

2685024

Recorded FEB 14 1975 at 12:24  
Request of SECURITY TITLE COMPANY  
Fee Paid, KATIE L. DIXON  
Recorder, Salt Lake County, Utah  
By [Signature] Deputy  
Ref: \_\_\_\_\_

FIRST SUPPLEMENTAL DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS, AND BY-LAWS  
FOR SPRING HILL CONDOMINIUMS, PHASE ONE,  
AND TO INCORPORATE PHASE TWO

SECURITY TITLE COMPANY  
150636 KW

This First Supplemental Declaration of Covenants, Conditions, Restrictions, and By-Laws for Spring Hill Condominiums, Phase One, to incorporate the hereinafter described property as Spring Hill Condominium Phase Two, is made by Spring Hill Condominiums, Inc., and is referred to in this First Supplemental Declaration as the "Declarant", as follows:

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions, Restrictions, and By-Laws of Spring Hill Condominiums, Phase One, was recorded in the office of the County Recorder of Salt Lake County, Utah, on September 7, 1973, as Entry No. 2567817, in Book 3414, at Page 28 and included a Record of Survey Map covering Phase One and Appendix B stating the initial percentage of ownership of the common areas, and

WHEREAS, an amendment of Covenants, Conditions, Restrictions, and By-Laws of Spring Hill Condominiums, Phase One, was recorded in the office of the County Recorder of Salt Lake County, Utah, on December 12, 1973, as Entry No. 2587689, in Book 3475, at Page 154, and

WHEREAS, Phase Two of Spring Hill Condominiums is ready to be recorded as authorized in the Declaration, as amended,

NOW THEREFORE, the Declarant does hereby make the following First Supplement to said Declaration, as amended:

1. The next phase of Spring Hill Condominiums shall be known as Phase Two and shall be in accordance with the Record of Survey Map of Spring Hill Condominiums, Phase Two, which is recorded concurrently with this Supplemental Declaration.

2. The real property included within Phase Two is situated in Salt Lake County, State of Utah, and is particularly described as follows:

Beginning at a point on the Northeasterly right-of-way line of Vine Street, said point being West 538.11 feet and North 1337.99 feet from the Southeast corner of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence N 49° 22' W along said right-of-way line 188.19 feet; thence N 66° 40' E 256.33 feet; thence S 30° 00" E 108.20 feet to a point on a curve to the left, the radius point of which is S 34° 50' 54" E 175.00 feet; thence Southwesterly along the arc

BOOK 3785 PAGE 496

of said curve 18.79 feet to a point of tangency; thence S 49° 00' W 19.47 feet to a point of a 210.0 foot radius curve to the right; thence Southwesterly along the arc of said curve 40.32 feet to a point of a reverse curve to the left; the radius point of which is S 30° 00' E 180.00 feet; thence Southwesterly along the arc of said reverse curve 60.84 feet to the point of tangency; thence S 40° 38' W 58.00 feet to the point of beginning. Contains 0.715 acres.

3. The Declarant hereby submits, pursuant to the provisions of Paragraph 24 of the Declaration of Covenants, Conditions, Restrictions, and By-Laws for Spring Hill Condominiums, the above-described tract of land, buildings, and other improvements constructed thereon or hereafter to be constructed, together with all appurtenances, to the provisions of the Utah Condominium Ownership Act, and to all of the terms, conditions, and provisions of the Declaration of Covenants, Conditions, Restrictions, and By-Laws for Spring Hill Condominiums, Phase One, as amended, which shall be known as Spring Hill Condominiums, Phase Two.

4. The development of Phase Two will change the initial percentages of ownership of common areas and facilities as set forth in Appendix B of the Declaration of Covenants, Conditions, Restrictions, and By-Laws for Spring Hill Condominiums, Phase One; and the new percentage for all condominium units now authorized in Spring Hill Condominiums are as set forth in the First Amended Appendix B, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Declarant has executed the foregoing First Supplemental Declaration this 12<sup>th</sup> day of February, 1975.

SPRING HILL CONDOMINIUMS, INC.

By: Bruce V. Broadhead  
Bruce V. Broadhead, President

ATTEST:

Marian B. Broadhead  
Marian B. Broadhead, Secretary

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF SALT LAKE )

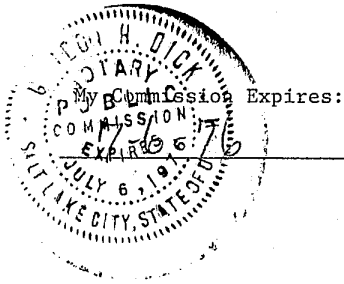
On the 12<sup>th</sup> day of February, 1975, personally appeared before me, Bruce V. Broadhead and Marian B. Broadhead, who being by me duly sworn, did say that they are the president and secretary respectively of Spring Hill Condominiums,

BOOK 3785 PAGE 497

Inc., and that the within and foregoing instrument was signed by them on behalf of said corporation by authority of a resolution of its Board of Directors and the said Bruce V. Broadhead and Marian B. Broadhead duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

*Gordon H. Dick*

NOTARY PUBLIC  
Residing at: Salt Lake County, Utah



FIRST AMENDED APPENDIX B

SPRING HILL CONDOMINIUMS, PHASE ONE AND TWO

Unit No.	Building	No. of Bedrooms	Former % Ownership of Common Areas	Amended % Ownership of Common Areas
A-1	A	2	1.39759	1.21899
A-2	A	2	1.39759	1.21899
A-3	A	2	1.39759	1.21899
A-4	A	2	1.39759	1.21899
B-1	B	3	1.78313	1.55527
B-2	B	3	1.78313	1.55527
C-1	C	3	1.78313	1.55527
C-2	C	3	1.78313	1.55527
C-3	C	3	1.78313	1.55527
C-4	C	3	1.78313	1.55527
C-5	C	3	1.78313	1.55527
C-6	C	3	1.78313	1.55527
C-7	C	3	1.78313	1.55527
C-8	C	3	1.78313	1.55527
D-1	D	3	1.78313	1.55527
D-2	D	3	1.78313	1.55527
D-3	D	3	1.78313	1.55527
D-4	D	3	1.78313	1.55527
D-5	D	3	1.78313	1.55527
D-6	D	3	1.78313	1.55527
D-7	D	3	1.78313	1.55527
D-8	D	3	1.78313	1.55527
E-1	E	3	Phase Two Units	1.59730
E-2	E	3	Phase Two Units	1.59730
E-3	E	3	Phase Two Units	1.59730
E-4	E	3	Phase Two Units	1.59730
E-5	E	3	Phase Two Units	1.59730
E-6	E	3	Phase Two Units	1.59730
E-7	E	3	Phase Two Units	1.59730
E-8	E	3	Phase Two Units	1.59730
F-1	F	3	1.92771	1.68137
F-2	F	3	1.92771	1.68137
F-3	F	3	1.92771	1.68137
F-4	F	3	1.92771	1.68137
F-5	F	3	1.92771	1.68137
F-6	F	3	1.92771	1.68137
G-1	G	3	1.92771	1.68137
G-2	G	3	1.92771	1.68137
G-3	G	3	1.92771	1.68137
G-4	G	3	1.92771	1.68137
G-5	G	3	1.92771	1.68137
G-6	G	3	1.92771	1.68137
G-7	G	3	1.92771	1.68137
G-8	G	3	1.92771	1.68137
H-1	H	3	1.92771	1.68137
H-2	H	3	1.92771	1.68137
H-3	H	3	1.92771	1.68137
H-4	H	3	1.92771	1.68137
H-5	H	3	1.92771	1.68137
H-6	H	3	1.92771	1.68137
J-1	J	3	1.92771	1.68137
J-2	J	3	1.92771	1.68137
J-3	J	3	1.92771	1.68137
J-4	J	3	1.92771	1.68137
J-5	J	3	1.92771	1.68137
J-6	J	3	1.92771	1.68137
K-1	K	3	1.78313	1.55527
K-2	K	3	1.78313	1.55527
K-3	K	3	1.78313	1.55527
L-1	L	3	1.78313	1.55527
L-2	L	3	1.78313	1.55527
M-1	M	4	1.63860	1.42917
N-1	N	4	1.63859	1.42964