

TWELFTH SUPPLEMENT TO

DECLARATION OF CONDOMINIUM 83039 BK 3830 PG 127
OF RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 DEC 1 9:18 AM FEE 98.00 BY MB
RECORDED FOR METRO NATIONAL TITLE

SUNRISE VILLAGE CONDOMINIUMS

[An Expandable Condominium Project]
Provo, Utah

THIS TWELFTH SUPPLEMENT TO DECLARATION is made as of this ^{13TH} day of NOVEMBER 1995, by COURTYARD DEVELOPMENT, LLC, a Utah limited liability company ("Declarant"), pursuant to the following:

RECITALS:

A. Declarant is the developer of Sunrise Village Condominiums, an expandable condominium project in Provo, Utah (the "Project").

B. On or about July 14, 1993, Declarant caused to be recorded as Entry No. 47305, Book 3197, Page 31, in the office of the Recorder of Utah County, Utah, that certain "Declaration of Condominium of Sunrise Village Condominiums (An Expandable Condominium Project) (the "Declaration") relating to the Project.

C. Pursuant to §2.03 of the Declaration, Declarant is permitted to annex into the Project additional real property ("Expansion Land") as set forth and described in the Declaration (including any Exhibit thereto) for purposes of development into additional Condominium Units and Common Areas consistent with the existing phase(s) of the Project and with the Declaration.

D. Declarant desires to annex a portion of the Expansion Land into the Project for development as Phase XIII of the Project.

NOW, THEREFORE, Declarant hereby declares as follows:

1. All defined terms as used in this Eleventh Supplement to Declaration shall have the same meanings as those set forth and defined in the Declaration.

2. The following described real property situated in the City of Provo, County and State of Utah, is hereby submitted to the provisions of the Utah Condominium Ownership Act and the Declaration and, pursuant thereto, is hereby annexed into the Project to be held, transferred, sold, conveyed and occupied as a part thereof:

Commencing at a point which is North 89°46'54" East 479.23 feet along Section line and North 1407.40 feet from the South quarter corner Section 12, Township 7 South, Range 2 East, Salt Lake Base & Meridian; thence as follows: North 00°41'53" East 98.45 feet; thence South 89°59'41" East 76.92 feet; thence North 00°18'58" East 23.61 feet; thence South 89°41'02" East 89.09 feet; thence South 00°18'58" West 78.00 feet; thence South 89°41'02" East 49.50 feet; thence South 00°04'13" East 44.90 feet; thence North 89°34'10" West 216.47 feet to the point of beginning. Contains .4772 Acres

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of real property.

RESERVING UNTO DECLARANT, however such easements and rights of ingress and egress over, across, through, and under the above-described Tract and any improvements (other than Buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant: (i) to construct and complete each of the Buildings and all of the other improvements described in this Declaration or in the Survey Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete on the Expansion Land or any portion thereof such improvements as Declarant shall determine to build in its sole discretion (and whether or not the Expansion Land or any portion thereof has been or hereafter will be added to the Development); and (iii) to improve portions of the said property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Tract or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire twenty (20) years after the date on which this Declaration is filed for record in the office of the County Recorder of Utah County, Utah.

ALL OF THE FOREGOING IS SUBJECT TO all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Tract or any portion thereof, including, without limitation, any Mortgage (and nothing in this paragraph shall be deemed to modify or amend such Mortgage); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on or revealed by the Survey Map or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the above-described Tract at such time as construction of all Project improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities; AND TO EACH OF THE COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THIS DECLARATION.

3. The Declaration is hereby amended in the following particulars as a result of and pursuant to the annexation set forth above:

(a) Section 2.02 is amended in its entirety to read as follows:

2.02 Division into Condominium Units, Minimum and Maximum Ownership Interests. The Project is hereby divided into Eighty-one (81) Condominium Units as set forth on the Map, each such Condominium Unit consisting of a Unit and an appurtenant undivided percentage interest in and to the Common Areas and Facilities as set forth in Exhibit B, attached hereto and made a part hereof. Such Units comprise the total number of Units in the Project and give each Owner an undivided percentage interest in Common Areas and Facilities ranging from 1.090% to 1.337%. There will be no further expansion of the Project.

(b) Section 3.02 of the Declaration is amended in its entirety to read as follows:

3.02 Description of Buildings and Units. There are thirteen (13) Buildings containing six (6) Units each, all of which have single levels of living area, four (4) on the ground floor levels and two (2) on the second floor levels. In addition, there is one (1) Building containing only three (3) Units, all of which have single levels of living area, two (2) on the ground floor level and one (1) on the second floor level. Each Unit has a single car garage as Limited Common Area. Each of the ground floor Units has Limited Common Area

EXHIBIT B

to

DECLARATION OF CONDOMINIUM

of

SUNRISE VILLAGE CONDOMINIUMS

Provo, Utah

ADDRESS, UNITS, SIZE, UNDIVIDED PERCENTAGE OWNERSHIP INTERESTS, AND VOTES

<u>Address</u>	<u>Unit No.</u>	<u>Size (Sq. Ft.)*</u>	<u>Percentage**</u>	<u>Votes</u>
1001 So. 250 West: (Phase I)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.091	10.91
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.091	10.91
	F	1,300	1.337	13.37
975 So. 250 West: (Phase II)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.091	10.91
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.091	10.91
	F	1,300	1.337	13.37
953 So. 250 West: (Phase III)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.091	10.91
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.091	10.91
	F	1,300	1.337	13.37
937 So. 250 West: (Phase IV)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.091	10.91
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.091	10.91
	F	1,300	1.337	13.37
1059 So. 250 West: (Phase V)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.091	10.91
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.091	10.91
	F	1,300	1.337	13.37
1035 So. 250 West: (Phase V)	DD	1,240	1.276	12.76
	EE (2nd Flr)	1,060	1.091	10.91
	FF	1,300	1.337	13.37
1038 So. 250 West (Phase VI)	A	1,300	1.337	13.37
	B(2nd Flr)	1,060	1.091	10.91
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E(2nd Flr)	1,060	1.091	10.91
	F	1,300	1.337	13.37

<u>Address</u>	<u>Unit No.</u>	<u>Size (Sq. Ft.)*</u>	<u>Percentage**</u>	<u>Votes</u>
1037 So. 290 West: (Phase VII)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.091	10.91
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.091	10.91
	F	1,300	1.337	13.37
1036 So. 290 West: (Phase VIII)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.091	10.91
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.091	10.91
	F	1,300	1.337	13.37
269 West 960 So.: (Phase IX)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.091	10.91
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.091	10.91
	F	1,300	1.337	13.37
971 So. 310 West: (Phase X)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.090	10.90
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.090	10.90
	F	1,300	1.337	13.37
999 So. 310 West: (Phase XI)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.090	10.90
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.090	10.90
	F	1,300	1.337	13.37
272 West 1020 So.: (Phase XII)	A	1,300	1.337	13.37
	B (2nd Flr)	1,060	1.090	10.90
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E (2nd Flr)	1,060	1.090	10.90
	F	1,300	1.337	13.37
282 West 960 So.: (Phase XIII)	A	1,300	1.337	13.37
	B(2nd Flr)	1,060	1.090	10.90
	C	1,240	1.276	12.76
	D	1,240	1.276	12.76
	E(2nd Flr)	1,060	1.090	10.90
	F	1,300	1.337	13.37
		97,200	100.000%	1,000.00

* Size has been determined on the basis of the approximate number of square feet of floor space within each respective Unit as shown on the Map and rounded off.

** Percentages may be adjusted by one one-thousandth of a percentage point in order to provide for a total of one hundred percent (100%).