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SUPPLEMENTAL DECLARATION OF AND  
THIRD AMENDMENT TO DECLARATION OF  
CONDOMINIUM OF THE JEFFERSON PLACE CONDOMINIUM

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*John W. Johnson*

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KATH...  
SALT LAKE COUNTY

9500 So 500 W Sandy 84070

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM, executed this 4 day of Oct, 1983, by JEFFERSON PLACE, a Utah corporation with an office at 9400 South 500 West, Suite 101, Sandy, Utah (hereinafter referred to as the "Declarant").

W I T N E S S E T H:

WHEREAS, a certain Declaration of Condominium of the Jefferson Place Condominium was executed on August 18, 1982, and recorded in the Office of the County Recorder of Salt Lake County, State of Utah, as Entry No. 3703854 in Book 5403, at Pages 2988 to 3059; and

WHEREAS, a certain Amendment to Declaration of Condominium of the Jefferson Place Condominium was executed on April 1, 1983, and recorded in the office of the County Recorder of Salt Lake County, State of Utah on April 12, 1983 as Entry No. 3779649; and

WHEREAS, a certain Second Amendment to Declaration of Condominium of the Jefferson Place Condominium was executed on April 9, 1983, and recorded in the office of the County Recorder of Salt Lake County, State of Utah, as Entry No. 3784837 in Book 5453, at Page 2572 et seq. (said Declaration of Condominium, Amendment to Declaration of Condominium and Second Amendment to Declaration of Condominium are hereinafter collectively designated as the "Declaration"); and

WHEREAS, the Declarant is the owner of certain real property situate in Salt Lake County, Utah, together with the buildings and other improvements located thereon (hereinafter referred to as "Phase III"), which is more particularly described as follows, to wit:

Beginning at a point South 0°10'27" West 873.97' and East 40.00" from the East quarter corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base & Meridian; thence East 173.93' to the West Toe-Of-Bank of the Galena Canal; thence along said Toe-Of-Bank

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for the following two courses; (1) S 15°57' 46" E 121. 50'; (2) Thence S 8°23'58" E. 264.06'; Thence West 114.76'; thence North 122.64'; thence West 154.65' to the East side of 700 West Street; thence Northerly along the arc of a curve to the left having a radius of 735.00'; (long chord of said curve is N.7°18'57" E. 182.73') thence N 0°10'27" E. 74.16' to the point of beginning

;and

WHEREAS, the Declarant, as provided in Section 16.01 of the Declaration and pursuant to Section 57-8-10(4) of the Act, has reserved the sole and exclusive right to add Phase III to the Project; and

WHEREAS, the Declarant desires to add Phase III to the Project, to create Units within Phase III, and re-allocate the undivided interests in the Common Areas of the Project between the existing Units in the Project and the Units to be created in Phase III in accordance with Section 57-8-13.10 of the Act and Section 16.01 of the Declaration.

NOW, THEREFORE, and for that purpose, Declarant hereby amends the Declaration of Condominium of the Jefferson Place Condominiums, a Utah condominium project, as follows:

1. Submission and Division of Phase III.

(a) Submission to Condominium Act. The Declaration hereby submits Phase III to the provisions of the Condominium Act. All of Phase III is and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, and improved as part of the Project. All of Phase III is and shall be subject to the covenants, conditions, restrictions, uses, limitations, and obligations set forth in the Declaration, as amended, each and all of which are declared and agreed to be for the benefit of the Project and in furtherance of a plan for the improvement of Phase III and the division thereof into Condominium Units; further, each and all of the provisions hereof shall be deemed to run with the land and shall be a burden and a benefit on the land and shall be binding upon the Declarant, its successors and assigns, upon any person acquiring, leasing, or owning an interest in the real property and improvements comprising the Project, and upon their respective personal representatives, heirs, successors, and assigns.

(b) Division into Condominiums. Phase III is hereby divided into Condominium Units as set forth in Amended Exhibit "A" attached hereto and incorporated herein by reference.

2. Units and Boundaries. Jefferson Place Condominium, a Utah Condominium Project, as hereby expanded shall consist of ten (10) buildings containing a total of eighty (80) Units. Each Unit is given an identifying number and is depicted on that certain Supplemental Record of Survey Map of Phase III entitled "Record of Survey Map Jefferson Place Condominium Phase III" which is being recorded on even date herewith in the office of the County Recorder of Salt Lake County, State of Utah. The Project as expanded by this Amendment shall be known as Jefferson Place Condominium, a Utah Condominium Project.

3. Undivided Interest in Common Elements. Pursuant to the provisions of Section 57-8-13.6 and Section 57-8-13.10 of the Act, the undivided ownership interests in the Common Areas of the Project are hereby reallocated between each Unit in the Project, including the Units created in Phase III, in accordance with the attached Amended Exhibit "A".

4. Definitions. Each of the words used in this Amendment to the Declaration shall have the meaning given to each such term in the Declaration.

5. Ratification of Terms and Provisions. Except as modified by this Amendment, the Declarant hereby ratifies and confirms all of the terms and provisions of the Declaration.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the date and year first above written.

DECLARANT:

JEFFERSON PLACE, a Utah corporation

ATTEST:

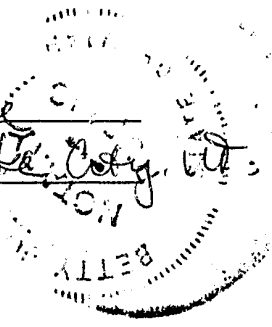
By: E. Eugene Peterson  
Eugene Peterson,  
Secretary

By: R.L. Yergensen  
R.L. Yergensen, President

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

On the \_\_\_\_\_ day of \_\_\_\_\_, 1983, personally appeared before me R.L. Yergensen and Eugene Peterson who, being by me duly sworn, did say that they are the President and Secretary, respectively, of Jefferson Place, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and said R.L. Yergensen and Eugene Peterson acknowledged to me that said Corporation executed the same.

Betty Jo Thorne  
NOTARY PUBLIC  
Residing at: Salt Lake City, Utah



My Commission Expires:

1 July 1987

AMENDED EXHIBIT A

(Attached to and forming a part of the Declaration of Condominium of the Jefferson Place Condominium, a Utah Condominium Project.)

UNITS, UNDIVIDED OWNERSHIP INTERESTS, AND VOTES:

UNIT NO.	SIZE* (Square Feet)	UNDIVIDED OWNERSHIP INTERESTS** (Percentage)	VOTES
1-A	921	1.174	1.174
1-B	921	1.174	1.174
1-C	921	1.174	1.174
1-D	921	1.174	1.174
1-E	921	1.174	1.174
1-F	921	1.174	1.174
1-G	921	1.174	1.174
1-H	921	1.174	1.174
2-A	921	1.174	1.174
2-B	921	1.174	1.174
2-C	921	1.174	1.174
2-D	921	1.174	1.174
2-E	921	1.174	1.174
2-F	921	1.174	1.174
2-G	921	1.174	1.174
2-H	921	1.174	1.174
3-A	921	1.174	1.174
3-B	921	1.174	1.174
3-C	921	1.174	1.174
3-D	921	1.174	1.174
3-E	921	1.174	1.174
3-F	921	1.174	1.174
3-G	921	1.174	1.174
3-H	921	1.174	1.174
4-A	921	1.174	1.174
4-B	921	1.174	1.174
4-C	921	1.174	1.174
4-D	921	1.174	1.174
4-E	921	1.174	1.174
4-G	921	1.174	1.174
4-F	921	1.174	1.174
4-H	921	1.174	1.174
5-A	921	1.174	1.174
5-B	921	1.174	1.174
5-C	1,320	1.680	1.680

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UNITS, UNDIVIDED OWNERSHIP INTERESTS, AND VOTES:

UNIT NO.	SIZE* (Square Feet)	UNDIVIDED OWNERSHIP INTERESTS** (Percentage)	VOTES
5-D	1,320	1.680	1.680
5-E	921	1.174	1.174
5-F	921	1.174	1.174
5-G	921	1.680	1.680
5-H	921	1.680	1.680
14-A	921	1.174	1.174
14-B	921	1.174	1.174
14-C	921	1.174	1.174
14-D	921	1.174	1.174
14-E	921	1.174	1.174
14-F	921	1.174	1.174
14-G	921	1.174	1.174
14-H	921	1.174	1.174
15-A	921	1.174	1.174
15-B	921	1.174	1.174
15-C	1,320	1.681	1.681
15-D	1,320	1.681	1.681
15-E	921	1.174	1.174
15-F	921	1.174	1.174
15-G	1,320	1.681	1.681
15-H	1,320	1.681	1.681
16-A	921	1.174	1.174
16-B	921	1.174	1.174
16-C	1,320	1.681	1.681
16-D	1,320	1.681	1.681
16-E	921	1.174	1.174
16-F	921	1.174	1.174
16-G	1,320	1.681	1.681
16-H	1,320	1.681	1.681
17-A	921	1.174	1.174
17-B	921	1.174	1.174
17-C	921	1.174	1.174
17-D	921	1.174	1.174
17-E	921	1.174	1.174
17-F	921	1.174	1.174
17-G	921	1.174	1.174
17-H	921	1.174	1.174
18-A	921	1.174	1.174
18-B	921	1.174	1.174
18-C	921	1.174	1.174

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AMENDED EXHIBIT A  
-Continued-

UNITS, UNDIVIDED OWNERSHIP INTERESTS, AND VOTES:

UNIT NO.	SIZE* (Square Feet)	UNDIVIDED OWNERSHIP INTERESTS** (Percentage)	VOTES
18-D	921	1.174	1.174
18-E	921	1.174	1.174
18-F	921	1.174	1.174
18-G	921	1.174	1.174
18-H	821	1.174	1.174

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\* 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.

\*\* Undivided Ownership Interest Percentages have been computed on the basis of the approximate number of square feet of floor space within each respective Unit of the Project taken as a percentage of the approximate aggregate number of square feet of floor space within all Units in the Project.