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SUPPLEMENTARY DECLARATION  
OF AND AMENDMENT TO THE  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
CANYON TERRACE CONDOMINIUMS

THIS SUPPLEMENTARY DECLARATION OF AND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CANYON TERRACE CONDOMINIUMS, hereinafter referred to as "Supplementary Declaration and Amendment, is made and executed this 3rd day of October, 1984, by BURGUNDY DEVELOPMENT CO., a Utah Corporation, hereinafter referred to as the "Declarant".

A. On the 1st day of July, 1984, Declarant made and executed the Declaration of Covenants, Conditions and Restrictions of the Canyon Terrace Condominiums, (hereinafter referred to as the "Declaration") as part of a plan for the overall development of the Canyon Terrace Condominiums, which Declaration was recorded in the Office of the County Recorder of Weber County, State of Utah on August 20, 1984 in Book 1452 at Page 241 et. seq. as Entry Number 916549. The related record of survey map of the Canyon Terrace Condominiums ("the map") was recorded concurrently with the Declaration in Book 26 of Plats at Pages 35 & 36 as Entry Number 916548. The Declaration of Maps submitted to the provisions of the Utah Condominium Ownership Act (the "Act"), Utah Code Annotated 57-8-1 et. seq. certain real property owned by Declarant and described in Appendix A to the Declaration.

13-185-0001 TO 0021  
13-071-0042

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B. Declarant indicated originally at paragraph 3(b) of the Declaration that the project was to involve 22 buildings with a total of 81 units, and at paragraph 3(c) that the project would be developed 12 units at a time within 2 years from the date of the admission of the Declaration. The "map" that was attached to the Declaration reflected the development only of the initial 21 units.

C. Under the provisions of paragraph 25 of the Declaration and in compliance with Utah Condominium Ownership Act 57-8-1 et. seq. Declarant amends the original Declaration of Covenants, Conditions and Restrictions.

ARTICLE I

Expansion of Definitions

The following paragraph shall be inserted as paragraph 2 (V) of the Declaration:

V. The term "phase" shall mean each separate construction series, wherein a group of buildings are constructed, each containing several units at a concurrent time. The term shall also include all improvements which are constructed and appurtenances, rights, obligations, and legal relationships which come into existence in conjunction with the creation of the units and in each phase.

ARTICLE II

Amendment of Certain Paragraphs in the Declaration

Certain paragraphs of the Declaration are amended as hereinafter set forth:

1. The following paragraph shall be inserted as paragraph 3 (C) in lieu of the provision previously placed in the Declaration:

C. Project Development. This project will be developed in phases with the initial phase including six (6) buildings with a total of twenty-one (21) units, this is represented in the map that was filed concurrently with the original Declaration.

The entire project, including the sixty (60) units to be built in subsequent phases, is to be completed within 2 years from the date of the initial construction and does not contemplate adding additional land.

All of the units will be substantially identical to the units in Phase one (1) in terms of square footage, design, construction and in all other respects. Details regarding this information is provided in the "map" as to the first phase of the development. Development of the remaining phases shall be preceded by the filing of a new map or maps for each such phase.

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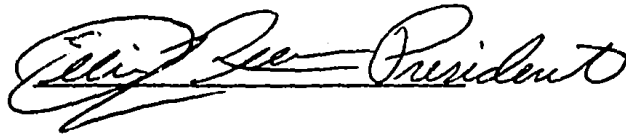
2. Reference is made to Appendix B which is the substitute for the Appendix B attached to the Declaration.

3. Effective Date. The effective date of this Supplementary Declaration and Amendment shall be the date on which said instrument is filed for record with the Office of the County Recorder of Weber County, State of Utah. From and after said date the Declaration and Record of Survey Map of the CANYON TERRACE CONDOMINIUMS shall consist of the Declaration and Map as supplemented and amended by this Supplementary Declaration and Supplementary Maps.

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

DECLARANT:

BURGUNDY DEVELOPMENT CO. By:

 President

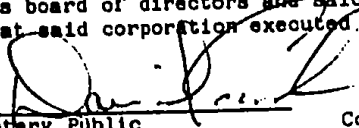
SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

My Commission Expires:

Residing at:

NOTARY PUBLIC

On the 3rd day of October, 1984, personally appeared before me  
Ellis Rees, who being by me duly sworn did say, for himself, that he,  
the said Ellis Rees is the President, of Burgundy Development Co., a Utah  
corporation, a corporation, and that the within and foregoing instrument  
was signed in behalf of said corporation by authority of a resolution of  
its board of directors and said Ellis Rees duly acknowledged to me  
that said corporation executed the same.

  
Notary Public  
Residing in Ogden, Utah

Commission expires: 7/13/88



CANYON TERRACE CONDOMINIUMS

Phase 1

<u>Bldg. No.</u>	<u>Unit Number</u>	<u>Percent Ownership in Common Area*</u>
1	1A	1.2345
1	1B	1.2345
1	1C	1.2345
2	2A	1.2345
2	2B	1.2345
2	2C	1.2345
3	3A	1.2345
3	3B	1.2345
3	3C	1.2345
4	4A	1.2345
4	4B	1.2345
4	4C	1.2345
5	5A	1.2345
5	5B	1.2345
5	5C	1.2345
5	5D	1.2345
5	5E	1.2345
6	6A	1.2345
6	6B	1.2345
6	6C	1.2345
6	6D	1.2345

Phase 2

7	7A	1.2345
7	7B	1.2345
7	7C	1.2345
7	7D	1.2345
8	8A	1.2345
8	8B	1.2345
9	9A	1.2345
9	9B	1.2345
9	9C	1.2345
9	9D	1.2345

<u>Bldg. No.</u>	<u>Unit Number</u>	<u>Percent Ownership in Common Area*</u>
10	10A	1.2345
10	10B	1.2345
10	10C	1.2345
11	11A	1.2345
11	11B	1.2345
11	11C	1.2345
11	11D	1.2345
11	11E	1.2345
12	12A	1.2345
12	12B	1.2345
12	12C	1.2345
13	13A	1.2345
13	13B	1.2345
13	13C	1.2345
13	13D	1.2345
13	13E	1.2345
14	14A	1.2345
14	14B	1.2345
14	14C	1.2345
15	15A	1.2345
15	15B	1.2345
15	15C	1.2345
15	15D	1.2345
16	16A	1.2345
16	16B	1.2345
16	16C	1.2345
16	16D	1.2345
17	17A	1.2345
17	17B	1.2345
17	17C	1.2345
17	17D	1.2345
18	18A	1.2345
18	18B	1.2345
18	18C	1.2345
18	18D	1.2345

<u>Bldg. No.</u>	<u>Unit Number</u>	<u>Percent Ownership in Common Area*</u>
19	19A	1.2345
19	19B	1.2345
19	19C	1.2345
20	20A	1.2345
20	20B	1.2345
20	20C	1.2345
20	20D	1.2345
21	21A	1.2345
21	21B	1.2345
21	21C	1.2345
22	22A	1.2345
22	22B	1.2345
22	22C	1.2345
22	22D	1.2345
22	22E	1.24

\* Ownership in the common area as constituted by the Bylaws of Appendix C. (Also determinative of Voting Rights and prorata share of common expenses.)

PLATTED  VERIFIED   
 ENTERED  MICROFILMED

DOUG HIFTS  
 WEBER COUNTY RECORDER  
 DEPUTY

*Jane Thompson*  
 Oct 5 8 39 AM '84 \$ 52.00

FILED AHEAD OF

920540

*Carson Jand Velle*