

THIRD AMENDMENT OF DECLARATION OF CONDOMINIUM
FOR
COUNTRY CLUB RIDGE CONDIMINIUMS

- 38

THIS THIRD AMENDMENT OF DECLARATION OF CONDOMINIUMS (this "Third Amendment") is made and executed effective as of March ____, 2008 by EQUITY CAPITAL, LLC, a Utah limited liability company ("Declarant"), Gary Stillman, owner units #303 and #304, and the COUNTRY CLUB RIDGE HOME OWNERS CONDOMINIUM ASSOCIATION, an association of unit owners under the Utah Condominium Ownership Act (the "Association").

RECITALS:

A. Declarant, as the owner of the property located in Salt Lake City, Salt Lake County, Utah more particularly described in Exhibit A attached hereto and made a part hereof by reference, executed as and recorded that certain Declaration of Condominium for Country Club Ridge Condominiums dated December, 2005 and recorded December 23, 2005 as Entry No. 9592157, Book 9234, Pages 5793-5837, of the Salt Lake County Recorder's Office (the "Declaration").

B. Declarant also caused a Survey Map of the Country Ridge Condominiums to be recorded December 23, 2005 as Entry No. 9592156, Book 2005, Page 402, in the Salt Lake County Recorder's Office (the "Survey Map")

C. Pursuant to Article XII, Section 12.1 of the Declaration, an Amendment of the Declaration was signed by Declarant effective as of January 24, 2007 and was recorded January 24th, 2007 as Entry No. 9592157, Book 9234, Pages 5793-5837, of the Salt Lake County Recorder's Office (the "First Amendment").

D. Pursuant to Article XII Section 12.1 of the Declaration, an Amendment of the Declaration was signed by Declarant effective as of June 15, 2007, and was recorded June 15, 2007 as Entry No. 10134870, Book 947B, Pages 9240 thru 9243 of the Salt Lake County Recorder's Office (the "Second Amendment").

E. Article XIV of the Declaration provides that an Owner of two or more adjoining Units may, with the approval of the Management Committee, combine the adjoining units by executing and recording an Amendment to the Declaration and an Amendment to the Survey Map.

F. Declarant is the Owner of Units 303 and 304 and desires to combine Units 303 and 304 to be designated as Unit 303 Combined with the approval of the Association. The undivided interests of Unit 303 Combined will be the total of the undivided interests in the Common Area and Facilities formerly covered by Units 303 and 304. The undivided interest of all of the Other Unites will not be affected by the combination of Units 303 and 304.

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03/05/2008 12:53 PM \$56.00
Book - 9578 Pg - 5535-5539
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
EQUITY CAPITAL
2045 WILMINGTON AVE
SLC UT 84109
RVL ZIM RECDTY - UT 8

BK 9578 PG 5535

ZJM 5P

G. This Second Amendment is being executed and recorded by Declarant and the Association to indicate the combination of Units 303 and 304 and to amend Exhibit B to the Declaration to reflect changes undivided interest for Unit 303 Combined. Exhibit B is also amended to correct some mistakes in the number designation of storage areas reassigned in the First Amendment and to correct some minor errors in the Unit Size and Percentages of Undivided Interests set out in the First Amendment.

H. Concurrent herewith, Declarant and the Association are also recording an Amended Sheet 3 of the Survey Map, to reflect the combination of Units 303 and 304 into Unit 303 Combined.

NOW THEREFORE, Declarant and the Association hereby amend the Declaration as previously amended by the First Amendment follows:

1. Units 303 and 304 are hereby combined into one Unit which shall be designated as Unit 303-A Combined.

2. Amended Exhibit B to the Declaration and the SECOND AMENDMENT is hereby deleted in its entirety and the THIRD Amended Exhibit B attached to this Third Amendment is substituted in lieu thereof. The Limited Common Areas and the reallocated undivided percentages of ownership interest in the Common Areas and Facilities for Unit 303-A Combined set out in the Third Amended Exhibit B attached to this Third Amendment shall be as set out therein from and after the effective date of this Third Amendment.

2. Effective Date. The effective date of this Third Amendment to the Declaration and the Amended Survey Map shall be the date on which both of said instruments are filed for record with the Salt Lake County Recorder's Office.

Except as specifically modified by this Third Amendment, all terms of the Declaration shall remain unchanged except as previously changed by the First Amendment and Second Amendment shall remain in full force and effect, and Declarant hereby reaffirms all of the terms of the Declaration as amended by the First and Second; and now this Third Amendment.

IN WITNESS WHEREOF, Declarant, and Gary Stillman as the Owner of Units 303 and 304, has executed this Third Amendment as of the day and year first above written. The Country Club Ridge Home Owners Association has also executed this Third Amendment as of the day and year first above written to indicate its approval of the combination of Units 303 and 304 into Unit 303-A Combined and to the associated changes reflected in the Third Amended Exhibit B attached hereto.

EQUITY CAPITAL, LLS

By: 

Its: 

COUNTRY CLUB RIDGE CONDOMINIUM
HOME OWNERS ASSOCIATION

By: Marjorie N. Tucker
Its: PRESIDENT

GARY STILLMAN UNIT OWNER #303, AND #304

Gary Stillman
Gary Stillman

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

The foregoing instrument was acknowledged before me this 4 day of MARCH 2008
by RAYMOND F. FLEW as MANAGER of Equity Capital, LLC, Gary Stillman,
and the Country Club Ridge Home Owners Association.

My commission expires:
7-23-11

Tammy Crawford
Notary Public
Residing at: Salt Lake

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



The foregoing instrument was acknowledged before me this 4th day of March, 2008,
by Marjorie Tucker, as President of the Country Club Ridge
Condominium Association.

My commission expires:
7-23-11

Tammy Crawford
Notary Public
Residing at: salt Lake

2007240



EXHIBIT "A"

BOUNDARY DESCRIPTION

BEGINNING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF PARLEYS WAY, SAID POINT BEING NORTH 00°01'01" EAST 342.97 FEET AND NORTH 51°00'00" WEST 120.14 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 39°02' EAST 148.35 FEET; THENCE NORTH 00°01'01" EAST 229.60 FEET MORE OR LESS, TO THE SOUTHERLY LINE OF LAUREL SUBDIVISION AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID SOUTH LINE NORTH 89°45' WEST 104.38 FEET; THENCE SOUTH 44°07' WEST 105.02 FEET; THENCE SOUTH 41°02' WEST 157.00 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF PARLEYS WAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 51°00' EAST 240.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 60,654 SQUARE FEET
1.39 ACRES.

TAX SERIAL NO: 16-22-278-004

UNIT 303, COUNTRY CLUB RIDGE CONDOMINIUMS
UNIT 304, COUNTRY CLUB RIDGE CONDOMINIUMS

Third Amendment Exhibit B
Declaration of Condominium
Country Club Ridge Condominiums

<u>Unit Designations</u>	<u>Unit Size Square Feet</u>	<u>Percentage Undivided Interest in Common Areas & Facilities</u>	<u>Assigned Storage Unit</u>	<u>Assigned Parking Stalls</u>
101	1,394	1.9902 %	40	34 tandem
102	1,203	1.7175 %	2	35 tandem
103	1,223	1.7480 %	27	30 tandem
104	1,214	1.7351 %	8	31 tandem
105	1,628	2.3268%	9	15 & 16
106	1,519	2.1686 %	23	36 tandem
107	1,538	2.1957 %	22	40 & 41
108	1,468	2.0958 %	39	59 & 60
109	1,358	1.9387 %	36	74 & 75
110	1,321	1.8859 %	29	72 & 73
111	1,481	2.1144 %	33	46 & 47
112	1,329	1.8973 %	34	70 & 71
113	1,487	2.1229 %	15	68 & 69
114	1,465	2.0915 %	38	63 & 64
115	1,442	2.0587 %	3	61 & 62
116	1,418	2.0244 %	13	19 tandem
117	1,502	2.1443 %	10	29 & 32
201	1,943	2.7739 %	1	1 & 2
202	1,223	1.7460 %	4	5 & 65
203	2,209	3.1537 %	18	25 & 26
204	2,119	3.1394 %	19	23 & 24
205	2,352	3.3578 %	26	42 & 43
206	1,993	2.8453 %	35	44 & 45
207	2,148	3.0667 %	24	33 & 48
208	1,326	1.8931 %	28	37 tandem
209	1,483	2.1172 %	21	38 & 39
210	1,462	2.0872 %	20	27 & 28
211	1,442	2.0587 %	16	4 & 66
212	1,358	1.9387 %	11	3 & 67
213	1,855	2.6483 %	14	20 tandem
301	2,093	2.9881 %	5	6 & 7
302	1,838	2.6240 %	17	21 & 22
303 A	4,078	5.7849 %	6b & 7	9, 10, 11 & 12
305	2,349	3.3536%	25	53 & 54
306	4,081	5.7706 %	31	49, 50 & 51 tandem
307	1,985	2.8339 %	37	55 & 56
308	2,322	3.3150 %	30	57 & 58
309	2,238	3.3065 %	6a	13 & 14
310	2,065	2.9481 %	12	17 & 18
Totals	70,017	100.0000 %		

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