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RUSSELL SHIRTS * WASHINGTON CO RECORDER
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FOR: DIXIE TITLE CO

Recorded at the request of:
Tawa Development, L.L.C.

After Recording Mail to:
Jenkins & Jensen, LLP
352 E. Riverside Dr., C-4
St. George, UT 84790

**SUPPLEMENT TO DECLARATION OF CONDOMINIUMS
OF
LAS PALMAS RESORT CONDOMINIUMS II
Phase VII - (A Utah Expandable Condominium Community)**

TAWA DEVELOPMENT, L.L.C., as Declarant by assignment and pursuant to Article VI of the following described Declaration, hereby files this Supplement to (i) the Declaration of Condominium of Las Palmas Resort Condominiums II (a Utah Expandable Condominium Community), dated March 20, 1996, and recorded on the records of the Washington County Recorder on May 23, 1996, as Entry No. 533360, in Book 1004, at Pages 1-46 (the "Declaration"); (ii) that certain Amendment to Declaration of Condominium of Las Palmas Resort Condominiums II, a Utah Expandable Condominium Community, dated October 7, 1996, and recorded on the records of the Washington County Recorder on December 17, 1996, as Entry No. 552312, in Book 1061, at Pages 23-27; (iii) that certain Supplement to Declaration of Condominiums of Las Palmas Resort Condominiums II (a Utah Expandable Condominium Community) dated June 9, 1998, and recorded on the records of the Washington County Recorder on July 27, 1998, as Entry No. 611495, in Book 1238, at pages 779-785; (iv) that certain Supplement to Declaration of Condominiums of Las Palmas Resort Condominiums II (a Utah Expandable Condominium Community) dated June 21, 2001, and recorded on the records of the Washington County Recorder on July 6, 2001, as Entry No. 727192, in Book 1416, at Pages 1522-1529; (v) that certain Supplement to Declaration of Condominiums of Las Palmas Resort Condominiums II (a Utah Expandable Condominium Community) dated July 3, 2002, and recorded on the records of the Washington County Recorder on March 6, 2003, as Entry No. 807368, in Book 1527, at Pages 2221-2228; and (vi) such other Supplements to the Declaration as may have been recorded in the records of the Washington County Recorder.

Declarant hereby adds the Additional Land located in Washington County, State of Utah, and described below, to the Las Palmas Resort Condominium II.

See Exhibit A attached hereto and incorporated herein.

Building 20 of the Project will be constructed upon the above-described property, unless prior to construction of the Building this Supplemental Declaration is voided, set aside or terminated by the Unit Owners of Building 20 and the Survey Map for Building 20 is vacated by the Unit Owners of Building 20. Said property shall include such Common Areas and Limited Common Areas as shown on the Survey Map recorded concurrently herewith. Building 20 shall consist of a three-story condominium building, without basement, and containing enclosed garages located across the street from the Units. The location and configuration of said improvements are shown

on the Survey Map. The Property may also contain other improvements such as, without limitation, outdoor lighting, walkways, landscaping, and fencing. The Survey Map shows the number of the Building, the number of Units which are included in the Building, and the general parking areas. Building 20 when constructed will be composed of the following building materials: exterior walls consisting of stucco; tile roof; interior walls of stick lumber construction with walls finished with sheet rock according to applicable building codes. The Survey Map shows each Unit number, its location, dimensions from which the Size may be determined, the Common Areas to which it has immediate access, and the Limited Common Areas, if any, reserved for each Unit. The content of Exhibit B establishes the Unit number and its Size for Building 20. The content of Exhibit C contains the following information with respect to each Unit contained in the Project: (i) Unit Number, (ii) its Size; (iii) the Percentage Interest which is assigned to and appurtenant to the Unit; and (iv) the Number of votes of the Owner of the Unit as a Member of the Association.

Until such time as Building 20 has been constructed and the Units in Building 20 have been certified for occupancy by the City of St. George, the following shall apply to the Properties affected by this Supplemental Declaration and the Survey Map recorded in connection herewith: (i) the Association shall have no jurisdiction over the Common Area (as defined in the Declaration and the Utah Condominium Ownership Act, Utah Code Ann. Sections 57-1-1, et. seq.) identified on the Survey Map; (ii) the Common Area shall not be deemed to have been established for the benefit of the Members of the Association; (iii) no voting rights in the Association shall accrue to the Owners of Units; (iv) Owners of Units shall not be subject to assessment under the Declaration; (v) neither the Association nor its Members shall have a right to access, utilize or control the Common Areas, the Units or the Property identified on the Survey Map; (vi) the Owners of Units in Building 20 shall own and hold legal title to the Units and the appurtenant Common Area; and (vii) the Owners of Units shall be subject to and receive the benefit of the Declaration, except as otherwise provided for herein. Without limiting the foregoing, upon recording of this Supplemental Declaration and the Survey Map, the property described in Exhibit A hereto shall be deemed to be annexed into and made a part of the Project.

Upon completion of construction of Building 20 and issuance of certificates of occupancy for the Units therein by the City of St. George, the foregoing shall not longer apply and the Association, its Members and Owner of Units in Building 20 shall specifically have the following rights in addition to all others provided for in the Declaration, as the same is amended and supplemented from time to time: (i) the Association shall have jurisdiction over the Common Area (as defined in the Declaration and the Utah Condominium Ownership Act, Utah Code Ann. Sections 57-1-1, et. seq.) identified on the Survey Map; (ii) the Common Area shall be deemed to have been established for the benefit of the Members of the Association; (iii) voting rights in the Association shall accrue to the Owners of Units; (iv) Owners of Units shall be subject to assessment under the Declaration; (v) the Association and its Members shall have the right to access, utilize and manage the Common Areas, the Units or the Property, as provided for in the Declaration.

Capitalized terms in this Supplemental Declaration are defined and shall have such meaning as given to them in the Declaration, unless the context requires otherwise.

EXHIBIT A
Phase VII

Real Property located in Washington County, Utah

LEGAL DESCRIPTION:

Beginning at a point on the south corner of Las Palmas Resort Condominiums II Phase II, said point being South 88°45'14" East 653.15 feet along the center section line and North 206.4 feet from the West Quarter Corner of Section 35, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running

thence northeasterly, northwesterly, and northeasterly the following (3) descriptions along the south line of said Las Palmas Resort Condominiums II Phase II;

thence North 80°05'59" East 46.96 feet;

thence North 09°54'01" West 18.00 feet;

thence North 80°05'59" East 128.37 feet to the west line of Las Palmas Resort

Condominiums II Phase IV;

thence southeasterly the following (5) descriptions along the southwesterly line of Las Palmas Resort Condominiums II Phase IV;

thence South 09°47'31" East 19.67 feet;

thence southerly 44.47 feet along an arc of a 130.00 feet radius curve to the left (center bears North 80°12'29" East long chord bears South 19°35'31" East 44.25 feet with a central angle of 19°35'59");

thence South 29°23'30" East 105.93 feet;

thence southeasterly 93.18 feet along an arc of a 90.00 feet radius curve to the left (center bears North 60°36'30" East long chord bears South 59°03'06" East 89.07 feet with a central angle of 59°19'13");

thence South 88°42'40" East 7.70 feet;

thence South 01°17'20" West 43.17 feet;

thence North 88°42'40" West 47.39 feet;

thence South 17°53'14" West 129.12 feet;

thence North 88°41'52" West 232.15 feet;

thence North 01°24'52" East 289.54 feet;

thence North 34°08'51" West 21.65 feet to the Point of Beginning.

Contains 80,999 sq. ft. 1.84 acres

BASIS OF BEARING NARRATIVE

Considering the Basis of Bearing of this description is a calculated line between the West Quarter Corner of Section 35 and the North Quarter Corner of Section 35, which is North 46°06'52" East.

EXHIBIT B
PHASE VII

UNIT NUMBER

UNIT SIZE

2001	1253
2002	1261
2003	1575
2004	1817
2005	1330
2006	1260
2007	1278
2008	1286
2009	1606
2010	1848
2011	1358
2012	1286
2013	1278
2014	1286
2015	1606
2016	1848
2017	1358
2018	1286

EXHIBIT C
PHASE VII

(This Exhibit C amends and replaces Exhibit B to the Declaration of Condominium at Las Palmas Resort II)

<u>UNITS</u>	<u>SIZE</u>	<u>PERCENTAGE INTEREST</u>	<u>VOTES</u>
601	1375	.651	651
602	1910	.905	905
603	1684	.798	798
604	1451	.687	687
605	1375	.651	651
606	1910	.905	905
607	1684	.798	798
608	1451	.687	687
609	1375	.651	651
610	1910	.905	905
611	1684	.798	798
612	1451	.687	687
	19260	9.123	9123
701	1375	.651	651
702	1910	.905	905
703	1684	.798	798
704	1451	.687	687
705	1375	.651	651
706	1910	.905	905
707	1684	.798	798
708	1451	.687	687
709	1375	.651	651
710	1910	.905	905

711	1684	.798	798
712	1451	.687	687
	19260	9.123	9123
801	2311	1.095	1095
802	1971	.934	934
803	2311	1.095	1095
804	2347	1.112	1112
805	2003	.950	949
806	2347	1.112	1112
807	2347	1.112	1112
808	2003	.950	949
809	2347	1.112	1112
	19987	9.472	9470
901	1375	.651	651
902	1910	.905	905
903	1684	.798	798
904	1451	.687	687
905	1375	.651	651
906	1910	.905	905
907	1684	.798	798
908	1451	.687	687
909	1375	.651	651
910	1910	.905	905
911	1684	.798	798
912	1451	.687	687
	19260	9.123	9123

1001	868	.411	411
1002	1440	.682	682
1003	1915	.907	907
1004	1685	.798	798
1005	1346	.638	638
1006	1362	.645	645
1007	868	.411	411
1008	1440	.682	682
1009	1915	.907	907
1010	1685	.798	798
1011	1346	.638	638
1012	1362	.645	645
1013	868	.411	411
1014	1440	.682	682
1015	1915	.907	907
1016	1685	.798	798
1017	1346	.638	638
1018	1362	.645	645
	25848	12243	12243
1201	1147	.543	543
1202	1147	.543	543
1203	1147	.543	543
1204	1147	.543	543
1205	1147	.543	543
1206	1147	.543	543
1207	1147	.543	543

1208	1147	.543	543
1209	1147	.543	543
1210	1147	.543	543
1211	1147	.543	543
1212	1147	.543	543
1213	1147	.543	543
1214	1147	.543	543
1215	1147	.543	543
1216	1147	.543	543
1217	1147	.543	543
1218	1147	.543	543
1219	1147	.543	543
1220	1147	.543	543
1221	1147	.543	543
	24087	11.403	11403
1701	1346	.638	638
1702	1578	.748	748
1703	2000	.948	948
1704	1578	.748	748
1705	1735	.822	822
1706	1346	.638	638
1707	1578	.748	748
1708	2000	.948	948
1709	1578	.748	748
1710	1735	.822	822
1711	1346	.638	638
1712	1578	.748	748

1713	2000	.948	948
1714	1578	.748	748
1715	1735	.822	822
	24711	11.712	11712
1801	1636	.775	775
1802	1487	.705	705
1803	1896	.898	898
1804	1349	.639	639
1805	1668	.790	790
1806	1519	.720	720
1807	1931	.915	915
1808	1377	.652	652
	12863	6.094	6094
1901	1735	.822	822
1902	2000	.948	948
1903	1578	.748	748
1904	1346	.638	638
1905	1735	.822	822
1906	2000	.948	948
1907	1578	.748	748
1908	1346	.638	638
1909	1735	.822	822
1910	2000	.948	948
1911	1578	.748	748
1912	1346	.638	638
	19977	9.468	9468

2001	1253	.594	594
2002	1261	.597	597
2003	1575	.746	746
2004	1817	.861	861
2005	1330	.630	630
2006	1260	.597	597
2007	1278	.606	606
2008	1286	.610	610
2009	1606	.761	761
2010	1848	.876	876
2011	1358	.643	643
2012	1286	.610	610
2013	1278	.606	606
2014	1286	.610	610
2015	1606	.761	761
2016	1848	.876	876
2017	1358	.643	643
2018	1286	.610	610
	25820	12,237	12237
137 Units	211074	100% ¹	99998

¹Rounded from 99.998%