

REC'D (10) JUN 14 1989

149044
NO DATE 6-14-89 TIME 10:40 FEE 39.00
REC FOR STRONG & HANNI BOOK 209 PAGE 142-148
RECORDER JOE DEAN HUBER BY BRUCE BAILEY
Wasatch County, State of Utah

FOURTH AMENDMENT
TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SCHNEITTER'S SWISS OAKS,
An Expandable Condominium Project

THIS FOURTH AMENDMENT is made and entered into as of the
6 day of JUNE, 1989, by SCHNEITTER'S SWISS OAKS,
LTD., a Utah limited partnership (hereinafter referred to as the
"Declarant").

RECITALS:

A. The Declaration. The Declarant previously executed
a Declaration of Covenants, Conditions, and Restrictions for
Schneitter's Swiss Oaks, An Expandable Condominium Project
(hereinafter referred to as the "Declaration"), dated September
24, 1985 and recorded September 26, 1985, Entry No. 136583, Book
175, Pages 418-482, at the Wasatch County Recorder's Office,
submitting the Land and Buildings as described and defined
therein to the provisions of the Utah Condominium Ownership Act
(Title 57, Chapter 8, Utah Code Annotated).

B. The First Amendment. The Declaration was amended by
a First Amendment dated December 21, 1985, and recorded January
14, 1986, Entry No. 137522, Book 178, Pages 142-145, at the
Wasatch County Recorder's Office.

C. The Second Amendment. The Declaration was again
amended by a Second Amendment dated January 6, 1987, and recorded
January 13, 1987, Entry No. 140973, Book 186, Pages 717-722, at
the Wasatch County Recorder's Office.

D. The Third Amendment. The Declaration was again
amended by a Third Amendment dated as of January 22, 1989, and
recorded February 22, 1989, Entry No. 148121, Book 206, Pages
645-656.

E. Expansion. Declarant now desires to expand the
Project and to reallocate undivided interests in accordance with
the provisions of Article IV of the Declaration (as amended) and
Section 57-8-13.6 of the Condominium Act.

NOW, THEREFORE, the Declaration is hereby amended and supplemented as follows:

1. The land described in Exhibit B attached hereto and incorporated herein by reference, constituting part of the Additional Land under the Declaration, located in Wasatch County, State of Utah, is hereby added to the Project, as defined in the Declaration.

2. Reallocation of Undivided Interest. The undivided interests in Common Areas and votes appurtenant to the Units are reallocated among all of the Units in the Project, as set forth in Exhibit A attached hereto and incorporated herein by reference. The attached Exhibit A amends and supersedes Exhibit A to the Declaration (and all amendments to the Declaration).

3. Definitions and Confirmation. All terms used in this Fourth Amendment shall have the same meaning and import as given in the Declaration. Except as expressly and specifically amended herein, the Declaration is hereby confirmed as originally executed and recorded and as amended by the First, Second, and Third Amendments.

IN WITNESS WHEREOF, this Fourth Amendment was executed as of the day and year first above written.

Attest:

SWISS OAKS DEVELOPMENT, INC., a Utah corporation, General Partner, for and in behalf of SCHNEITTER'S SWISS OAKS, LTD., a Utah limited partnership

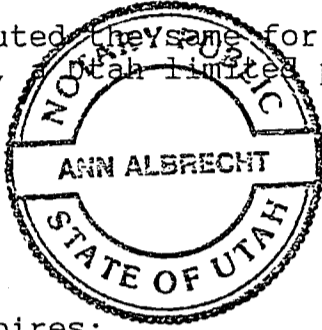
Collen O. Fuller
Secretary

By Robert L. Fuller
President

STATE OF UTAH)
) : ss
COUNTY OF DAVIS)

On the 6 day of JUNE, 1989, personally appeared before me Robert L. Fuller, who being by me duly sworn did say that he is the President of Swiss Oaks Development, Inc., a Utah corporation, and that the within and foregoing Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Schneitter's Swiss Oaks, an Expandable Condominium Project, was signed in behalf of said corporation by authority of its bylaws or a resolution of its board of directors; said person duly acknowledged to me that said

corporation executed the same for and in behalf of Schneitter's Swiss Oaks, Ltd., Utah limited partnership.



Ann Albrecht
NOTARY PUBLIC
Residing at: W. dox Utah

My Commission Expires:

3/8/92

S7-FAMENDbc

EXHIBIT A

(Attached to and forming part of the Fourth Amendment to the Declaration of Covenants, Conditions, and Restrictions for Schneitter's Swiss Oaks, an Expandable Condominium Project.)

<u>Building</u>	<u>Unit Number</u>	<u>Undivided Interest in Common Areas</u>	<u>Number of Votes</u>	<u>Parking Stall or Garage</u>
A	1	1.92%	1.92	A-1
A	2	1.92%	1.92	A-2
A	3	1.92%	1.92	A-3
A	4	1.92%	1.92	A-4
A	5	1.92%	1.92	A-5
A	6	1.92%	1.92	A-6
A	7	1.92%	1.92	A-7
A	8	1.92%	1.92	A-8
B	1	1.92%	1.92	B-1
B	2	1.92%	1.92	B-2
B	3	1.92%	1.92	B-3
B	4	1.92%	1.92	B-4
B	5	1.92%	1.92	B-5
B	6	1.92%	1.92	B-6
B	7	1.92%	1.92	B-7
B	8	1.92%	1.92	B-8
J	1	1.92%	1.92	J-1
J	2	1.92%	1.92	J-2
M	1	1.92%	1.92	M-1
M	2	1.92%	1.92	M-2
N	1	1.92%	1.92	N-1

<u>Building</u>	<u>Unit Number</u>	<u>Undivided Interest in Common Areas</u>	<u>Number of Votes</u>	<u>Parking Stall or Garage</u>
N	2	1.92%	1.92	N-2
C	1	1.92%	1.92	C-1
C	2	1.92%	1.92	C-2
D	1	1.92%	1.92	D-1
D	2	1.92%	1.92	D-2
H	1	1.92%	1.92	H-1
H	2	1.92%	1.92	H-2
H	3	1.92%	1.92	H-3
H	4	1.92%	1.92	H-4
H	5	1.92%	1.92	H-5
H	6	1.92%	1.92	H-6
H	7	1.92%	1.92	H-7
H	8	1.92%	1.92	H-8
I	1	1.92%	1.92	I-1
I	2	1.92%	1.92	I-2
I	3	1.92%	1.92	I-3
I	4	1.92%	1.92	I-4
I	5	1.92%	1.92	I-5
I	6	1.92%	1.92	I-6
I	7	1.92%	1.92	I-7
I	8	1.92%	1.92	I-8
E	1	1.92%	1.92	E-1
E	2	1.92%	1.92	E-2
X	1	1.92%	1.92	X-1

<u>Building</u>	<u>Unit Number</u>	<u>Undivided Interest in Common Areas</u>	<u>Number of Votes</u>	<u>Parking Stall or Garage</u>
X	2	1.92%	1.92	X-2
X	3	1.92%	1.92	X-3
X	4	1.92%	1.92	X-4
X	5	1.92%	1.92	X-5
X	6	1.92%	1.92	X-6
X	7	1.92%	1.92	X-7
X	<u>8</u>	<u>1.92%</u>	<u>1.92</u>	X-8
Totals	<u>52 Units</u>	<u>100.00%*</u>	<u>100.00*</u>	

* With .06% rounding error

EXHIBIT B

(Attached to and forming part of the Fourth Amendment to the Declaration of Covenants, Conditions, and Restrictions for Schneitter's Swiss Oaks, an Expandable Condominium Project.)

BEGINNING at a point located South 660.00 feet and West 52.00 feet from the West Quarter Corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence the following bearings and distances along the Northerly boundary of Swiss Oaks Plat D: South 01°58'12" West 133.42 feet, South 11°08'06" East 30.00 feet, along the arc of a 262 foot radius curve to the left 35.96 feet, and South 71°00'00" West 38.00 feet; thence North 19°00'00" West 30.00 feet; thence North 07°16'29" West 118.56 feet; thence along the arc of a 250 foot radius curve to the left 63.27 feet; thence South 56°27'00" West 200.61 feet; thence South 33°33'00" East 12.00 feet; thence South 56°27'00" West 78.00 feet; thence along the arc of a 238 foot radius curve to the left 43.41 feet; thence South 46°00'00" West 48.40 feet; thence North 44°00'00" West 24.00 feet; thence South 46°00'00" West 63.58 feet; thence along the arc of a 238 foot radius curve to the right 72.06 feet; thence North 26°39'10" West 166.00 feet; thence North 63°20'50" East 84.61 feet; thence along the arc of a 75 foot radius curve to the right 34.89 feet; thence East 205.20 feet; thence South 33°33'00" East 14.40 feet; thence North 56°27'00" East 200.61 feet; thence along the arc of a 250 foot radius curve to the right 63.27 feet; thence North 07°16'29" West 32.04 feet; thence North 61°11'21" East 14.00 feet; thence East 86.00 feet to the point of beginning. (contains approximately 1.1242 acres)

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