

ENT 30212 BK 3147 PG 579
NINA B REID UTAH CO RECORDER BY MB
1993 MAY 14 1:50 PM FEE 21.00
RECORDED FOR MILLER CONSTRUCTION

THIRD SUPPLEMENTARY DECLARATION TO
THE DECLARATION CONDOMINIUMS
SCANDIA VILLAGE CONDOMINIUMS,
[A Condominium Project (Expandable)]

THIS THIRD SUPPLEMENTARY DECLARATION is made this ____
day of Nov 24th, 1992, by R.E. Miller ("Declarant").

RECITALS

A. Scandia Village (the "Project") is a condominium project located in the City of Provo, County of Utah, State of Utah.

B. On Nov. 10, 1992, Declarant caused to be recorded the Declaration of Condominiums, Scandia Village Condominiums, [A Condominium Project (Expandable)] in Book 3035 at Page 655-697 as Entry No. 60681 in the Office of the Recorder, Utah County, State of Utah (the "Declaration").

C. Pursuant to the Utah Condominium Ownership Act and Article XIII of the Declaration, Declarant is entitled to annex into the Project the real property referred to in the Declaration as "Additional Land," in Exhibit "B," thereto.

D. Declarant is the record owner of the Additional Land and desires to annex a portion of the same into the project to become subject to the Declaration and to the Act. Furthermore, pursuant to Article XIII of the Declaration, Declarant owns a right-of-way over the common areas for completion of this expansion.

E. There currently exist in the Project Twelve (12) Units in Three (3) Buildings. Each Unit has two (2) levels of living area and a basement. The construction is of wood and aluminum siding. Each Unit is approximately 1320 sq. ft. including basement. This Third Supplementary Declaration and the Scandia Village Condominium Phase IV map to be recorded concurrently herewith, expands the Project to include Four (4) additional Units in One (1) additional Building of the same size and construction.

NOW THEREFORE, Declarant hereby makes this Third Supplementary Declaration:

ARTICLE I
DEFINITIONS

Except as otherwise may be defined herein or as may be required by the context, all terms, phrases or expressions defined in Article I of the Declaration shall have the same defined meanings when used in the Third Supplementary Declaration, including Recitals.

ARTICLE II
SUBMISSION

Declarant hereby submits to the provision of the Act, as Additional Land associated with the Project, that certain parcel of real property situated in Utah County, State of Utah, described in Exhibit "A," attached hereto and made part hereof, as the same is set forth in that certain Map entitled "SCANDIA VILLAGE CONDOMINIUMS PHASE IV" filed and recorded concurrently herewith in the Office of the Recorder, Utah County, State of Utah.

ARTICLE III
PROPERTY RIGHTS

Exhibit "D" to the Declaration is hereby amended to reflect an increase in total Units in the project from Twelve (12) to Sixteen (16). Sixteen (16) Units shall be the maximum number of units in the project following completion of Phase IV and each of those Units will possess a minimum undivided interest in the fee simple estate in the common areas and facilities of 6.25%. Revised Exhibit "D", attached hereto, sets forth this maximum number of Units and minimum percent interest.

ARTICLE IV
GENERAL

Except as modified and amended by this Third Supplementary Declaration, all of the terms and provisions of the Declaration are hereby expressly ratified and confirmed and shall remain in full force and effect and shall apply to the Project as expanded.

IN WITNESS WHEREOF, Declarant has duly executed this Third Supplementary Declaration the day and year above written.

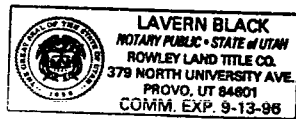
DECLARANT:


R.E. Miller

ENT30212 BK 3147 PG 581

STATE OF UTAH
COUNTY OF UTAH

On November 24, 1992, personally appeared before me R.E. Miller, signer of the within instrument, who duly acknowledged to me that he executed the same.



Lavern Black
NOTARY PUBLIC

EXHIBIT "A"
THIRD SUPPLEMENTARY DECLARATION TO
THE DECLARATION CONDOMINIUMS
SCANDIA VILLAGE CONDOMINIUMS,
[A Condominium Project (Expandable)]

SCANDIA VILLAGE PHASE IV
PROVO, UTAH

Commencing at a point located North 393.600 feet and West 1253.931 feet and North 212.745 feet from the Southeast corner of Section 7, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence from point of beginning West 35.661 feet; thence North 43.152 feet; to the point of a 200.00 foot radius curve to the right. (Chord Bearing Bears North 61 49'45" East 57.425 feet); thence along arc of said curve 57.625 feet through a central angle of 16 30'30"; thence North 70 05'00" East 52.326 feet to the westerly right-of-way line of 1000 East Street; thence continuing along the westerly right-of-way line of 1000 East Street South 19 55'00" East 89.436 feet; thence departing said right-of-way line west 94.625 feet; thence South 4.000 feet to the point of beginning.

REVISED EXHIBIT "D"
TO THE DECLARATION OF
CONDOMINIUMS
SCANDIA VILLAGE CONDOMINIUMS,
[A Condominium Project (Expandable)]

ALLOCATION OF UNDIVIDED OWNERSHIP INTEREST

<u>Building and Unit Designation (Maximum 16 Units)</u>	<u>Phase</u>	<u>Minimum Percentage Interest</u>
1124 S. 1000 E. #1	I	6.25
1124 S. 1000 E. #2	I	6.25
1124 S. 1000 E. #3	I	6.25
1124 S. 1000 E. #4	I	6.25
1112 S. 1000 E. #5	II	6.25
1112 S. 1000 E. #6	II	6.25
1112 S. 1000 E. #7	II	6.25
1112 S. 1000 E. #8	II	6.25
1098 S. 1000 E. #9	III	6.25
1098 S. 1000 E. #10	III	6.25
1098 S. 1000 E. #11	III	6.25
1098 S. 1000 E. #12	III	6.25
1084 S. 1000 E. #13	IV	6.25
1084 S. 1000 E. #14	IV	6.25
1084 S. 1000 E. #15	IV	6.25
1084 S. 1000 E. #16	IV	6.25