

7010846

WHEN RECORDED RETURN TO:
COUNTRY WOODS, L.C.
Wayne H. Corbridge
758 South 400 East
Suite 203
Orem, Utah 84058

7010846
06/29/98 1:35 PM 104.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF DRAPER
PO BOX 1020
DRAPER, UT 84020
REC BY: R JORDAN ,DEPUTY - WI

SEVENTH SUPPLEMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
SOUTH WILLOW CREEK, A Condominium Project

This SEVENTH SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR SOUTH WILLOW CREEK is made and executed this 12th day of May, 1998, by SOUTH WILLOW, L.C., a Utah Limited Partnership of 758 South 400 East, Suite 203, Orem, Utah 84058 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Original Declaration was recorded in the office of the County Recorder of Salt Lake County, Utah on the 25th day of August, 1997 as Entry No. 6722899, in Book 7741, at Pages 2091-2155 of the Official Records;

Whereas, the related Plat Map for Phase I of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the First Supplement was recorded on August 25, 1997 as Entry No. 6722900, in Book 7741, at Page 2156 of the official records of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map for Phase II of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the First Supplement to the Declaration was re-recorded in the office of the County Recorder of Salt Lake County, Utah on the 9th day of October, 1997 as Entry No. 6760214, in Book 7778, at Page 1777 of the Official Records;

Whereas, the Second Supplement was recorded on August 25, 1997 as Entry No. 6722901, in Book 7741, at Page 2161 in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map for Phase III of the Project

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has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Second Supplement to the Declaration was re-recorded in the office of the County Recorder of Salt Lake County, Utah on the 9th day of October, 1997 as Entry No. 6760215, in Book 7778, at Page 1782 of the Official Records;

Whereas, the Third Supplement to the Declaration was recorded in the office of the County Recorder of Salt Lake County, Utah on the 25th day of August, 1997 as Entry No. 6722902, in Book 7741, at Page 2167;

Whereas, the Third Supplement was re-recorded in the office of the County Recorder of Salt Lake County, Utah on the 9th day of October, 1997, as Entry No. 6760216, in Book 7778, at Page 1789.

Whereas, the related Plat Map for Phase IV of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Fourth Supplement was recorded in the office of the County Recorder of Salt Lake County, Utah on the 29 day of June, 1998, as Entry No. 7010840, in Book _____, at Page _____.

Whereas, the related Plat Map for Phase V of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Fifth Supplement was recorded in the office of the County Recorder of Salt Lake County, Utah on the 29 day of June, 1998, as Entry No. 7010842, in Book _____, at Page _____.

Whereas, the related Plat Map for Phase VI of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Sixth Supplement was recorded in the office of the County Recorder of Salt Lake County, Utah on the 29 day of June, 1998, as Entry No. 7010844, in Book _____, at Page _____.

Whereas, the related Plat Map for Phase VII of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

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Whereas, under Article III, Section 44 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-7" attached hereto and incorporated herein by this reference (the "Phase VIII Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, subject to the approval of the Office 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 VIII Property a residential condominium development.

Whereas, Declarant now intends that the Phase VIII Property shall become subject to the Declaration and the Act.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this SEVENTH SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR SOUTH WILLOW CREEK, a Condominium Project.

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

A. Seventh Supplemental Declaration shall mean and refer to this Seventh Supplement to the DECLARATION OF CONDOMINIUM FOR SOUTH WILLOW CREEK, a Condominium Project.

B. Seventh Supplemental Phase VIII Map shall mean and refer to the Seventh Supplemental Plat Map of Phase VIII of the Project, prepared and certified to by Matthew B. Judd, a duly registered Utah Land Surveyor holding Certificate No. 6913 and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this Fifth Supplemental 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

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Exhibit A-7 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 this Seventh Supplemental Declaration.

3. Annexation. Declarant hereby declares that the Phase VIII Property shall be annexed to and become subject to the Declaration, which upon recordation of this Seventh Supplemental Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-7 subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the Phase VIII Map, eight (8) additional Units are created in the Project on the Phase VIII Property. Said additional Units are contained in two 4-plexes, which are located within a portion of the Additional Land. Upon the recordation of the Phase VIII Map and this Seventh Supplemental Declaration, the total number of Units in the Project will be eighty-one (81). The said additional Units are substantially similar in construction, design and quality to the Units in the prior Phases.

5. Percentage Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the Percentage Interest. Sixth Revised Exhibit "C" to the Declaration is deleted in its entirety and "Seventh Revised Exhibit 'C'" attached hereto is substituted in lieu thereof and incorporated herein by this reference. The Percentage Interests set forth in Seventh Revised Exhibit "C" have been computed on the basis of par value.

6. Effective Date. The effective date of this Seventh Supplemental Declaration and the Phase VIII Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

SOUTH WILLOW, L.C.

BY: David Schiess, member of Trophy Homes, LLC
TITLE: David Schiess, Manager

manager of South Willow, LLC.

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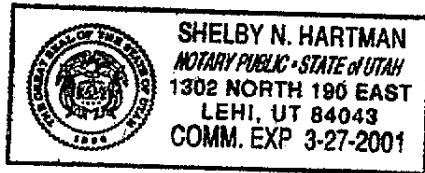
STATE OF UTAH
COUNTY OF UTAH

)
) SS:
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On the 26th day of June, 1998, personally appeared before me David Schiess, who by me being duly sworn, did say that he is the Manager of SOUTH WILLOW, 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 or its Articles of Organization, and said David Schiess duly acknowledged to me that said Company executed the same.

Shelby N Hartman

NOTARY PUBLIC
Residing At: *Utah*
Commission Expires: *3-27-2001*



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Exhibit "A-7"
SOUTH WILLOW CREEK PHASE VIII
BOUNDARY DESCRIPTION

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

Commencing North 89d 48'40" West along the section line 997.71 feet and North 3469.88 feet from the South Quarter Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base & Meridian; thence as follows: thence North 136.98 feet; thence North 26d 40' 41" East 28.45 feet; thence North 77.99 feet; thence along the arc of a 621.84 foot radius for the distance of 94.85 feet (chord bearing North 86d 33'11" East 94.76 feet); thence South 96.22 feet; thence South 03d 15' 49" West 64.10 feet; thence South 75.94 feet; thence West 10.65 feet; thence South 76d 55' 28" West 43.90 feet; thence West 50.30 feet to the point of beginning.

Contains .55 Acres

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SEVENTH REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

<u>Phase/Bldg No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>	<u>Par Value</u>	
I	A	1	1/81 (1.2345%)	100
I	A	2	1/81 (1.2345%)	100
I	A	3	1/81 (1.2345%)	100
I	A	4	1/81 (1.2345%)	100
I	B	5	1/81 (1.2345%)	100
I	B	6	1/81 (1.2345%)	100
I	B	7	1/81 (1.2345%)	100
I	B	8	1/81 (1.2345%)	100
I	B	9	1/81 (1.2345%)	100
I	B	10	1/81 (1.2345%)	100
I	C	119	1/81 (1.2345%)	100
I	C	120	1/81 (1.2345%)	100
I	C	121	1/81 (1.2345%)	100
I	C	122	1/81 (1.2345%)	100
I	D	123	1/81 (1.2345%)	100
I	D	124	1/81 (1.2345%)	100
I	D	125	1/81 (1.2345%)	100
I	D	126	1/81 (1.2345%)	100
II	E	11	1/81 (1.2345%)	100
II	E	12	1/81 (1.2345%)	100
II	E	13	1/81 (1.2345%)	100
II	E	14	1/81 (1.2345%)	100
II	E	15	1/81 (1.2345%)	100
II	E	16	1/81 (1.2345%)	100
II	F	69	1/81 (1.2345%)	100
II	F	70	1/81 (1.2345%)	100
II	F	71	1/81 (1.2345%)	100
II	F	72	1/81 (1.2345%)	100
III	G	103	1/81 (1.2345%)	100
III	G	104	1/81 (1.2345%)	100
III	G	105	1/81 (1.2345%)	100
III	G	106	1/81 (1.2345%)	100

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<u>Phase/Bldg No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>	<u>Par Value</u>
III	H	99	1/81 (1.2345%) 100
III	H	100	1/81 (1.2345%) 100
III	H	101	1/81 (1.2345%) 100
III	H	102	1/81 (1.2345%) 100
IV	I	115	1/81 (1.2345%) 100
IV	I	116	1/81 (1.2345%) 100
IV	I	117	1/81 (1.2345%) 100
IV	I	118	1/81 (1.2345%) 100
IV	J	73	1/81 (1.2345%) 100
IV	J	74	1/81 (1.2345%) 100
IV	J	74	1/81 (1.2345%) 100
IV	J	76	1/81 (1.2345%) 100
V	K	17	1/81 (1.2345%) 100
V	K	18	1/81 (1.2345%) 100
V	K	19	1/81 (1.2345%) 100
V	K	20	1/81 (1.2345%) 100
V	K	21	1/81 (1.2345%) 100
V	K	22	1/81 (1.2345%) 100
V	L	64	1/81 (1.2345%) 100
V	L	65	1/81 (1.2345%) 100
V	L	66	1/81 (1.2345%) 100
V	L	67	1/81 (1.2345%) 100
V	L	68	1/81 (1.2345%) 100
VI	M	96	1/81 (1.2345%) 100
VI	M	97	1/81 (1.2345%) 100
VI	M	98	1/81 (1.2345%) 100
VI	N	92	1/81 (1.2345%) 100
VI	N	93	1/81 (1.2345%) 100
VI	N	94	1/81 (1.2345%) 100
VI	N	95	1/81 (1.2345%) 100
VII	O	23	1/81 (1.2345%) 100
VII	O	24	1/81 (1.2345%) 100
VII	O	25	1/81 (1.2345%) 100
VII	O	26	1/81 (1.2345%) 100
VII	O	27	1/81 (1.2345%) 100
VII	O	28	1/81 (1.2345%) 100
VII	P	29	1/81 (1.2345%) 100
VII	P	30	1/81 (1.2345%) 100

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<u>Phase/Bldg No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>	<u>Par Value</u>
VII P	31	1/81 (1.2345%)	100
VII P	32	1/81 (1.2345%)	100
VII P	33	1/81 (1.2345%)	100
VII Q	111	1/81 (1.2345%)	100
VII Q	112	1/81 (1.2345%)	100
VII Q	113	1/81 (1.2345%)	100
VII Q	114	1/81 (1.2345%)	100
VII T	77	1/81 (1.2345%)	100
VII T	78	1/81 (1.2345%)	100
VII T	79	1/81 (1.2345%)	100
VII T	80	1/81 (1.2345%)	100

TOTAL: 100%