

AMENDMENTS TO THE DECLARATION AND BY-LAWS OF NORTH ABBY CONDOMINIUMS

THIS AMENDMENT of the Declaration and By-Laws of North Abby Condominiums is made this 28<sup>th</sup> day of March, 2006 by the Management Committee of North Abby L.C. (hereinafter "Declarant"). The following amendments (hereinafter "Declarations") shall apply to the Amended Declaration and By-Laws of North Abby Condominiums which were recorded on June 3, 1994, as entry number 46507, and the property description is attached as Exhibit A.

ENT46507 BK3459 PG533

9. Use of Units

(a) Each Unit is intended and restricted to be used for single families or limited to three single adults. To assure this use is kept in place, there is a limit on the number of units which may be rented or leased within the complex. This number will not exceed 15 units at any given time. When the number reaches this level, a waiting list will be established for owners wishing to rent out their condominium. This list will be maintained by the officers of the North Abby Home Owners Association, and will be available for review upon request. A Unit will not be considered as a rental if either the owner(s) or their related family members are occupying the unit. Subleases are not allowed and the number of no more than three single adults is enforceable by the City of Orem Rental Ordinance.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the 28th day of March, 2006.

DECLARANT  
NORTH ABBY L.C.

ENT 36773:2006 PG 1 of 2  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Mar 28 2:48 pm FEE 27.00 BY SW  
RECORDED FOR NEEDHAM, JUDITH

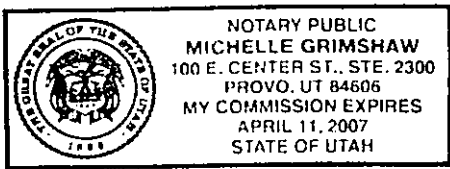
By: Judith B. Needham  
Management Committee Secretary/Treasurer  
Judith Needham

ATTEST

STATE OF UTAH            )  
  ss.  
COUNTY OF UTAH        )

The foregoing instrument was subscribed and sworn to before me this 28th day of March, 2006, by JUDITH NEEDHAM of North Abby L.C., whose identity I proved on basis of UT ID.

Mitchell S.  
Notary Public



## EXHIBIT "A"

## Combination of all real property descriptions for North Abby Condominiums

UNITS 1-12 OF NORTH ABBY CONDOMINIUMS, PHASE I AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY 7101, AND MAP FILING 5347 AND IN THE DECLARATION OF CONDOMINIUM RECORDED IN UTAH COUNTY, UTAH, AS ENTRY 7102, IN BOOK 3354, AT PAGE 564.

COMMENCING SOUTH 0 DEG. 40 MIN. 21 SEC. EAST ALONG THE SECTION LINE 987.02 FEET AND EAST 589.85 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 58 DEG. 0 MIN. 43 SEC. EAST 47.48 FEET; THENCE NORTH 7.8 FEET; THENCE SOUTH 71 DEG. 50 MIN. 29 SEC. EAST 49.30 FEET; THENCE SOUTH 32 DEG. 17 MIN. 12 SEC. EAST 99.37 FEET; THENCE SOUTH 58 DEG. 0 MIN. 42 SEC. WEST 169.71 FEET; THENCE NORTH 31 DEG. 48 MIN. 21 SEC. WEST 182.57 FEET TO THE POINT OF BEGINNING.

COMMENCING AT A POINT LOCATED SOUTH 1 DEG. 40 MIN. 21 SEC. EAST ALONG THE SECTION LINE 1142.18 FEET AND EAST 684.25 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 58 DEG. 0 MIN. 42 SEC. EAST 169.71 FEET; THENCE SOUTH 32 DEG. 17 MIN. 12 SEC. EAST 100.63 FEET; THENCE NORTH 89 DEG. 12 MIN. 48 SEC. EAST 10.77 FEET; THENCE SOUTH 0 DEG. 30 MIN. 8 SEC. EAST 152.19 FEET; THENCE SOUTH 89 DEG. 29 MIN. 52 SEC. WEST 117.87 FEET; THENCE NORTH 31 DEG. 48 MIN. 21 SEC. WEST 174.43 FEET TO THE POINT OF BEGINNING.

COMMENCING AT A POINT LOCATED SOUTH 0 DEG. 40 MIN. 21 SEC. EAST ALONG THE SECTION LINE 966.28 FEET AND EAST 775.83 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEG. 12 MIN. 48 SEC. EAST 188 FEET; THENCE 27.98 FEET ALONG THE ARC OF A 35. FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 66 DEG. 18 MIN. 27 SEC. EAST 27.25 FEET); THENCE NORTH 43 DEG. 24 MIN. 6 SEC. EAST 13.27 FEET; THENCE NORTH 89 DEG. 19 MIN. 39 SEC. EAST 85.34 FEET; THENCE SOUTH 31 DEG. 57 MIN. 33 SEC. EAST 355.23 FEET; THENCE 53 FEET ALONG THE ARC OF A 25 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 28 DEG. 46 MIN. 10 SEC. WEST 43.62 FEET); THENCE SOUTH 89 DEG. 29 MIN. 52 SEC. WEST 143.85 FEET; THENCE 34.12 FEET ALONG THE ARC 203.75 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 85 DEG. 22 MIN. 24 SEC. WEST 34.08 FEET); THENCE 25.78 FEET ALONG THE ARC OF A 153.74 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 85 DEG. 22 MIN. 24 SEC. WEST 25.71 FEET); THENCE SOUTH 89 DEG. 29 MIN. 52 SEC. WEST 100.72 FEET; THENCE NORTH 0 DEG. 3 MIN. 8 SEC. WEST 90.10 FEET; THENCE NORTH 32 DEG. 17 MIN. 12 SEC. WEST 248.39 FEET; THENCE 31.81 FEET ALONG THE ARC OF A 15 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 28 DEG. 27 MIN. 48 SEC. EAST 26.17 FEET) TO THE POINT OF BEGINNING.

ALSO KNOWN AS NORTH ABBY CONDOMINIUMS, PHASES I, II, III, & IV, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.