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NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
REC BY: R JORDAN DEPUTY - WI

FOURTH SUPPLEMENT TO  
THE DECLARATION OF

THE COPPER CREEK CONDOMINIUMS  
( PHASE V (5) )

THIS FOURTH SUPPLEMENT OF THE COPPER CREEK CONDOMINIUMS is made and executed this 10<sup>th</sup> day of October, 1998 by Investment Properties Corporation of Utah, a Nevada Corporation with its principal place of business in Salt Lake City, State of Utah ( hereinafter referred to as " Declarant" ).

RECITALS:

A. On or about the 26th day of November, 1996, Declarant made and executed that certain "Amended and Restated Declaration of the Copper Creek Condominiums" with respect to certain property located in Salt Lake County, State of Utah, more particularly described herein and known as the Copper Creek Condominiums ( herein the "Declaration" ), which Declaration was recorded in the office of the County Recorder of Salt Lake County, State of Utah, on the 26th day of November, 1996, in Book 7543, beginning at page 1547, as Entry No. 6514717.

B. Under the terms of the Declaration, Declarant reserved the right to add certain additional real properties ( "Additional Land" or portions thereof ) to the provisions of the Declaration and now desires to do the same in order to further the intent of the Declarant as expressed in the Declaration.

NOW, THEREFORE, in consideration of the recitals set forth hereinabove, the Declarant hereby declares and certifies as follows:

1. Submission of Phase V. Declarant hereby submits the following described real properties, its interests therein, to the terms, conditions, restrictions, covenants, and easements to the terms of the Declaration, as amended:

SEE SCHEDULE "A" ATTACHED HERETO

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

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

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authorities; all Patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which affect the real property or any portion thereof, including, without limitation, any mortgage or deed of trust; all visible easements and rights-of-way, encroachments, of discrepancies shown on or revealed by the Map or otherwise existing; an easement for each and every pipeline, cable, wire, utility line, or similar facility which traverses or partially occupies the real property at such time as construction of all Project improvements is complete; and all easements necessary for ingress to, and egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO THE DECLARANT, however, such easements and rights of ingress and egress over, across, through and under the real property and any improvements, now or hereafter constructed thereon as may be reasonably necessary for the Declarant or for any assignee or successor of the Declarant ( in a manner which is reasonable and not inconsistent with the Declaration ) : (i) an easement for ingress and egress for the benefit of the Additional Land, however developed or, utilized, over the real property described on Exhibit "A" attached to the Declaration, whether or not the Additional Land, or portion thereof, is part of the Project; (ii) to construct and complete each of the Units in any Building and all of the other improvements described in the Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection herewith; (iii) to improve portions of the real property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners as Declarant or as such assignee or successor may reasonably determine to be appropriate; (iv) to construct and complete each of the Units, Buildings, and other improvements to be constructed upon any Additional Land or portion thereof intended to be included within the Project. If, pursuant to the foregoing reservations, the real property 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 including the perpetual easement specified in (i) above, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire seven (7) years after the date on which the Declaration was filed for record in the office of the County Recorder of the Salt Lake County, State of Utah.

2. Amendment to Exhibit "C". Declarant hereby supplements and amends the Declaration by the filing of Amended Exhibit "C" ( Phases I , II, III, IV and V ) attached hereto and incorporated herein by reference.

3. Supplemental Map. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on a supplemental Map pertaining to the same, which supplemental Map shall be recorded with this Supplement.

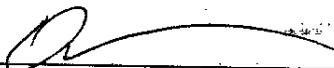
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4. **Representations of The Declarant.** Declarant represents as follows:
- a The annexed real property is part of the Additional Land as identified in the Declaration.
  - b By the annexation of the real property described in Paragraph 1, the total number of Units when completed, will equal eighty-eight ( 88 ).

5. **Effective Date.** This Supplement to the Declaration, and the Supplemental Map relative to this addition, shall take effect upon their being filed for record in the office of the County Recorder of Salt Lake County, State of Utah.

EXECUTED the day and year first above written.

DECLARANT:  
Investment Properties Corporation of Utah

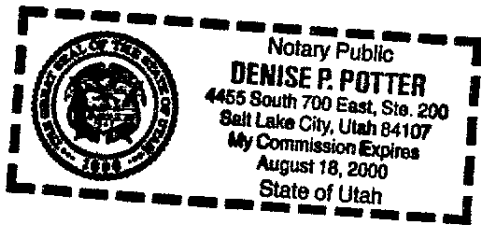
By   
David L. Curtis, President

STATE OF UTAH )

COUNTY OF SALT LAKE )

On the 12<sup>th</sup> day of October, 1998 personally appeared before me David L. Curtis, who being by me duly sworn, did say that he is the president of Investment Properties Corporation of Utah, a Nevada corporation, and that the foregoing Supplemental Declaration was signed on behalf of said corporation by authority of a resolution of its members, and said president acknowledged to me that the corporation executed the same.





**AMENDED EXHIBIT C**  
to  
**Fourth Supplement to the Declaration of the Copper Creek Condominiums**  
**(A Utah Expandable Condominium Project)**  
**(Phases I, II, III, IV, and V)**  
**(Percentage Interest in Common Areas)**

**Building No. 5**

**North Side**

<b>Address: 8061 Copperfield Place</b>	<b>% of Undivided Interest in Common Areas</b>	<b>Square Footage</b>
Unit 11	1.1363	897
Unit 12	1.1363	910
Unit 21	1.1363	897
Unit 22	1.1363	910
Unit 31	1.1363	897
Unit 32	1.1363	910

**Address: 8063**

Unit 11	1.1363	948
Unit 21	1.1363	948
Unit 31	1.1363	948

**South Side**

**Address: 8065**

Unit 11	1.1363	910
Unit 12	1.1363	897
Unit 21	1.1363	910
Unit 22	1.1363	897
Unit 31	1.1363	910
Unit 32	1.1363	897

**Address: 8067**

Unit 11	1.1363	948
Unit 21	1.1363	948
Unit 31	1.1363	948

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**SCHEDULE A**  
**to**  
**FOURTH Supplement to the Declaration of the Copper Creek Condominiums**  
**(Legal Description of Additional Land)**

**Phase V**

Beginning at a point which is North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 264.00 feet and North 89 degrees 49 minutes 24 seconds West (N 89°49'24" W), a distance of 376.81 feet from the Southeast Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 89 degrees 49 minutes 24 seconds West (N 89°49'24" W), a distance of 162.00 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 25.54 feet; thence North 11 degrees 42 minutes 00 seconds West (N 11°42'00" W), a distance of 24.52 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 18.00 feet; thence North 59 degrees 25 minutes 04 seconds East (N 59°25'04" E), a distance of 7.85 feet to the point of a curve to the left; thence along said curve having a radius of 2.00 feet a distance of 3.14 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 18.74 feet to the arc of a curve to the left; thence along said curve having a radius of 53.83 feet a distance of 23.00 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 6.46 feet to the arc of a curve to the left; thence along said curve having a radius of 77.77 feet a distance of 41.42 feet; thence North 05 degrees 28 minutes 50 seconds West (N 05°28'50" W), a distance of 6.70 feet to the point of a curve to the left; thence along said curve having a radius of 2.00 feet a distance of 3.66 feet; thence North 14 degrees 44 minutes 53 seconds West (N 14°44'53" W), a distance of 40.76 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89°55'54" E), a distance of 4.14 feet; thence North 00 degrees 04 minutes 06 seconds East (N 00°04'06" E), a distance of 62.00 feet to a point of a curve to the right; thence along said curve having a radius of 2.00 feet a distance of 3.14 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89°55'54" E), a distance of 50.83 feet to the point on a curve to the left; thence along said curve having a radius of 34.00 feet a distance of 32.72 feet, to a point on a reverse curve to the right; thence along said reverse curve having a radius of 5.00 feet a distance of 9.62 feet, to the point on a reverse curve to the left; thence along said reverse curve having a radius of 34.00 feet a distance of 32.72 feet; thence South 89 degrees 55 minutes 54 seconds East (S 89°55'54" E), a distance of 48.67 feet to a point of a curve to the right; thence along said curve having a radius of 2.00 feet a distance of 3.14 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 94.95 feet to a point of a curve to the left; thence along said curve having a radius of 57.83 feet a distance of 12.15 feet to the point of a reverse curve to the right; thence along said curve having a radius of 2.00 feet a distance of 1.33 feet to the point on a curve to the left; thence along said curve having a radius of 57.83 feet a distance of 12.15 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 22.12 feet to a point of a curve to the left; thence along said curve having a radius of 57.83 feet a distance of 12.15 feet to the point of a reverse curve to the right; thence along said curve having a radius of 2.00 feet a distance of 1.33 feet to the point on a curve to the left; thence along said curve having a radius of 57.83 feet a distance of 12.15 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 34.51 feet; thence North 89 degrees 55 minutes 54 seconds West (N 89°55'54" W), a distance of 7.25 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 32.00 feet; thence South 11 degrees 41 minutes 59 seconds East (S 11°41'59" E), a distance of 24.52 feet; thence South 00 degrees 04 minutes 06 seconds West (S 00°04'06" W), a distance of 25.84 feet to the point of beginning.

containing 1.04 acres  
 45,413 square feet

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APPENDIX "D"

COPPER CREEK CONDOMINIUMS

Building No. 1  
North Side

	% of Undivided Interest in Common Areas	Carport Parking Spaces	Uncovered Space
<b>Address:</b>			
<b>8027 Copperfield Place</b>			
Unit 11	1.1363	171	4
Unit 12	1.1363	172	5
Unit 21	1.1363	173	6
Unit 22	1.1363	174	7
Unit 31	1.1363	175	8
Unit 32	1.1363	176	9
<b>Address: 8029</b>			
Unit 21	1.1363	181	36
Unit 31	1.1363	180	35
<b>Address: 8031</b>			
Office/Recreation Room			
<b>South Side</b>			
<b>Address: 8035</b>			
Unit 11	1.1363	184	30
Unit 12	1.1363	185	31
Unit 21	1.1363	186	32
Unit 22	1.1363	170	3
Unit 31	1.1363	169	2
Unit 32	1.1363	168	1
<b>Address: 8037</b>			
Unit 21	1.1363	182	34
Unit 31	1.1363	183	33

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APPENDIX "D"

Building No. 2	% of Undivided Interest in Common Areas	Carport Parking Space	Uncovered Space
<b>North Side</b>			
<b>Address: 8040 Copperfield Place</b>			
Unit 11	1.136 W	39	187
Unit 12	1.136 W	38	188
Unit 21	1.136 W	37	189
Unit 22	1.136 W	177	190
Unit 31	1.136 W	178	191
Unit 32	1.136 W	179	192
<b>Address: 8042</b>			
Unit 11	1.136 W	51	194
Unit 21	1.136 W	50	195
Unit 31	1.136 W	49	193
<b>South Side</b>			
<b>Address: 8046</b>			
Unit 11	1.136 W	45	167
Unit 12	1.136 W	44	166
Unit 21	1.136 W	43	165
Unit 22	1.136 W	42	201
Unit 31	1.136 W	41	200
Unit 32	1.136 W	40	199
<b>Address: 8048</b>			
Unit 11	1.136 W	46	196
Unit 21	1.136 W	47	197
Unit 31	1.136 W	48	198

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APPENDIX "D"

	% of Undivided Interest In Common Areas	Carport Parking Space	Uncovered Space
<b>Building No. 3</b>			
<b>North Side</b>			
<b>Address: 8080 Copperfield Place</b>			
Unit 11	1.1363	63	248
Unit 12	1.1363	62	247
Unit 21	1.1363	61	246
Unit 22	1.1363	60	245
Unit 31	1.1363	59	244
Unit 32	1.1363	58	243
<b>Address: 8082</b>			
Unit 11	1.1363	64	81
Unit 21	1.1363	65	82
Unit 31	1.1363	66	249
<b>South Side</b>			
<b>Address: 8084</b>			
Unit 11	1.1363	57	91
Unit 12	1.1363	56	90
Unit 21	1.1363	55	89
Unit 22	1.1363	54	88
Unit 31	1.1363	53	87
Unit 32	1.1363	52	86
<b>Address: 8086</b>			
Unit 11	1.1363	67	85
Unit 21	1.1363	68	84
Unit 31	1.1363	69	83

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**EXHIBIT C**  
**COPPER CREEK CONDOMINIUMS**  
**Phase IV**

**Building No. 6**  
**East Side**

Address: 8051 Copperfield Place	% of Undivided Interest in Common Areas	Square Footage
Unit 11	1.1363	897
Unit 12	1.1363	910
Unit 21	1.1363	897
Unit 22	1.1363	910
Unit 31	1.1363	897
Unit 32	1.1363	910

Address: 8053		
Unit 11	1.1363	948
Unit 21	1.1363	948
Unit 31	1.1363	948

**West Side**

Address: 8057		
Unit 11	1.1363	910
Unit 12	1.1363	897
Unit 21	1.1363	910
Unit 22	1.1363	897
Unit 31	1.1363	910
Unit 32	1.1363	897

Address: 8055		
Unit 11	1.1363	948
Unit 21	1.1363	948
Unit 31	1.1363	948

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