00%
1	A	6	5.00%
1	A	7	5.00%
1	A	8	5.00%
1	A	9	5.00%
1	A	10	5.00%
1	A	11	5.00%
1	A	12	5.00%
2	F	1	5.00%
2	F	2	5.00%
2	F	3	5.00%
2	F	4	5.00%
2	F	5	5.00%
2	F	6	5.00%
2	F	7	5.00%
2	F	8	5.00%
<b>TOTAL</b>			<b>100%</b>

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