

AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF
"GREEN VALLEY" CONDOMINIUMS
PHASE I, Phase I Amended

ENT 27211 BK 3669 PG 142
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 MAY 2 1:34 PM FEE 39.00 BY JD
RECORDED FOR SECURITY TITLE AND ABSTRACT

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF GREEN VALLEY CONDOMINIUMS (hereinafter "the Amendment to the Declaration"), is made by JOYNER CONSTRUCTION, INC. (hereinafter collectively "the Declarant").

RECITAL

WHEREAS, on the 3rd day of March 1993, that certain instrument captioned "Declaration of Condominium of Green Valley Condominiums" (therein and herein "The Declaration"), consisting of 40 pages, including Exhibits "A", "B", and "C", thereto attached, was filed for record by the Declarant in the office of the County Recorder of Utah County, Utah, in Book 3097, page 282 as Entry No. 12594, Green Valley Condominiums, hereinafter recited reference is hereby made for all purposes; and

WHEREAS, that certain instrument captioned "Record of Survey Map of Green Valley Condominiums, " prepared by Allen Consulting Surveyors and certified by Don Allen, Utah registered land surveyor, professional engineer, was filed of record simultaneously with the Declaration by the Declarant in said Office of the County Recorder as Entry No. 27210, assigned Map Filings No. 6044; and

WHEREAS, the Declaration (in Article IV) expressly reserved to the Declarant the right to expand the Green Valley Condominiums, Condominium Project ("the Project"), which right included the method of expansion, the right to adjust percentages of Common Areas and other provisions relative thereto as all therein set forth; and

WHEREAS, the Declarant now proposes to expand the project pursuant to the provisions of said Article IV of the Declaration to encompass the tracts of land hereinafter described,

NOW, THEREFORE, the Declarant hereby certifies and declares as follows:

SUPPLEMENTARY DECLARATION

1. Expansion of Definitions. The definitions used in the Declaration (wherever the context so admits as applied to the Amendment to the Declaration) shall be so expanded to encompass and refer to the project as hereby expanded.

2. Submission of Additional Tracts to Condominium Project. the Declarant hereby submits the following described tracts of land in the County of Utah (hereinafter sometimes referred to as "Phase II"), to-wit:

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GREEN VALLEY PHASE III

See Exhibit "A"

including all buildings and other improvements constructed thereon, together with all appurtenances thereto, and subject to all the covenants, conditions, and restrictions as hereinafter provided, to the Provisions of the Utah Condominium Ownership Act, so that such additional Buildings, Improvements and Appurtenances and the initial Condominium Project created by the Declaration shall in every respect be treated as integral parts of a single condominium ownership Project.

3. Name. The phase III lands, buildings, improvements and appurtenances hereby submitted to the provisions of the Act shall be known as Green Valley Condominium, Phase III.

4. Development Plans. This Phase, constituting expanded area of the Project will include the six (6) buildings containing a total of eleven (12) units, as shown on the supplemental record of survey map (the supplemental map), prepared and certified by Don Allen, engineer, which is filed simultaneously herewith.

5. Proportionate Ownership in Common Areas. The Phase III unit owners' proportionate ownership in the common areas of the Project as expanded, shall be set forth in Exhibit "B", hereto attached and made a part hereof. The expanded project will be managed, treated and governed in all respects as one condominium project without regard to phases, it being intended that references to phases in the Declaration and herein being made are for convenience only. The provisions of Article IV of the Declaration reserving to Declarant the right to adjust percentages of common areas of the original condominium shall likewise apply to the Phase III area.

6. Amendment of Ownership of Unit Owners of Phase III in the Common Areas. Pursuant to the provisions of Article IV of the Declaration reserving to Declarant the right to adjust the percentages of the Unit Owners; ownership in the common area upon the project being expanded, the Declarant hereby declares and certifies that from and after the recordation hereof in the Office of the County Recorder of Utah County, Utah, the proportionate ownership of unit owners of Phase I in the common areas of the Project, as expanded, shall be as set forth in the part of said Exhibit "B", captioned "Phase III--Amended Percentages of Ownership in the Common Areas."

7. Area of Land Covering the Project After Expansion. The Project as expanded here by encompasses the following described tracts of land in Utah County, Utah, to-wit:

GREEN VALLEY CONDOMINIUMS REVISED PHASE I

See Exhibit "C"

Being the perimeter description of revised Phase I, Green Valley Condominiums, Lindon, Utah.

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GREEN VALLEY CONDOMINIUMS PHASE II

See Exhibit "D"

Being the perimeter description of Phase II, Green Valley Condominiums, Lindon, Utah.

GREEN VALLEY CONDOMINIUMS PHASE III

See Exhibit "A"

Being the perimeter description of Phase III, Green Valley Condominiums, Lindon, Utah.

8. Incorporation by Reference of this Declaration. All and singular the provisions of the Declaration of Condominium of Green Valley Condominiums, together with the Bylaws, wherever the context so admits as applied to Phase I area, are hereby adopted herein by reference and made a part hereof as if the same were fully set forth herein.

9. Parking areas: Guest parking will be provided in each phase as follows.

parking stalls for 8 cars in phase I

parking stalls for 6 cars in phase II

parking stalls for 6 cars in phase III

The Association may at its approval and expense provide in addition to that listed above, parking stall as they deem necessary. Recorded maps/plats of each phase may show where additional parking maybe located, but these area may or may not be used.

10. Weather: Unit owners are responsible for snow and ice removal. Although the association may hire snow removal to be done when the depth of the snow reaches more than two inches, it is still the unit owners responsibility to make sure their walks are cleaned off. The declarant is hereby held harmless in regards to any weather related conditions, or problems.

11. Insurance: Each unit owner is responsible to pay any and all deductibles on any and all claims made on their unit. Any item not covered under the master policy will be the responsibility of the unit owner.

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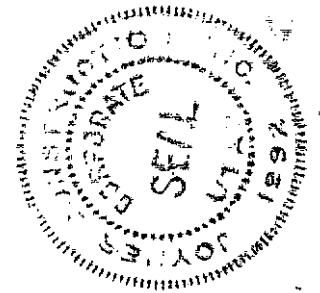
IN WITNESS WHEREOF, the Declarant has duly executed this instrument on the 28th day of April, 1995.

JOYNER CONSTRUCTION, INC.

BY: 
James R. Joyner - President

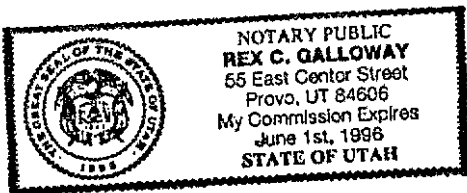
BY: 
Shauna C. Joyner - Secretary

SEAL:



STATE OF UTAH)
)SS
COUNTY OF UTAH)

On the 28th day of April, 1995, personally appeared before me JAMES R. JOYNER and SHAUNA C. JOYNER, who being by me duly sworn did say each for himself, that he the said JAMES R. JOYNER, is the President and she the said SHAUNA C. JOYNER, is the Secretary of JOYNER CONSTRUCTION, INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said JAMES R. JOYNER and SHAUNA C. JOYNER each duly acknowledged to me that said corporation executed the same.



Rex C. Galloway

Notary Public

EXHIBIT A

Commencing South $0^{\circ} 08' 49''$ East 112.23 feet along the section line and West 154.26 feet from the northeast corner of Sectin 33, Township 5 South Range 2 East, Salt Lake Base Meridian; thence South $0^{\circ} 08' 49''$ East 160.12 feet; thence South $89^{\circ} 58' 17''$ West 34.05'; thence South $0^{\circ} 01' 43''$ East 307.41 feet; thence South $89^{\circ} 58' 17''$ West 255.00 feet; thence North $0^{\circ} 01' 43''$ West 444.61 feet, along easterly line of "Phase II" Green Valley thence North $85^{\circ} 25' 53''$ East 289.63' to the point of beginning

Containing 2.786 acres.

"Phase III--Amended Percentages of Ownership in the Common Areas."

AMENDMENT TO DECLARATION OF
COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS
OF THE
GREEN VALLEY CONDOMINIUMS

Unit Number	Appurtenant Par Value	Percent of Undivided Interest In Common Areas	AS of Phase 3
1	1.0		2.17
2	1.0		2.17
3	1.0		2.17
4	1.0		2.17
5	1.0		2.17
6	1.0		2.17
7	1.0		2.17
8	1.0		2.17
9	1.0		2.17
10	1.0		2.17
11	1.0		2.17
12	1.0		2.17
13	1.0		2.17
14	1.0		2.17
15	1.0		2.17
16	1.0		2.17
17	1.0		2.17
18	1.0		2.17
19	1.0		2.17
20	1.0		2.17
21	1.0		2.17
22	1.0		2.17
23	1.0		2.17
24	1.0		2.17
25	1.0		2.17
26	1.0		2.17
27	1.0		2.17
28	1.0		2.17
29	1.0		2.17
30	1.0		2.17
31	1.0		2.17
32	1.0		2.17
33	1.0		2.17
34	1.0		2.17
35	1.0		2.17

36	1.0	2.17
37	1.0	2.17
38	1.0	2.17
39	1.0	2.17
40	1.0	2.17
41	1.0	2.17
42	1.0	2.17
43	1.0	2.17
44	1.0	2.17
45	1.0	2.17
46	1.0	2.17

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EXHIBIT "C"

REVISED PHASE I

Beginning North $0^{\circ}19'56''$ West 27.57 feet along the section line and WEST 697.60 feet from the northeast corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base Meridian; o thence South $0^{\circ}01'43''$ East 607.61 feet; thence South $89^{\circ}58'17''$ West 443.15 feet; thence North $22^{\circ}44'31''$ West 189.71 feet along the easterly line of Locust Avenue; thence North $89^{\circ}58'17''$ East 236.40 feet; thence North $0^{\circ}01'43''$ West 227.13 feet; thence South $85^{\circ}25'53''$ West 88.44 feet; thence North $3^{\circ}33'10''$ West 189.45 feet; thence North $86^{\circ}26'50''$ East 380.53 feet to the point of beginning.

Containing 5.061 acres.

EXHIBIT "D"

PHASE II

Beginning South $0^{\circ}08'49''$ East 135.30 feet along the section line and WEST 443.03 feet from the northeast corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base Meridian; thence South $0^{\circ}01'43''$ East 444.61 feet; thence South $89^{\circ}58'17''$ West 255.00 feet; thence North $0^{\circ}01'43''$ West 607.61 feet; thence North $86^{\circ}26'50''$ East 148.64 feet; thence South $22^{\circ}28'40''$ East 28.96 feet; thence South $32^{\circ}54'13''$ East 173.23 feet; thence North $85^{\circ}25'53''$ East 1.55 Feet to the point of beginning.

Containing 3.371 acres