

16
4

After recordation, return to:

Gateway-Art City Residential
2457 North 1200 East
Provo, Utah 84604

ENT 116003:2003 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Jul 29 11:02 am FEE 16.00 BY SFS
RECORDED FOR CAMELOT VILLAGE

SEVENTH SUPPLEMENT TO

DECLARATION OF CONDOMINIUM
(Including Owners Association Bylaws)

CONDOMINIUMS at CAMELOT VILLAGE
A Condominium Project (Expandable)

City of Springville, Utah County, Utah

This Seventh Supplement to Declaration of Condominium (“Seventh Supplement to Declaration”) is made as of this 28th day of July, 2003, by **Gateway-Art City Residential, L.C.**, a Utah limited liability company (“Declarant”), pursuant to the following:

RECITALS:

A. Declarant is the developer of Condominiums at Camelot Village, an expandable condominium project in Springville, Utah (“the “Project”).

B. On or about September 21, 2000, Declarant caused to be recorded as Entry 74351:2000 Pages 1-30 in the Public Record, that certain **Declaration of Condominium (Including Owner Association Bylaws), Condominiums at Camelot Village** (the “Declaration”) relating to the Project.

C. Pursuant to Section 2.3 and 2.4 of the Declaration, Declarant is permitted to annex into the Project additional real property (“Additional Land”) as set forth and described in the Declaration (including any Exhibit thereto) for purposes of development into additional Condominium Units and Common Areas consistent with existing Plats “A”, “B”, “D”, “E”, and “F” of the Project and with the Declaration.

D. Declarant desires to annex a portion of the Additional Land into the Project for development as Plat “C” of the Project. **Note: Plat “C” will be recorded out of alphabetical sequence.**

Therefore, Declarant hereby declares as follows:

1. All defined terms as used in this Seventh Supplement to Declaration shall have the same meaning as those set forth and defined in the Declaration.

2. The following described real property situated in the City of Springville, Utah County, Utah is hereby submitted to the provisions of the Utah Condominium Ownership Act and the Declaration is hereby annexed into the Project to be held, transferred, sold, conveyed and occupied as a part thereof:

A tract of land located in the southeast quarter of section 6, township 8 south, range 3 east, Salt Lake Base & Meridian.

Commencing at the southwest corner of "Condominiums at Camelot Village Record of Survey Map for Plat "B" (Map "B"), said point being on the southerly boundary line of Parcel 3 as shown on record of survey, instrument number 99-265 located at the Utah County Surveyor's Office, Utah and being $S00^{\circ} 36' 05'' E$ 1018.25 feet along the section line and west 2052.22 feet from the east quarter corner of section 6; thence $N63^{\circ} 34' 28'' W$ 11.82 feet along said boundary line; thence $N56^{\circ} 52' 14'' W$ 116.43 feet along said boundary line; thence $N33^{\circ} 07' 46'' E$ 21.00 feet; thence $N56^{\circ} 52' 14'' W$ 8.50 feet; thence $N33^{\circ} 07' 46'' E$ 186.94 feet; thence $S42^{\circ} 28' 25'' E$ 130.30 feet to point "H" on said Map "B"; thence $S21^{\circ} 45' 42'' W$ 104.54 feet along said map "B" boundary line; thence $N26^{\circ} 25' 32'' W$ 21.00 feet along said map "B" boundary line ; thence $N63^{\circ} 34' 27'' W$ 18.44 feet along said map "B"; thence $S26^{\circ} 25' 31'' W$ 49.00 feet along said map "B" to the point of beginning. Containing 0.60 acres.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying such real property, whether or not the same are reflected on the Plat.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the such above-described Tract and any improvements (excluding buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete the buildings and Units and all of the other improvements described in this Declaration or in the Record of Survey Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete on the Additional Land or any portion thereof such improvements as Declarant shall determine to build in its sole discretion; and (iii) to improve portions of such property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, such 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, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire 10 years after the date on which this Declaration is recorded in the Public Records.

ALL OF THE FOREGOING IS SUBJECT TO all liens for current and future taxes, assessments, and charges imposed or levied by government or quasi-governmental authorities; all Patent reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described real property or any portion thereof, including, without limitation, any mortgage (and nothing in this paragraph shall be deemed to modify or amend such mortgage); all visible easements and rights-of-way; all easements and

rights-of-way, encroachments, or discrepancies shown on or revealed by the Record of Survey Map or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the said real property at such time as construction of all Project improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cable, wires, utility lines, and similar facilities; **AND TO EACH OF THE COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DECLARATION AND IN THE MASTER DECLARATION.**

3. The Declaration is hereby amended in the following particulars as a result of and pursuant to the annexation set forth above:

(a) Section 2.02 is amended in its entirety to read as follows:

2.02 Division into Condominium Units, Minimum and Maximum Ownership Interest. The Project is hereby divided into 60 Condominium Units as set forth on the Map, each such Condominium Unit consisting of a Unit and an appurtenant **undivided but equal** interest in and to the Common Areas and Facilities. Such Units comprise the minimum anticipated number of Units in the Project and give each Owner a maximum of 1/60th (or approximately 1.6666%) undivided interest in the Common Areas and Facilities. If all off the Additional Land is added into the Project pursuant Sections 2.03 and 2.04, the maximum number of Units in the Project will be 96 and each Unit Owner will have a 1/96th (or approximately 1.0416%) undivided interest in Common Areas and Facilities.

(b) Section 3.02 of the Declaration is amended in its entirety to read as follows:

3.02 Description of Buildings, Parking and Storage Units. There will be six Buildings, each containing 12 Units, four on each of three floors. A central Limited Common Area hallway on each floor of the Building, with a stairway at each end, provides access to each of the four Units on each floor. Each Unit has one level with three bedrooms and two bathrooms, a kitchen, living room and dining area. The Building construction consists of stucco and brick over wood frame, and asphalt shingle roof. Each Unit is basically of the same size and configuration. Each Unit in the Project has an appurtenant Limited Common Area storage closet and adjacent parking stall assigned to it as reflected on the Map. Those Units which are not located as close in proximity to such storage closets as are other Units have an additional appurtenant Limited Common Area parking stall assigned to each of them as reflected on the Map.

4. Except as amended by the provisions of this Seventh Supplement to Declaration, the Declaration shall remain unchanged and, together with this Seventh Supplement to Declaration, shall constitute the Declaration of Condominium for the Project as expanded by the Additional Land described herein.

5. This Seventh Supplement to Declaration shall be recorded in the Public Records concurrently with the Map entitled **Plat "C", Condominiums at Camelot Village, Springville City, Utah County, Utah**, executed and acknowledged by Declarant, prepared by Ronald M. Hodge, a Utah Registered Land Surveyor holding Certificate No. 377008, and shall be effective

from the date of such recording. **Note: Plat "C" will be recorded out of alphabetical sequence.**

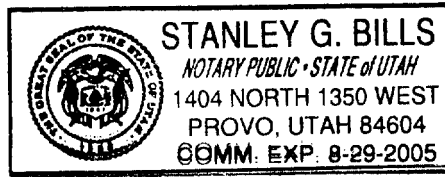
Declarant has executed this instrument as of the day and year first above set forth.

Gateway-Art City Residential, L.C.

By: *L. Wayne Ross*
L. Wayne Ross, Managing Member

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The within instrument was acknowledged before me this 28th day of July, 2003, by **L. Wayne Ross** in the capacity indicated.



Stanley G. Bills
NOTARY PUBLIC