

ENT 26764 BK 3143 PG 438
NINA B REID UTAH CO RECORDER BY BT
1993 MAY 10 10:37 AM FEE 37.00
RECORDED FOR REED B PARK

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF
OXFORD SQUARE CONDOMINIUMS
(An Expandable Condominium Project)**

THIS AMENDMENT is made and executed this 6th day of May, 1993, by TRI-CO REALTY & INVESTMENT CO., a Utah Corporation (the "Declarant"), acting by and through its President, Stephen L. Tripp.

W I T N E S S E T H

WHEREAS, the Declarant caused the Declaration of Condominium of Oxford Square Condominiums located in the City of Provo, County of Utah, State of Utah, to be recorded on the 15th day of April, 1993 in the office of the Utah County Recorder, State of Utah, as Entry No. 22376, in Book 3124, on Pages 198, et seq.;

WHEREAS, pursuant to the Utah Condominium Ownership Act, Utah Code Annotated, Section 57-8-1, et seq. and ARTICLE II, Paragraph 2. Annexation, of the Declaration of Condominium of Oxford Square Condominiums, the Declarant is entitled to annex the property referred to in Exhibit "B" to the Declaration of Condominium of Oxford Square Condominiums; and

WHEREAS, the Declarant does now desire to annex all the property described on Exhibit "B" to the Declaration of Condominium of Oxford Square Condominiums.

NOW, THEREFORE, the Declaration of Condominium of Oxford Square Condominiums is amended as follows:

1. **Condominium Project.** In addition to the real property described in Exhibit "A" to the Declaration of Condominium of Oxford Square Condominiums, the Oxford Square Condominium Project shall be annexed to include the real property described in Exhibit "A" to this Amendment, which real property is also identified in Exhibit "B" to the Declaration of Condominium of Oxford Square Condominiums as PHASE II and PHASE III.
2. **Complete Document.** Except as modified by this Amendment, all the terms and provisions of the Declaration of Condominium of Oxford Square Condominiums are hereby expressly ratified and confirmed, and shall remain in full force and effect, and shall apply to the Oxford Square Condominium Project as expanded. All other documents prepared in association with the original Declaration of Condominium of Oxford Square Condominiums, as recorded, shall remain in full force and effect, except as to allow for the annexation of the additional real property described in Exhibit "A" to this Amendment for the construction of an additional twenty-four (24) Condominium Units to the presently existing twelve (12) Condominium Units. There shall be a total of thirty-six (36)

Condominium Units in the Oxford Square Condominium Project, which will give each Condominium Unit Owner a 2.78% interest in the Common Areas and Facilities.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first above written.

TRI-CO REALTY & INVESTMENT CO.,
a Utah Corporation

By: *Stephen L. Tripp*
STEPHEN L. TRIPP, President

STATE OF UTAH)
)SS.
COUNTY OF UTAH)

I, the undersigned, a Notary Public, hereby certify that on the 6th day of May, 1993, personally appeared before me, STEPHEN L. TRIPP, who being by me first duly sworn, declared that he is the President of TRI-CO REALTY & INVESTMENT CO., a Utah Corporation, and that he signed the foregoing instrument on behalf of said Corporation.

Residing At: *Provo, Utah*
My Commission Expires: *9-1-94*

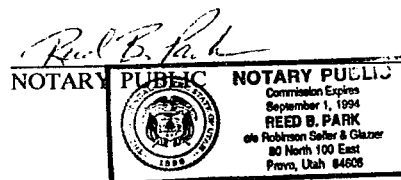


EXHIBIT "A"

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PHASE II

The following described property located in the City of Provo, Utah County, State of Utah, to wit:

Commencing at the Southeast corner of Lot 1, Block 112, Plat "A", Provo City Survey of Building Lots; thence West 104.00 feet; thence North 112.00 feet; thence East 104.00 feet; thence South 112.00 feet to the point of beginning. Area = 0.27 acre.

SUBJECT TO restrictions, covenants, easements, encumbrances, and rights-of-way of record, visible by inspection or otherwise.

PHASE III

The following described property located in the City of Provo, Utah County, State of Utah, to wit:

Commencing West 104.00 feet from the Southeast corner of Lot 1, Block 112, Plat "A", Provo City Survey of Building Lots; thence West 45.95 feet; thence North 112.00 feet; thence East 45.95 feet; thence South 112.00 feet to the point of beginning. Area = 0.12 acre.

SUBJECT TO restrictions, covenants, easements, encumbrances, and rights-of-way of record, visible by inspection or otherwise.

PHASES I, II, AND III

Phases I, II, and III cumulatively consist of the following described property located in the City of Provo, Utah County, State of Utah, to wit:

Commencing at the Southeast corner of Lot 1, Block 112, Plat "A", Provo City Survey of Building Lots; thence West 149.95 feet; thence North 199.22 feet; thence East 149.95 feet; thence South 199.22 feet to the point of beginning.

SUBJECT TO restrictions, covenants, easements, encumbrances, and rights-of-way of record, visible by inspection or otherwise.

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