

WHEN RECORDED RETURN TO
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ENT 142695:2004 PG 1 of 6
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Dec 21 1:20 pm FEE 73.00 BY SS
RECORDED FOR PLEASANT GROVE CITY CORPORA

FIRST SUPPLEMENT TO
DECLARATION OF CONDOMINIUM FOR BELLE MONET CONDOMINIUM,
An Expandable Utah Condominium Project

This First Supplement to Declaration of Condominium for Belle Monet Condominium is made and executed by Kriser Homes & Communities, Inc., whose principal address is 926 West 1420 South Payson, Utah 84651 (hereinafter referred to as the "Declarant").

RECITALS

Whereas, the original Declaration of Condominium for Belle Monet Condominium was recorded in the office of the County Recorder of Utah County, Utah on the 3rd day of September, 2004 as Entry No. 102133:2004 at Page(s)1 of 62 of the Official Records (the "Declaration").

Whereas, the related Plat Map(s) for Phase I of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under Article III, Section 41 of the Declaration, Declarant reserved an option, until the five (5) years from the date following the first conveyance of a Unit in Phase I to a Unit purchaser, to expand the Project in accordance with the Act.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibits "A-2, A-3, A-4 and A-5" attached hereto and incorporated herein by this reference (collectively, "First Supplement Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, Declarant desires to expand the Project by creating on the First Supplement Property a residential condominium development.

Whereas, Declarant now intends that the First Supplement Property shall become subject to the Declaration.

A G R E E M E N T

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this First Supplement to Declaration of Condominium for Belle Monet Condominium.

1. Supplement to Definitions. Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

A. First Supplement to the Declaration shall mean and refer to this First Supplement to Declaration of Condominium for Belle Monet Condominium.

B. First Supplemental Map(s) or First Supplement Property Map(s) shall mean and refer to the Supplemental Plat Map(s) for the additional phases of the Project described on Exhibit "A-2, A-3, A-4 and A-5" prepared and certified to by Travis Trane, of Trane Engineering, P.C., a duly registered Utah Land Surveyor holding Certificate No. 5152741, and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this First Supplement to the Declaration.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. Legal Description. The real property described in Exhibits A-2, A-3, A-4 and A-5 are hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as supplemented.

3. Annexation. Declarant hereby declares that the First Supplement Property shall be annexed to and become subject to the Declaration, which upon recordation of this First Supplement to the Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibits "A-2, A-3, A-4 and A-5" subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the Map(s), Phase 2 will add a Building and twelve (12) Units; Phase 3 will add a Building and twelve (12) Units; Phase 4 will add twelve (12) Units; and Phase 5 will add a building and twelve (12) Units. In all, forty-eight (48) additional Units are or will be constructed and/or created in the Project on the First Supplement Property. The additional Buildings and Units are located within a portion of the Additional Land. Upon the recordation of the Maps for the additional Phases and this First Supplement to the Declaration, the total number of Units in the Project will be sixty (60). The additional Buildings and Units in each Phase are or will be substantially similar in construction, design, and quality to the Building and Units in the prior Phase(s).

5. Percentage Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities. Exhibit "C" (Percentages of Undivided Ownership Interests) to the Declaration is hereby deleted in its entirety and "Revised Exhibit "C,"" attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

6. Effective Date. The effective date of this First Supplement to the Declaration and the Map(s) for Phases 2, 3, 4 and 5 shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

EXECUTED the 20 day of December, 2004.

Kriser Homes & Communities, Inc.,
a Utah corporation

By: [Signature]
Name: Matthew Kriser
Title: President

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

On the 20 day of December, 2004, personally appeared before me Matthew Kriser, who by me being duly sworn, did say that he is the Manager of Kriser Homes & Communities, Inc., a Utah corporation, and that the within and foregoing instrument was signed in behalf of said Company by authority of its Articles of Organization or a resolution of its Members, and said Matthew Kriser duly acknowledged to me that said Company executed the same.

[Signature]
NOTARY PUBLIC
Residing At: Pl. Grove
Commission Expires: 11-14-08

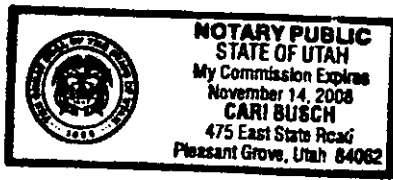


EXHIBIT "A-2"

**BELLE MONET CONDOMINIUM
LEGAL DESCRIPTION**

The land described in the foregoing document as Phase 2 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

COMMENCING AT A POINT LOCATED NORTH 00°20'54" WEST 157.46 FEET AND EAST 597.38 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 120.17'; THENCE SOUTH 99.49'; THENCE WEST 64.55'; THENCE N 62°02'57" W 62.66'; THENCE N 00°13'11" W 70.13' TO THE POINT OF BEGINNING

EXHIBIT "A-3"

**BELLE MONET CONDOMINIUM
LEGAL DESCRIPTION**

The land described in the foregoing document as Phase 3 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

COMMENCING AT A POINT LOCATED NORTH 00°20'54" WEST 383.61 FEET AND EAST 710.14 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE EAST 96.53'; THENCE S00°32'00"E 109.59'; THENCE WEST 97.55'; THENCE NORTH 109.58' TO THE POINT OF BEGINNING

EXHIBIT "A-4"

**BELLE MONET CONDOMINIUM
LEGAL DESCRIPTION**

The land described in the foregoing document as Phase 4 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

COMMENCING AT A POINT LOCATED NORTH 00°20'54" WEST 274.03 FEET AND EAST 597.64 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE EAST 111.83'; THENCE SOUTH 116.57'; THENCE WEST 111.38'; THENCE N00°13'11"W 116.57' TO THE POINT OF BEGINNING

EXHIBIT "A-5"

**BELLE MONET CONDOMINIUM
LEGAL DESCRIPTION**

The land described in the foregoing document as Phase 5 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

COMMENCING AT A POINT LOCATED NORTH 00°20'54" WEST 383.61 FEET AND EAST 597.89 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE EAST 112.25'; THENCE SOUTH 109.58'; THENCE WEST 111.83'; THENCE N 00°13'11" W 109.58' TO THE POINT OF BEGINNING

EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

Phase	Building No.	Unit No.	Percentage of Ownership Interest
1	1	101	1.667%
1	1	102	1.667%
1	1	103	1.667%
1	1	104	1.667%
1	1	201	1.667%
1	1	202	1.667%
1	1	203	1.667%
1	1	204	1.667%
1	1	301	1.667%
1	1	302	1.667%
1	1	303	1.667%
1	1	304	1.667%
1	2	101	1.667%
2	2	102	1.667%
2	2	103	1.667%
2	2	204	1.667%
2	2	202	1.667%
2	2	202	1.667%
2	2	203	1.667%
2	2	204	1.667%
2	2	302	1.667%
2	2	302	1.667%
2	2	303	1.667%
2	2	304	1.667%
3	3	101	1.667%
3	3	102	1.667%
3	3	103	1.667%
3	3	104	1.667%
3	3	201	1.667%
3	3	202	1.667%
3	3	203	1.667%
3	3	204	1.667%
3	3	301	1.667%
3	3	302	1.667%
3	3	303	1.667%
3	3	304	1.667%
4	4	101	1.667%
4	4	102	1.667%
4	4	103	1.667%
4	4	104	1.667%
4	4	201	1.667%
4	4	202	1.667%
4	4	203	1.667%
4	4	204	1.667%
4	4	301	1.667%
4	4	302	1.667%

4	4	303	1.667%
4	4	304	1.667%
5	5	101	1.667%
5	5	102	1.667%
5	5	103	1.667%
5	5	104	1.667%
5	5	201	1.667%
5	5	202	1.667%
5	5	203	1.667%
5	5	204	1.667%
5	5	301	1.667%
5	5	302	1.667%
5	5	303	1.667%
5	5	304	1.667%
TOTAL:			100.0%