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02/07/2001 04:25 PM 25.00
Book - 8422 Pg - 5233-5238
BRADLEY A SNOW
CHIEF DEPUTY RECORDER, SL CO, UT
FOUNDERS TITLE
BY: RDJ, DEPUTY - WI 6 P.

When Recorded Return To:

Wallace O. Felsted
KIRTON & McCONKIE
60 East South Temple, Suite 1800
P. O. Box 45120
Salt Lake City, Utah 84145-0120

7816029

**SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR POWDER RIDGE**

This Sixth Amendment to Declaration of Condominium for Powder Ridge is executed pursuant to the Utah Condominium Ownership Act, Utah Code Annotated § 57-8-1 *et seq.* (the "Act") and the original Declaration of Condominium for Powder Ridge (the "Original Declaration") by the Management Committee of the Powder Ridge Association of Unit Owners, a Utah non-profit corporation (the "Management Committee").

RECITALS

A. The Original Declaration was filed for record on March 18, 1985, with the Salt Lake County Recorder as Entry No. 4062189 in Book 5637 at Pages 1388 through 1465. Five amendments to the original Declaration have subsequently been recorded. The original Declaration as amended is hereinafter referred to as the "Declaration."

B. Subsequent to the recording of the Fifth Amendment to the Declaration, the Management Committee became aware of certain errors in the square footages of three of the units, Units 13, 15-A, and 15-B, being added to the Powder Ridge Condominium Project (the "Condominium Project"), further Units 1-B and 9-B were expanded, increasing their square footages. The Management Committee desires to amend Appendix A to the Declaration with respect to said units.

C. Powder Ridge II, LLC, a Utah limited liability company ("Powder Ridge II") is the owner of a portion of that parcel of property identified as Parcel H in Section 22 of the Original Declaration. Pursuant to the provisions of Section 57-8-13.6 of the Act and Sections 22 and 26 of the Original Declaration, Powder Ridge II and the Management Committee desire to amend the Original Declaration in order to amend Appendix A to the Original Declaration to reflect the reallocation of undivided interests in the common areas and facilities of the Condominium Project resulting from the completion of new condominium units on a portion of Parcel H of Powder Ridge.

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DECLARATION

1. That portion of Parcel H designated as Parcels "H-13" and "H-15" described in Exhibit "A" hereto was added to the Condominium Project upon recording of the Fifth Amendment to the Declaration. The Condominium Project is described in the Declaration.

2. That portion of Parcel H designated as "Phase VI" is hereby added to the Condominium Project.

3. "Appendix A" to the Declaration is hereby amended to reflect the reallocation of undivided interests in the common areas and facilities of the Powder Ridge Condominium project as set forth in Exhibit "B" hereto which "Appendix A" reflects both the recalculation of square footages of Units 1-B, 9-B, 13, 15-A, and 15-B and the addition to the Project of Units 14A, 14B, 14C, 16 and 17.

4. Certain facilities, i.e. a common garage and elevator in Building 14, benefit only Units 14A, 14B, 14C, 16, and 17 and shall be considered to be Limited Common Areas and Facilities. The owners of Units 14A, 14B, 14C, 16, and 17 shall be liable to pay the costs and expenses of said Limited Common Areas and Facilities ratably, based upon each owner's proportionate share of the total square footage attributable to said units according to the percentages set forth on Exhibit "C" which is attached hereto and incorporated herein by reference. Said costs include the costs of an elevator service contract and/or elevator repair and maintenance costs and the costs of natural gas and electricity pertaining to the common garage and elevator in Building 14 and all costs and expenses relating to the maintenance and repair of the common stairways in Building 14 and the common walkways to Buildings 16 and 17. The Management Committee shall separately invoice said owners for such expenses. All such expenses shall be considered Common Expenses under the Declaration and all provisions of the Declaration pertaining to assessments, liens, and the like shall be applicable to said expenses.

5. An amendment to the record of survey map of the Powder Ridge Condominium Project, identified as Powder Ridge, Phase VI, shall be recorded concurrently with the recording of this Sixth Amendment to Declaration of Condominium for Powder Ridge.

DATED as of February 1, 2001.

POWDER RIDGE ASSOCIATION OF
UNIT OWNERS

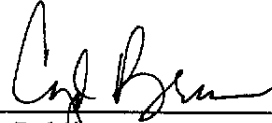
By its Management Committee



Management Committee Member

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

The foregoing instrument was acknowledged before me this 1st day of February, 2001,
by Guy J. Jordan, a member of the Management Committee of Powder Ridge
Association of Unit Owners.



Notary Public
Residing at: _____

My commission expires:

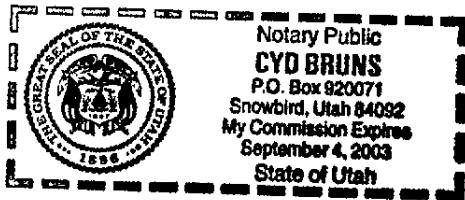


EXHIBIT "A"

Real property located in Salt Lake County, Utah described as:

Parcel H-13

A portion of Parcel H of Powder Ridge.

Beginning at the Northeast corner of Section 6, Township 3 South, Range 3 East, Salt Lake Base and Meridian, and running thence S 25°50'13" E 2396.31 feet; thence S 65°13'00" W 519.19 feet along the Southerly line of Powder Ridge, a Utah Expandable Condominium Project, according to the official plat thereof recorded 03/18/85 as Entry No. 4062188 in Book 85-3 at Page 44 of the Official Records; thence N 24°47'00" W 54.84 feet to the true point of beginning; thence N 24°47'00" W 26.87 feet; thence N 9°00'00" E 37.67 feet to a point on the Southerly line of Powder Ridge Court, a private road, as shown on said plat of Powder Ridge; thence along said street N 81°00'00" W 60.00 feet; thence S 9°00'00" W 60.00 feet; thence S 81°00'00" E 74.94 feet to the point of beginning.

Parcel H-15

A portion of Parcel H of Powder Ridge.

Beginning at the Northeast corner of Section 6, Township 3 South, Range 3 East, Salt Lake Base and Meridian, and running thence S 25°50'13" E 2396.31 feet; thence S 65°13'00" W 671.74 feet along the Southerly line of Powder Ridge, a Utah Expandable Condominium Project, according to the official plat thereof recorded 03/18/85 as Entry No. 4062188 in Book 85-3 at Page 44 of the Official Records, to the Southeast corner of Parcel "B" as shown on said plat; thence along the Easterly line of said Parcel "B", N 36°00'00" W 181.59 feet to the true point of beginning; thence N 9°00'00" E 61.98 feet to a point on the Southerly line of Powder Ridge Court, a private road, as shown on said plat of Powder Ridge; thence Easterly 3.88 feet along said street and the arc of a 384.12 foot radius curve to the right through a central angle of 0°34'45" (chord bears S 81°17'22" E 3.88 feet); thence along said street S 81°00'00" E 61.50 feet; thence S 9°00'00" W 62.00 feet; thence N 81°00'00" W 65.38 feet to the point of beginning.

Powder Ridge Phase VI (including Parcels H-14, H-16, and H-17)

A portion of Parcel H of Powder Ridge.

Beginning at the Northeast corner of Section 6, Township 3 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 25°50'13" East, a distance of 2,396.31 feet; thence South 65°13'00" West, a distance 519.19 feet along the Southerly line of Powder Ridge, a Utah Expandable Condominium Project, according to the official plat thereof recorded 03/18/85 as Entry No. 4062188 in Book 85-3 at Page 44 of the Official Records; thence South 65°13'00" West, a distance of 152.54 feet; thence North 36°00'00" West, a distance of 89.137 feet; thence North 9°00'00" East, a distance of 127.375 feet to a point on the Southerly line of Powder Ridge Court, a private road, as shown on said plat of Powder Ridge; thence along said street South 81°00'00" East a distance of 84.379 feet; thence South 09°00'00" West, a distance of 60.005 feet; thence South 81°00'00" East a distance of 74.94 feet; thence S 24° 47' 00" E 54.84 feet to the point of beginning.

** TO THE TRUE POINT OF BEGINNING,*

EXHIBIT "B"

**AMENDED APPENDIX "A" TO
DECLARATION OF CONDOMINIUM FOR POWDER RIDGE**

**LISTING OF UNITS AND INTERESTS
POWDER RIDGE**

| UNIT NO. | APPROXIMATE SQUARE FOOTAGE | SHARE OF OWNERSHIP OF COMMON AREAS AND FACILITIES | VOTES |
|------------|----------------------------------|---|---------|
| 1-A Lower | 2039 | 0.0417 | 41.7 |
| 1-B Upper | 2520 | 0.0515 | 51.5 |
| 2-A Lower | 2039 | 0.0417 | 41.7 |
| 2-B Upper | 2350 | 0.0481 | 48.1 |
| 3-A Lower | 2039 | 0.0417 | 41.7 |
| 3-B Upper | 2350 | 0.0481 | 48.1 |
| 9-A Lower | 1914 | 0.0391 | 39.1 |
| 9-B Upper | 2203 | 0.0451 | 45.1 |
| 10-A Lower | 1914 | 0.0391 | 39.1 |
| 10-B Upper | 1877 | 0.0384 | 38.4 |
| 11-A Lower | 2100 | 0.0429 | 42.9 |
| 11-B Upper | 2335 | 0.0478 | 47.8 |
| 12-A Lower | 1862 | 0.0381 | 38.1 |
| 12-B Upper | 2746 | 0.0562 | 56.2 |
| 13 | 2875 | 0.0588 | 58.8 |
| 14-A | 1172 | 0.0240 | 24.0 |
| 14-B | 1760 | 0.0360 | 36.0 |
| 14-C | 2096 | 0.0429 | 42.9 |
| 15-A East | 1999 | 0.0409 | 40.9 |
| 15-B West | 1614 | 0.0330 | 33.0 |
| 16 | 3660 | 0.0748 | 74.8 |
| 17 | 3436 | 0.0703 | 70.3 |
| Totals | 48900 | 1.0000 | 1,000.0 |

EXHIBIT "C"

Cost sharing percentages with respect to Limited Common Areas located in or relating to Buildings 14, 16, and 17:

| UNIT | SQUARE FOOTAGE | PERCENTAGE |
|-------------|-----------------------|-------------------|
| 14-A | 1,172 | 9.67% |
| 14-B | 1,760 | 14.51% |
| 14-C | 2,096 | 17.29% |
| 16 | 3,660 | 30.19% |
| 17 | 3,436 | 28.34% |
| | | |
| Totals | 12,124 | 100.00% |

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