

EIGHTH AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HILLCREST  
CONDOMINIUMS,  
An Expandable Utah Condominium Project

THIS EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HILLCREST CONDOMINIUMS, an expandable Utah condominium project (this "**EIGHTH Amendment**"), is made effective as of the 4 day of April, 2014, by Solitude Construction LLC, a Utah limited liability company ("**Declarant**").

RECITALS:

A. On or around May 13, 2005, Hillcrest Saratoga Condominiums, LLC, as the original declarant, made and executed that certain Declaration of Covenants, Conditions and Restrictions of the Hillcrest Condominiums, an Expandable Utah Condominium Project (the "**Declaration**") thereby creating Hillcrest Condominiums, an expandable Utah Condominium Project (the "**Project**"), which Declaration was recorded in the office of the Utah County Recorder on May 13, 2005, as Entry No. 51908:2005.

B. A related condominium plat entitled Phase 1 Hillcrest Condominiums (the "**Plat**") was recorded concurrently with the Declaration in the office of the Utah County Recorder, as Entry No. 2005-51907, Map No. 11082, Book 41, Page 601.

C. The Declaration and Plat submitted to the provisions of the Utah Condominium Ownership Act (the "**Act**"), Utah Code Annotated, Section 57-8-1, et seq., certain real property described in Recital A of the Declaration and in the Plat.

D. The original declarant, as provided in Section 16 of the Declaration and pursuant to Section 57-8-13.6 of the Act, reserved the sole and exclusive right to expand the Project from time to time by adding thereto all or any portion of that certain real property (the "**Additional Land**") described in Section 16.7 of the Declaration.

E. The undersigned Declarant is the successor-in-interest to the original declarant with respect to that portion of the Additional Land described on Exhibit A attached hereto and incorporated herein by reference (the "**Phase 2 Property**").

F. The undersigned Declarant desires to add to the Project the Phase 2 Property as set forth herein.

AGREEMENT:

NOW, THEREFORE, the Declaration is hereby amended a EIGHTH time as follows, with such amendment to become effective upon the recording of this EIGHTH Amendment and the

Plat of the Phase 2 Property (the "**Phase 2 Plat**"), a copy of which is attached hereto as Exhibit B and incorporated herein by reference:

1. Units and Boundaries. The Project as hereby expanded shall consist of ninety six (132) total condominium units located in nine (11) buildings. Each Unit in the Phase 2 Property is given an identifying number and the single Building constructed on the Phase 2 Property is depicted on the Phase 2 Plat as Building H. The Project as expanded by this EIGHTH Amendment shall continue to be known as Hillcrest Condominiums, an Expandable Utah Condominium Project.

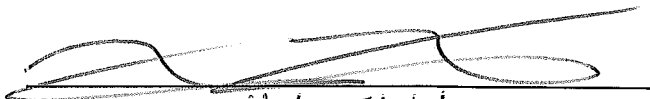
2. Reallocation of Undivided Interests in Common Areas. Attached as Exhibit A to the Declaration is a Table of Units, Undivided Ownership Interests, and Votes (the "**Table of Units & Ownership Interests**"). Pursuant to the provisions of Section 57-8-13.10 of the Act, the undivided ownership interests in the Common Areas and Facilities of the Project and the votes in the Association appurtenant to each Unit in the Project are hereby reallocated between the Units in accordance with the attached Amended Exhibit A to the Declaration of Covenants, Conditions and Restrictions of the Hillcrest Condominiums, an Expandable Utah Condominium Project, Table Of Units, Undivided Ownership Interests, And Votes (the "**Amended Table of Units & Ownership Interests**"), which is attached hereto as Exhibit C and incorporated herein by reference. The Amended Table of Units, Undivided Ownership Interests, and Votes hereby amends, restates and replaces in its entirety each and every prior Table of Units & Undivided Ownership Interests.

3. Construction. From and after the date hereof, all references in the Declaration and the Plat, as amended and supplemented, shall be deemed to and shall refer to the Declaration and the Plat, as amended hereby and by the Phase 2 Plat. Except as modified by this EIGHTH Amendment, each of the words used in this EIGHTH Amendment shall have the meaning given to each such term in the Declaration and Declarant hereby ratifies and confirms all of the terms and provisions of the Declaration.

IN WITNESS WHEREOF, the undersigned has executed this EIGHTH Amendment on the date and year first above written.

DECLARANT:

SOLITUDE CONSTRUCTION LLC, a Utah limited liability company



Printed Name: Nathan Hutchinson

Title: Manager

STATE OF UTAH                    )  
  ) ss.  
County of Utah                    )

The foregoing instrument was acknowledged before me this 3rd day of April, 2014, by NATHAN WILSON as an authorized officer of Solitude Construction LLC.

  
\_\_\_\_\_  
Notary Public

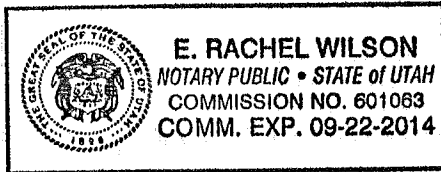


EXHIBIT A  
PHASE 2 PROPERTY LEGAL DESCRIPTION

That certain real property located in Utah County, Utah, legally described as follows.

A parcel of land situated in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at a point which is West 1186.80 feet and South 2787.59 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along a 328.00 foot radius curve to the left 192.02 feet (chord bears: South 47°17'32" East 189.29 feet); thence South 02°34'08" West 54.96 feet; thence along the arc of a 124.00 foot radius curve to the right 96.37 feet (chord bears: South 24°50'00" West 93.96 feet); thence South 47°05'57" West 36.96 feet; thence South 78°57'04" West 14.12 feet; thence North 11°02'55" West 134.00 feet; thence South 78°57'05" West 66.00 feet; thence North 11°02'55" West 110.00 feet; thence South 78°57'04" West 71.36 feet; thence along a non-tangent 136.00 foot radius curve to the right 98.87 feet (chord bears: North 48°46'47" East 96.71 feet); thence North 69°36'26" East 56.11 feet to the point of beginning. Parcel contains: 0.74 acres more or less

Subdivision contains: 12 units

Basis of Bearing: North 89°54'48" East from the North Quarter Corner of Section 11 to the Northeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian

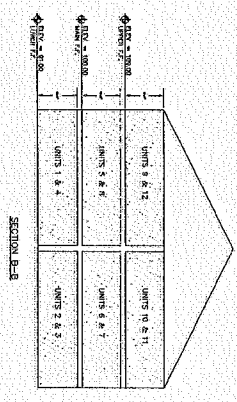
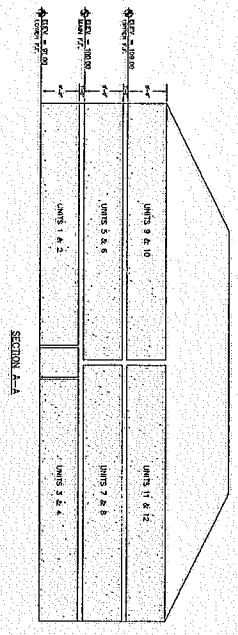
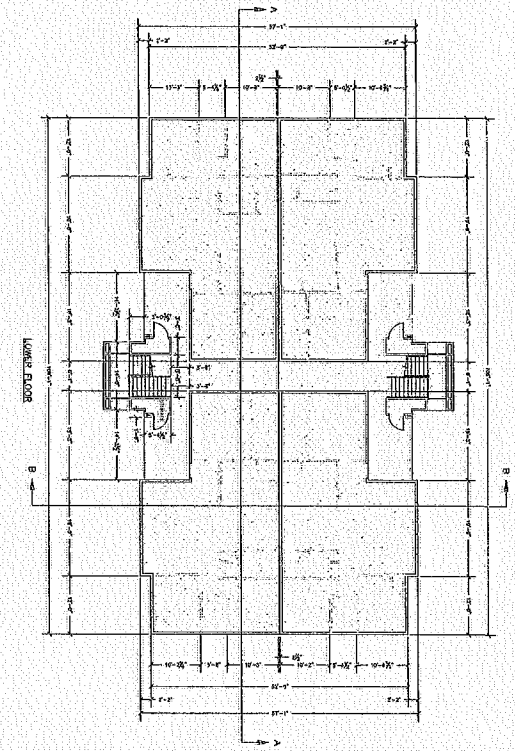
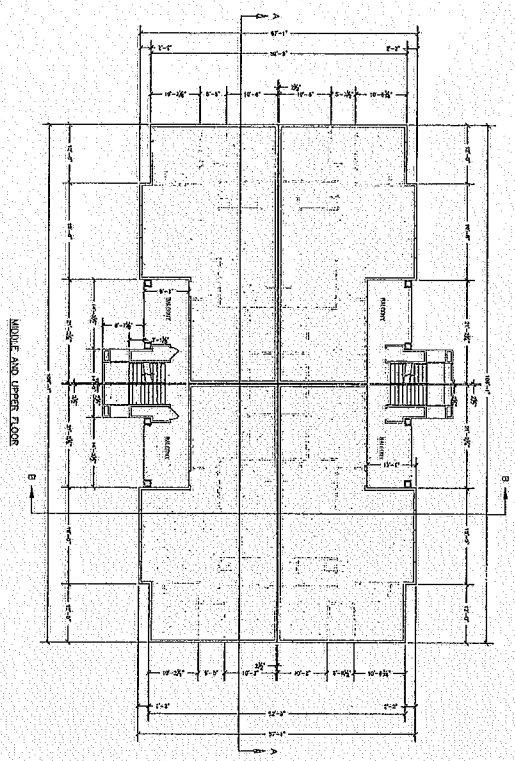
EXHIBIT B  
PHASE 2 PLAT

[see attached]



HILLCREST CONDOMINIUMS PHASE 2H-1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND NEFD001  
 SHELTERED SERVICE CITY, DUTCH COUNTY, UTAH



MR. JERRY L. TOLSON, JR. - 1128  
 UTAH COUNTY RECORDER  
 RECORDING TO WHOLE SHEET 2 OF 2

13635 sheet 2 of 2

<p>HILLCREST CONDOMINIUMS PHASE 2H-1                  ALL THE UNDERSIGNED HAVE CONVEYED TO THE STATE OF UTAH THE NECESSARY INFORMATION TO CONDUCT BUSINESS AS SET FORTH IN THE ABOVE CAPTIONED PROJECT AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.                  JAMES T. JENSEN, LICENSE NO. 51222, STATE OF UTAH                  SHEET 2 OF 2</p>			

EXHIBIT C  
AMENDED TABLE OF UNITS & OWNERSHIP INTERESTS

[see attached]



EXHIBIT C TO EIGHTH AMENDMENT TO DECLARATION-- HILLCREST CONDOMINIUMS  
Amended Table of Units & Ownership Interests

**EXHIBIT A - Amended**

(Units, Undivided Ownership Interests, and Votes)

<u>UNIT NO.</u>	<u>SIZE</u> (Square Feet)*	<u>UNDIVIDED</u> <u>OWNERSHIP</u> <u>INTERESTS</u> (Percentage)	<u>VOTES</u>
A-1	1,261	0.758%	1
A-2	1,261	0.758%	1
A-3	1,261	0.758%	1
A-4	1,261	0.758%	1
A-5	1,261	0.758%	1
A-6	1,261	0.758%	1
A-7	1,261	0.758%	1
A-8	1,261	0.758%	1
A-9	1,261	0.758%	1
A-10	1,261	0.758%	1
A-11	1,261	0.758%	1
A-12	1,261	0.758%	1
B-1	1,261	0.758%	1
B-2	1,261	0.758%	1
B-3	1,261	0.758%	1
B-4	1,261	0.758%	1
B-5	1,261	0.758%	1
B-6	1,261	0.758%	1
B-7	1,261	0.758%	1
B-8	1,261	0.758%	1
B-9	1,261	0.758%	1
B-10	1,261	0.758%	1
B-11	1,261	0.758%	1
B-12	1,261	0.758%	1
C-1	1,261	0.758%	1
C-2	1,261	0.758%	1
C-3	1,261	0.758%	1
C-4	1,261	0.758%	1
C-5	1,261	0.758%	1
C-6	1,261	0.758%	1
C-7	1,261	0.758%	1
C-8	1,261	0.758%	1
C-9	1,261	0.758%	1
C-10	1,261	0.758%	1
C-11	1,261	0.758%	1
C-12	1,261	0.758%	1
D-1	1,261	0.758%	1
D-2	1,261	0.758%	1
D-3	1,261	0.758%	1
D-4	1,261	0.758%	1
D-5	1,261	0.758%	1
D-6	1,261	0.758%	1
D-7	1,261	0.758%	1

D-8	1,261	0.758%	1
D-9	1,261	0.758%	1
D-10	1,261	0.758%	1
D-11	1,261	0.758%	1
D-12	1,261	0.758%	1
E-1	1,261	0.758%	1
E-2	1,261	0.758%	1
E-3	1,261	0.758%	1
E-4	1,261	0.758%	1
E-5	1,261	0.758%	1
E-6	1,261	0.758%	1
E-7	1,261	0.758%	1
E-8	1,261	0.758%	1
E-9	1,261	0.758%	1
E-10	1,261	0.758%	1
E-11	1,261	0.758%	1
E-12	1,261	0.758%	1
F-1	1,261	0.758%	1
F-2	1,261	0.758%	1
F-3	1,261	0.758%	1
F-4	1,261	0.758%	1
F-5	1,261	0.758%	1
F-6	1,261	0.758%	1
F-7	1,261	0.758%	1
F-8	1,261	0.758%	1
F-9	1,261	0.758%	1
F-10	1,261	0.758%	1
F-11	1,261	0.758%	1
F-12	1,261	0.758%	1
G-1	1,261	0.758%	1
G-2	1,261	0.758%	1
G-3	1,261	0.758%	1
G-4	1,261	0.758%	1
G-5	1,261	0.758%	1
G-6	1,261	0.758%	1
G-7	1,261	0.758%	1
G-8	1,261	0.758%	1
G-9	1,261	0.758%	1
G-10	1,261	0.758%	1
G-11	1,261	0.758%	1
G-12	1,261	0.758%	1
H-1	1,261	0.758%	1
H-2	1,261	0.758%	1
H-3	1,261	0.758%	1
H-4	1,261	0.758%	1
H-5	1,261	0.758%	1
H-6	1,261	0.758%	1
H-7	1,261	0.758%	1
H-8	1,261	0.758%	1
H-9	1,261	0.758%	1
H-10	1,261	0.758%	1
H-11	1,261	0.758%	1
H-12	1,261	0.758%	1

I-1	1,261	0.758%	1
I-2	1,261	0.758%	1
I-3	1,261	0.758%	1
I-4	1,261	0.758%	1
I-5	1,261	0.758%	1
I-6	1,261	0.758%	1
I-7	1,261	0.758%	1
I-8	1,261	0.758%	1
I-9	1,261	0.758%	1
I-10	1,261	0.758%	1
I-11	1,261	0.758%	1
I-12	1,261	0.758%	1
J-1	1,261	0.758%	1
J-2	1,261	0.758%	1
J-3	1,261	0.758%	1
J-4	1,261	0.758%	1
J-5	1,261	0.758%	1
J-6	1,261	0.758%	1
J-7	1,261	0.758%	1
J-8	1,261	0.758%	1
J-9	1,261	0.758%	1
J-10	1,261	0.758%	1
J-11	1,261	0.758%	1
J-12	1,261	0.758%	1
K-1	1,261	0.758%	1
K-2	1,261	0.758%	1
K-3	1,261	0.758%	1
K-4	1,261	0.758%	1
K-5	1,261	0.758%	1
K-6	1,261	0.758%	1
K-7	1,261	0.758%	1
K-8	1,261	0.758%	1
K-9	1,261	0.758%	1
K-10	1,261	0.758%	1
K-11	1,261	0.758%	1
K-12	1,261	0.758%	1

\*Size has been determined on the basis of the approximate number of square feet of floor space within each respective Unit, as shown on the Map and rounded off. Such number is not a representation or warranty of Declarant as to the actual size of a Unit.