

WHEN RECORDED RETURN TO:
COUNTRY WOODS, L.C.
Wayne H. Corbridge
758 South 400 East
Suite 203
Orem, Utah 84058

ENT 21192 BK 4220 PG 832
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1997 Mar 21 3:57 pm FEE 36.00 BY BLT
RECORDED FOR TROPHY HOMES

FOURTH SUPPLEMENT TO THE AMENDED & RESTATED
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
FOR
COUNTRY WOODS, A Condominium Project

This FOURTH SUPPLEMENT to the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the COUNTRY WOODS CONDOMINIUM PROJECT is made and executed this 17th day of March 1997 by COUNTRY WOODS, L.C., a Utah Limited Partnership of 758 South 400 East, Suite 203, Orem, Utah 84058 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Original Declaration was recorded in the office of the County Recorder of Utah County, Utah on November 13, 1995 as Entry No. 77941, in Book 3814, at Page 882 of the Official Records;

Whereas, the Amended and Restated Declaration was recorded in the office of the County Recorder of Utah County, Utah on March 27, 1996 as Entry No. 25138, in Book 3924, at Pages 790-857 of the Official Records.

Whereas, the related Plat Maps for Phases I and II of the Project have also been recorded in the Office of the County Recorder of Utah County, Utah.

Whereas, the First Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions was recorded in the Office of the County Recorder of Utah County, Utah on May 13, 1996, as Entry No. 40058, in Book 3968, at Page 218 of the official records.

Whereas, the related Plat Map for Phase III of the Project has been recorded in the Office of the County Recorder of Utah County, Utah.

Whereas, the Second Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions was recorded in the Office of the County Recorder of Utah County, Utah on August 27, 1996, as Entry No. 70253, in Book 4054, at Page 842 of the official records.

Whereas, the related Plat Map for Phase V of the Project has been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the Third Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions was recorded in the Office of the County Recorder of Utah County, Utah on September 11, 1996, as Entry No. 74609, in Book 4067, at Page 309 of the official records.

Whereas, the related Plat Map for Phase IV of the Project has been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibit "A-6" attached hereto and incorporated herein by this reference (the "Phase VI Property"), which is not part of the Additional Land.

Whereas, under Article III, Section 14 (g) and (h) of the Amended & Restated Declaration, Declarant and the Association reserved the right to purchase, acquire and add real property to the Project (in addition to the Additional Land) with the consent of at least seventy-five percent (75%) of the members of the Association.

Whereas, at least seventy-five percent (75%) of the members of the Association consented to the addition of the Phase VI Property to the Project.

Whereas, this amendment is subject to the approval of the Office of Veterans Affairs, which has also been obtained.

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

Whereas, Declarant now intends that the Phase VI Property shall become subject to the terms, covenants and conditions of the Amended & Restated Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this FOURTH SUPPLEMENT to the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY WOODS, a Condominium Project.

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

A. Fourth Supplemental Declaration shall mean and refer to this Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions for Country Woods, a Condominium Project.

B. Phase VI Map shall mean and refer to the Plat Map of Phase VI of the Project, prepared and certified to by David V. Thomas, a duly registered Utah Land Surveyor holding Certificate No. 163947 and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this Fourth Supplemental Declaration.

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

2. Legal Description. The real property described in Exhibit "A-6" is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of this Supplemental Declaration.

3. Annexation. Declarant hereby declares that the Phase VI Property shall be annexed to and become subject to the Amended & Restated Declaration, which upon recordation of this Fourth Supplemental Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit "A-6" subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the Phase VI Map, eleven (11) additional Units are created in the Project on the Phase VI Property. Upon the recordation of the Phase VI Map and this Second Supplemental Declaration, the total number of Units in the Project will be one hundred and seventeen (117). The said additional Units are substantially similar in construction, design and quality to the Units in the prior Phases.

5. Percentage Interest Revised. Pursuant to the Act and the Amended & Restated Declaration, Declarant is required, with

the additional Units, to reallocate the Percentage Interest. Third Revised Exhibit "B" to the Amended & Restated Declaration is deleted in its entirety and the "Fourth Revised Exhibit 'B'" attached is substituted in lieu thereof and incorporated herein by this reference. The Percentage Interests set forth in Fourth Revised Exhibit "B" have been computed on the basis of the size that each of the Units bears to the total size of all Units in the Project.

ENT 21192 BK 4220 PG 835

5. Because the Phase VI land has been added to the Project, Article III, Section 45(F)(6) of the Amended & Restated Declaration of Covenants Conditions and Restrictions is deleted in its entirety and the following language is substituted in lieu thereof:

(6) Assuming that only Phase I and Phase II of the original Declaration are completed and the minimum number of Units would be thirty-two (32) and the maximum percentage of ownership interest of each Unit would be 3.125%. Assuming all Phases are completed and all Additional Land is added to the Project, the maximum number of Units shall be 180, the total acreage shall be 12.2, the maximum number of Units per acre will be 16.4, and the minimum Percentage Interest of each Unit would be 4.672897%. Provided, however, the number of Units actually constructed and the actual undivided percentage of ownership interest of each Unit may actually be somewhere in between the numbers and percentages set forth above.

6. Effective Date. The effective date of this Fourth Supplemental Declaration and the Phase VI Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

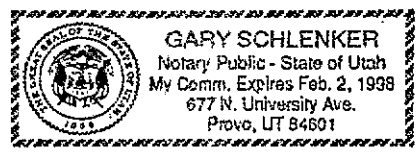
COUNTRY WOODS, L.C.

BY: 
TITLE: Wayne H. Corbridge, Member

BY: 
TITLE: Stanford Ricks, Member

STATE OF UTAH)
COUNTY OF UTAH)

) SS:
)



ENT 21192 BK 4220 PG 836

On the ___ day of March, 1997, personally appeared before me WAYNE H. CORBRIDGE and STANFORD RICKS, who by me being duly sworn, did say that they are the Members of COUNTRY WOODS, L.C., a Utah Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members, and said WAYNE H. CORBRIDGE and STANFORD RICKS, duly acknowledged to me that said Company executed the same.

A handwritten signature in cursive script, appearing to read 'Gary Schlenker', written over a horizontal line.

NOTARY PUBLIC
Residing At: 5416 1300 N Pleasant Grove, Utah.
Commission Expires: Feb. 2, 1998

EXHIBIT "A-6"

LEGAL DESCRIPTION
PHASE VI PROPERTY

ENT 21192 BK 4220 PG 837

The Land identified in the foregoing document is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT A POINT WHICH IS SOUTH 359.18 FEET AND EAST 309.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89 DEGREES 54'00" EAST 197.00 FEET; THENCE SOUTH 00 DEGREES 06'00" WEST 602.33 FEET; THENCE NORTH 88 DEGREES 53'00" WEST 197.03 FEET; THENCE NORTH 00 DEGREES 06'00" EAST 598.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.7161 ACRES

Phase VI-1

BEGINNING AT A POINT WHICH IS SOUTH 359.10 FEET AND EAST 264.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89 DEGREES 54'00" EAST 242.00 FEET; THENCE SOUTH 00 DEGREES 06'00" WEST 198.50 FEET; THENCE NORTH 89 DEGREES 54'00" WEST 88.00 FEET; THENCE SOUTH 00 DEGREES 06'00" WEST 63.50 FEET; THENCE NORTH 89 DEGREES 54'00" WEST 109.00 FEET; THENCE NORTH 00 DEGREES 06'00" EAST 162.00 FEET; THENCE NORTH 89 DEGREES 54'00" WEST 45.00 FEET; THENCE NORTH 00 DEGREES 06'00" EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.1599 ACRES

FOURTH REVISED EXHIBIT "B"

COUNTRY WOODS CONDOMINIUM

FILE NAME: CNTR117 UNITS

DATE: 03/03/97

BUILDING	HOME ADDRESS	UNIT #	SQ. FE.	% OF INTEREST	MONTHLY CONDO FEE	MONTHLY RESERVE	CABLE TV	TOTAL
1	1212 West 1330 South	1	1302	0.0094	53	6	10	69
	1257 West 1295 South	2	1568	0.0113	64	8	10	82
	1211 West 1295 South	3	1302	0.0094	53	6	10	69
	1216 West 1330 South	4	1568	0.0113	64	8	10	82
			5740					
2	1224 West 1330 South	5	1302	0.0094	53	6	10	69
	1219 West 1295 South	6	1129	0.0081	46	6	10	61
	1223 West 1295 South	7	1302	0.0094	53	6	10	69
	1228 West 1330 South	8	1129	0.0081	46	6	10	61
			4862					
3	1240 West 1330 South	9	1302	0.0094	53	6	10	69
	1235 West 1295 South	10	1568	0.0113	64	8	10	82
	1239 West 1295 South	11	1302	0.0094	53	6	10	69
	1323 South 1260 West	12	1568	0.0113	64	8	10	82
			5740					
4	1317 South 1260 West	13	1302	0.0094	53	6	10	69
	1241 West 1295 South	14	1568	0.0113	64	8	10	82
	1245 West 1295 South	15	1302	0.0094	53	6	10	69
	1313 South 1260 West	16	1568	0.0113	64	8	10	82
			5740					
5	1320 South 1260 West	17	1695	0.0122	69	8	10	87
	1318 South 1260 West	18	1375	0.0099	56	7	10	73
	1314 South 1260 West	19	1695	0.0122	69	8	10	87
	1312 South 1260 West	20	1375	0.0099	56	7	10	73
	1308 South 1260 West	21	1695	0.0122	69	8	10	87
	1306 South 1260 West	22	1375	0.0099	56	7	10	73
	1302 South 1260 West	23	1695	0.0122	69	8	10	87
	1300 South 1260 West	24	1375	0.0099	56	7	10	73
			12280					
6	1258 West 1295 South	25	1375	0.0099	56	7	10	73
	1256 West 1295 South	26	1695	0.0122	69	8	10	87
	1252 West 1295 South	27	1375	0.0099	56	7	10	73
	1250 West 1295 South	28	1695	0.0122	69	8	10	87
	1246 West 1295 South	29	1375	0.0099	56	7	10	73
	1244 West 1295 South	30	1695	0.0122	69	8	10	87
	1240 West 1295 South	31	1375	0.0099	56	7	10	73
	1238 West 1295 South	32	1695	0.0122	69	8	10	87
			12280					
7	1234 West 1295 South	33	1695	0.0122	69	8	10	87
	1230 West 1295 South	34	1375	0.0099	56	7	10	73
			3070					
8	1145 West 1273 South	1	1414	0.0102	58	7	10	75
	1145 West 1277 South	2	1050	0.0076	43	5	10	58
	1145 West 1279 South	3	1050	0.0076	43	5	10	58
	1145 West 1281 South	4	1050	0.0076	43	5	10	58
	1145 West 1283 South	5	1414	0.0102	58	7	10	75
			5978					
9	1145 West 1282 South	6	1414	0.0102	58	7	10	75
	1145 West 1284 South	7	1050	0.0076	43	5	10	58
	1145 West 1286 South	8	1050	0.0076	43	5	10	58
	1145 West 1288 South	9	1050	0.0076	43	5	10	58
	1145 West 1290 South	10	1050	0.0076	43	5	10	58

	1145 West 1294 South	11	1414	0.0102	58	7	10	75
			7028					
	SUB-TOTAL/TOWN		62718					
A	1190 West 1330 South	A4	1234	0.0089	50	6	10	66
	1192 West 1330 South	A8	1234	0.0089	50	6	10	66
	1194 West 1330 South	A12	1234	0.0089	50	6	10	66
	1321 South 1200 West	A1	990	0.0071	40	5	10	55
	1323 South 1200 West	A5	990	0.0071	40	5	10	55
	1325 South 1200 West	A9	990	0.0071	40	5	10	55
	1320 South 1180 West	A2	1005	0.0072	41	5	10	56
	1322 South 1180 West	A6	1005	0.0072	41	5	10	56
	1324 South 1180 West	A10	1005	0.0072	41	5	10	56
	1184 West 1330 South	A3	1234	0.0089	50	6	10	66
	1186 West 1330 South	A7	1234	0.0089	50	6	10	66
	1188 West 1330 South	A11	1234	0.0089	50	6	10	66
			13389			6	10	66
B	1168 West 1330 South	B4	995	0.0072	41	5	10	55
	1170 West 1330 South	B8	995	0.0072	41	5	10	55
	1172 West 1330 South	B12	995	0.0072	41	5	10	55
	1321 South 1180 West	B1	1014	0.0073	41	5	10	55
	1323 South 1180 West	B5	1014	0.0073	41	5	10	56
	1325 South 1180 West	B9	1014	0.0073	41	5	10	56
	1315 South 1180 West	B2	1014	0.0073	41	5	10	56
	1317 South 1180 West	B6	1014	0.0073	41	5	10	56
	1319 South 1180 West	B10	1014	0.0073	41	5	10	56
	1162 West 1330 South	B3	995	0.0072	41	5	10	56
	1164 West 1330 South	B7	995	0.0072	41	5	10	55
	1166 West 1330 South	B11	995	0.0072	41	5	10	55
			12054			5	10	55
C	1309 South 1200 West	C4	1005	0.0072	41	5	10	56
	1311 South 1200 West	C8	1005	0.0072	41	5	10	56
	1313 South 1200 West	C12	1005	0.0072	41	5	10	56
	1303 South 1200 West	C1	1234	0.0089	50	6	10	66
	1305 South 1200 West	C5	1234	0.0089	50	6	10	66
	1307 South 1200 West	C9	1234	0.0089	50	6	10	66
	1302 South 1180 West	C2	1234	0.0089	50	6	10	66
	1304 South 1180 West	C6	1234	0.0089	50	6	10	66
	1306 South 1180 West	C10	1234	0.0089	50	6	10	66
	1308 South 1180 West	C3	990	0.0071	40	5	10	55
	1310 South 1180 West	C7	990	0.0071	40	5	10	55
	1312 South 1180 West	C11	990	0.0071	40	5	10	55
			13389			5	10	55
D	1307 South 1180 West	D4	1014	0.0073	41	5	10	56
	1309 South 1180 West	D8	1014	0.0073	41	5	10	56
	1311 South 1180 West	D12	1014	0.0073	41	5	10	56
	1169 West 1295 South	D1	995	0.0072	41	5	10	56
	1171 West 1295 South	D5	995	0.0072	41	5	10	55
	1173 West 1295 South	D9	995	0.0072	41	5	10	55
	1163 West 1295 South	D2	995	0.0072	41	5	10	55
	1165 West 1295 South	D6	995	0.0072	41	5	10	55
	1167 South 1180 West	D10	995	0.0072	41	5	10	55
	1301 South 1180 West	D3	1014	0.0073	41	5	10	55
	1303 South 1180 West	D7	1014	0.0073	41	5	10	56
	1305 South 1180 West	D11	1014	0.0073	41	5	10	56
			12054			5	10	56
E	1285 South 1200 West	E4	995	0.0072	41	5	10	55
	1287 South 1200 West	E8	995	0.0072	41	5	10	55

ENT 21192 BK 4220 PG 840

	1289 South 1200 West	E12	995	0.0072	41	5	10	55
	1191 West 1275 South	E1	1014	0.0073	41	5	10	56
	1193 West 1275 South	E5	1014	0.0073	41	5	10	56
	1195 West 1275 South	E9	1014	0.0073	41	5	10	56
	1185 West 1275 South	E2	1014	0.0073	41	5	10	56
	1187 West 1275 South	E6	1014	0.0073	41	5	10	56
	1189 West 1275 South	E10	1014	0.0073	41	5	10	56
	1284 South 1180 West	E3	995	0.0072	41	5	10	55
	1286 South 1180 West	E7	995	0.0072	41	5	10	55
	1288 South 1180 West	E11	995	0.0072	41	5	10	55
			12054					
F	1168 West 1295 South	F4	1234	0.0089	50	6	10	66
	1170 West 1295 South	F8	1234	0.0089	50	6	10	66
	1172 West 1295 South	F12	1234	0.0089	50	6	10	66
	1169 West 1275 South	F1	990	0.0071	40	5	10	55
	1171 West 1275 South	F5	990	0.0071	40	5	10	55
	1173 West 1275 South	F9	990	0.0071	40	5	10	55
	1163 West 1275 South	F2	1005	0.0072	41	5	10	56
	1165 West 1275 South	F6	1005	0.0072	41	5	10	56
	1167 West 1275 South	F10	1005	0.0072	41	5	10	56
	1162 West 1295 South	F3	1234	0.0089	50	6	10	66
	1164 West 1295 South	F7	1234	0.0089	50	6	10	66
	1166 West 1295 South	F11	1234	0.0089	50	6	10	66
			13389					
	SUB-TOT CONDO		76329					
	GRAND TOTAL		139047	1.0000	5667	683	1170	7518