

ENT 28098 BK 2814 PG 140
NINA B REID UTAH CO RECORDER BY MB
1991 JUL 18 10:27 AM FEE 23.00
RECORDED FOR SECURITY TITLE AND ABSTRACT

AMENDMENT TO THE DECLARATION OF CONDOMINIUM

OF

CORNER STONE CONDOMINIUMS

PHASE I, II, and III

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF CORNER STONE CONDOMINIUMS (hereinafter "the Amendment to the Declaration"), is made by JAMES JOYNER (hereinafter collectively "the Declarant").

RECITAL

WHEREAS, on the 9th day of October 1990, that certain instrument captioned "Declaration of Condominium of Corner Stone Condominiums" (therein and herein "The Declaration"), consisting of 42 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 2730, page 363 as Entry No. 33579, Corner Stone Condominiums, hereinafter recited reference is hereby made for all purposes; and

WHEREAS, that certain instrument captioned "Record of Survey Map of Corner Stone Condominiums, " prepared by Dudley & Associates and certified by Roger Dudley, 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. 33518, assigned Map Filings No. 4059; and

WHEREAS, the Declaration (in Article IV) expressly reserved to the Declarant the right to expand the Corner Stone 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 III"), to-wit:

CORNER STONE PHASE IV

Comencing at a point located N 89' 27' 18" W along the section line 149.57 feet and south 326.72 feet from the north 1/4 corner of Section 14, Township 6 south, Range 2 east, Salt Lake Base and Meridian; thence S00 degrees 18' 30"E 139.99 feet, N89 degrees 55' 00"E 9.73 feet, South 81.81 feet, west 115.51 feet along Phase I Corner Stone Condominiums, along arc of length 5.39 feet with chord bearing S16 degrees 28'01"E 5.39 r=113.82 feet, S17 degrees 49'29" 3.03 feet, along arc of length 44.65 feet with chord bearing S08 degrees 54' 44"E 44.47 r=143.54 feet, S00 degrees 00' 00"E33.00 feet, S00 degrees 39' 27"W 15.00 feet along Phase I Corner Stone, West 88.67 feet along Phase II Corner Stone, North 175.57 feet along Phases II & III Corner Stone, N89 degrees 37' 37"E 43.51 feet along Phase III Corner Stone, N00 degrees 22' 00"W 145.00 feet along Phase III Corner Stone, N89 degrees 37' 37"E to the point of beginning.

142.15 Feet

AREA = 1.01 ACRES

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 IV lands, buildings, improvements and appurtenances hereby submitted to the provisions of the Act shall be known as Corner Stone Condominium, Phase IV.

4. Development Plans. This Phase, constituting expanded area of the Project will include the two (2) buildings containing a total of four (4) units, as shown on the supplemental record of survey map (the supplemental map), prepared and certified by Roger Dudley, engineer, which is filed simultaneously herewith.

5. Proportionate Ownership in Common Areas. The Phase IV unit owners' proportionate ownership in the common areas of the Project as expanded, shall be set forth in Exhibit "A", 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 referen-

ces 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 IV area.

6. Amendment of Ownership of Unit Owners of Phase IV 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 IV in the common areas of the Project, as expanded, shall be as set forth in the part of said Exhibit "A", captioned "Phase IV--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:

CORNER STONE CONDOMINIUMS PHASE I

Commencing at a point located N89 27' 18" W along the section line 12.45 feet and south 647.20 feet from the north 1/4 Section 14, Township 6 south, Range 2 east, Salt Lake Base and Meridian; thence S00 40' 00"E 140.07 feet, N90 00' 00" W 235.00 feet, N00 00' 00"E 105.06 feet, N00 39' 27"E 50.00 feet, N00 00' 00"W 33.00 feet, arc length 44.65 feet, N17 49' 29" W 3.03 feet, arc length 5.39 feet, S90 00' 00"E 130.98 feet, S00 40" 00" 100.00 feet, S90 00' 00"E feet to the point of beginning.

AREA = 1.034 ACRES

Being the perimeter description of Phase I, Corner Stone, Condominiums, Orem, Utah.

Commencing at a point located N 89 27' 18" W along the section line 334.31 feet and south 542.68 feet from the north 1/4 Section 14, Township 6 south, Range 2 east, Salt Lake Base and Meridian; thence S00 40' 00"E 107.58 feet, N90 00' 00"E 88.87 feet, S00 39' 27"W 35.00 feet, N00 00' 00" E 105.06 feet, N90 00' 00"W 267.77 feet, N 25 18' 23" W 44.41 feet, N16 53' 58"W 140.69 feet, N73 06' 02" E 250.04 feet to the point of beginning.

AREA = 1.335 ACRES

Being the perimeter description of Phase II, Cornerstone Condominiums, Orem, Utah.

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Commencing at a point located N 89' 27' 18" W along the section line 291.72 feet and south 329.00 feet from the north 1/4 of Section 14, Township 6 south, Range 2 east, Salt Lake Base and Meridian; thence S00' 22' 00"E 145.00 feet, N89' 37' 37"W 43.51 feet, S00' 00' 00"E 67.99 feet, S73' 06' 02" W 250.04 feet along Phase II Corner Stone Condominiums, N16' 53' 58"W 275.54 feet, N 00' 18' 30" W 19.96 feet, N89' 37' 37"E 362.04 feet, to the point of beginning.

AREA = 1.79 ACRES

Being the perimeter description of Phase III, Cornerstone Condominiums, Orem, Utah.

Comencing at a point located N 89' 27' 18" W along the section line 149.57 feet and south 326.72 feet from the north 1/4 corner of Section 14, Township 6 south, Range 2 east, Salt Lake Base and Meridian; thence S00 degrees 18' 30"E 139.99 feet, N89 degrees 55' 00"E 9.73 feet, South 81.81 feet, west 115.51 feet along Phase I Corner Stone Condominiums, along arc of length 5.39 feet with chord bearing S16 degrees 28'01"E 5.39 r=113.82 feet, S17 degrees 49'29" 3.03 feet, along arc of length 44.65 feet with chord bearing S08 degrees 54' 44"E 44.47 r=143.54 feet, S00 degrees 00' 00" 33.00 feet, S00 degrees 39' 27"W 15.00 feet along Phase I Corner Stone, West 88.87 feet along Phase II Corner Stone, North 175.57 feet along Phases II & III Corner Stone, N89 degrees 37' 37"E 43.51 feet along Phase III Corner Stone, N00 degrees 22' 00"W 145.00 feet along Phase III Corner Stone, N89 degrees 37' 37"E to the point of beginning.

AREA=1.01 acres

Being the perimeter description of Phase IV, Corner Stone Condominiums, Orem, Utah.

8. Incorporation by Reference of this Declaration. All and singular the provisions of the Declaration of Condominium of Corner Stone 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.

IN WITNESS WHEREOF, the Declarant has duly executed this instrument on the ~~18~~ day of ~~February~~, 1991.

7/18/91
DATE

James R. Joyner
JAMES JOYNER DECLARANT

On the ~~18~~ day ^{July} ~~February~~, 1991, personally appeared before me JAMES JOYNER, Declarant, the signer of the foregoing instrument who acknowledged to me that he executed the same.

Rex C. Galloway
NOTARY PUBLIC

My Commission Expires:

6-1-92

Residing at: Spanish Fork, Utah

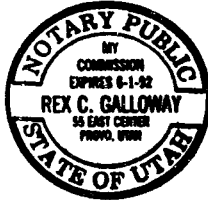


EXHIBIT "A"
TO DECLARATION OF
COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS
OF THE
CORNERSTONE CONDOMINIUMS

Unit Number	Appurtenant Par Value	Percent of Undivided Interest In Common Areas			
		<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>	<u>Phase 4</u>
1	1.0	16.67	8.33	5.26	4.35
2	1.0	16.67	8.33	5.26	4.35
3	1.0	16.67	8.33	5.26	4.35
4	1.0	16.67	8.33	5.26	4.35
5	1.0	16.67	8.33	5.26	4.35
6	1.0	16.67	8.33	5.26	4.35
7	1.0		8.33	5.26	4.35
8	1.0		8.33	5.26	4.35
9	1.0		8.33	5.26	4.35
10	1.0		8.33	5.26	4.35
11	1.0		8.33	5.26	4.35
12	1.0		8.33	5.26	4.35
13	1.0		8.33	5.26	4.35
14	1.0			5.26	4.35
15	1.0			5.26	4.35
16	1.0			5.26	4.35
17	1.0			5.26	4.35
18	1.0			5.26	4.35
19	1.0			5.26	4.35
20	1.0				4.35
21	1.0				4.35
22	1.0				4.35
23	1.0				4.35