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06/16/99 5:00 PM 43-00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
DAVE CURTIS
3406 S 8000 W
MAGNA, UT 84044
REC BY: R JORDAN
DEPUTY - WI

FIFTH SUPPLEMENT TO
THE DECLARATION OF
THE COPPER CREEK CONDOMINIUMS

(PHASE VI (6))

THIS FIFTH SUPPLEMENT OF THE COPPER CREEK CONDOMINIUMS is made and executed this 10th day of October, 1999 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 VI. 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, Vand VI) 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 one hundred six (106).
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.

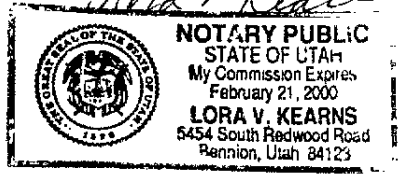
EXECUTED the day and year first above written.

DECLARANT:
 Investment Properties Corporation of Utah
 By *[Signature]*
 David L. Curtis, President

STATE OF UTAH)
)
 COUNTY OF SALT LAKE)

On the 16TH day of JUNE, 1999 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.

*Witnessed this 16th day of June 1999
 before me.
 Lora V. Kearns*



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

Building No. 4

East Side

Address: 8071 Copperfield Place	% of Undivided Interest in Common Areas	Square Footage
Unit 11	.9434	897
Unit 12	.9434	910
Unit 21	.9434	897
Unit 22	.9434	910
Unit 31	.9434	897
Unit 32	.9434	910

Address: 8073

Unit 11	.9434	948
Unit 21	.9434	948
Unit 31	.9434	948

West Side

Address: 8077

Unit 11	.9434	910
Unit 12	.9434	897
Unit 21	.9434	910
Unit 22	.9434	897
Unit 31	.9434	910
Unit 32	.9434	897

Address: 8075

Unit 11	.9434	948
Unit 21	.9434	948
Unit 31	.9434	948

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APPENDIX C

COPPER CREEK CONDOMINIUMS

**Building No. 1
North Side**

	% of Undivided Interest in Common Areas	Carport Parking Space	Uncovered Space
Address:			
8027 Copperfield Place			
Unit 11	. 9434	171	4
Unit 12	. 9434	172	5
Unit 21	. 9434	173	6
Unit 22	. 9434	174	7
Unit 31	. 9434	175	8
Unit 32	. 9434	176	9
Address: 8029			
Unit 21	. 9434	181	36
Unit 31	. 9434	180	35
Address: 8031			
Office/Recreation Room			
South Side			
Address: 8035			
Unit 11	. 9434	184	30
Unit 12	. 9434	185	31
Unit 21	. 9434	186	32
Unit 22	. 9434	170	3
Unit 31	. 9434	169	2
Unit 32	. 9434	168	1
Address: 8037			
Unit 21	. 9434	182	34
Unit 31	. 9434	183	33

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APPENDIX C

Building No. 2	% of Undivided Interest in Common Areas	Carport Parking Space	Uncovered Space
North Side			
Address: 8040 Copperfield Place			
Unit 11	.9434		
Unit 12	.9434	39	187
Unit 21	.9434	38	188
Unit 22	.9434	37	189
Unit 31	.9434	177	190
Unit 32	.9434	178	191
		179	192
Address: 8042			
Unit 11	.9434		
Unit 21	.9434	51	194
Unit 31	.9434	50	195
South Side			
		49	193
Address: 8046			
Unit 11	.9434		
Unit 12	.9434	45	167
Unit 21	.9434	44	166
Unit 22	.9434	43	165
Unit 31	.9434	42	201
Unit 32	.9434	41	200
		40	199
Address: 8048			
Unit 11	.9434		
Unit 21	.9434	46	196
Unit 31	.9434	47	197
		48	198

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APPENDIX C

Building No. 3	% of Undivided Interest in Common Areas	Carport Parking Space	Uncovered Space
North Side			
Address: 8080 Copperfield Place			
Unit 11	.9434	63	248
Unit 12	.9434	62	247
Unit 21	.9434	61	246
Unit 22	.9434	60	245
Unit 31	.9434	59	244
Unit 32	.9434	58	243
Address: 8082			
Unit 11	.9434	64	81
Unit 21	.9434	65	82
Unit 31	.9434	66	249
South Side			
Address: 8084			
Unit 11	.9434	57	91
Unit 12	.9434	56	90
Unit 21	.9434	55	89
Unit 22	.9434	54	88
Unit 31	.9434	53	87
Unit 32	.9434	52	86
Address: 8086			
Unit 11	.9434	67	85
Unit 21	.9434	68	84
Unit 31	.9434	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	.9434	897
Unit 12	.9434	910
Unit 21	.9434	897
Unit 22	.9434	910
Unit 31	.9434	897
Unit 32	.9434	910

Address: 8053

Unit 11	.9434	948
Unit 21	.9434	948
Unit 31	.9434	948

West Side

Address: 8057

Unit 11	.9434	910
Unit 12	.9434	897
Unit 21	.9434	910
Unit 22	.9434	897
Unit 31	.9434	910
Unit 32	.9434	897

Address: 8055

Unit 11	.9434	948
Unit 21	.9434	948
Unit 31	.9434	948

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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

Address: 8061 Copperfield Place	% of Undivided Interest in Common Areas	Square Footage
Unit 11	.9434	
Unit 12	.9434	897
Unit 21	.9434	910
Unit 22	.9434	897
Unit 31	.9434	910
Unit 32	.9434	897
		910

Address: 8063

Unit 11	.9434	
Unit 21	.9434	948
Unit 31	.9434	948
		948

South Side

Address: 8065

Unit 11	.9434	
Unit 12	.9434	910
Unit 21	.9434	897
Unit 22	.9434	910
Unit 31	.9434	897
Unit 32	.9434	910
		897

Address: 8067

Unit 11	.9434	
Unit 21	.9434	948
Unit 31	.9434	948
		948

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

Phase VI

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 538.81 feet from the Southeast Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian; 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 North 89 degrees 55 minutes 54 seconds West (N 89°55'54" W), a distance of 60.86 feet to the arc of a curve to the left; 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 30.46 feet; thence North 89 degrees 55 minutes 54 seconds West (N 89°55'54" W), a distance of 50.75 feet; thence South 00 degrees 05 minutes 36 seconds West (S 00°05'36" W), a distance of 178.31 feet; thence South 89 degrees 49 minutes 24 seconds East (S 89°49'24" W), a distance of 121.07 feet to the point of beginning

containing 0.55 acres
23,968 square feet

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