

AMENDED SUPPLEMENTAL  
DECLARATION OF CONDOMINIUM  
OF WILLOW RUN RESORT CONDOMINIUMS

PHASE IV

WILLOW RUN DEVELOPMENT, INC., a Utah corporation, Declarant under that certain Declaration of Condominium of Willow Run Resort Condominiums, Phase I, filed of record on June 19, 1985, as Entry No. 277607, Book 380, Pages 74 - 135, of the Official Washington County Records, as amended, under that certain Amendment to Declaration of Condominium dated January 15, 1986, recorded January 16, 1986 as Entry No. 287547, Book 399, Pages 799 - 800 of the Official Washington County Records, as amended by that certain Supplemental Declaration of Willow Run Resort Phase II, dated April 8, 1986, recorded April 8, 1986, as Entry No. 292096, Book 408, Pages 408 - 413 of the Official Washington County Records, as amended by that certain Amendment to Declaration of Condominium and Record of Survey Map of Willow Run Resort Phases I and II, dated November 20, 1986, recorded December 10, 1986, as Entry No. 306316, Book 434, Pages 741 - 745 of the Official Washington County Records, and Consents to Recordation, recorded December 10, 1986, as Entry No. 306317, Book 434, Pages 746 - 771 of the Official Washington County Records, and Entry No. 306394, recorded December 11, 1986, in Book 434, Page 912 of the Official Washington County Records, as amended by that certain Supplemental Declaration of Willow Run Resort Condominiums Phase III, dated November 20, 1986, recorded

SOUTHERN UTAH TITLE  
REQUIREMENTS  
FORM 491, JAN. 219-227  
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RECORDS SECTION  
WASHINGTON COUNTY

December 10, 1986, as Entry No. 306329, Book 434, Pages 786, 789, as amended by that certain Amendment to Declaration of Condominium of Willow Run Resort Condominiums Phases I, II and III, dated September 25, 1987, recorded October 5, 1987, as Entry No. 321652, Book 465, Pages 690 to 696, as amended by that certain Declaration of Condominium of Willow Run Resort Condominiums Phase IV, dated October 9, 1987, recorded October 22, 1987, as Entry No. 322597, Book 467, Pages 584 to 591, hereby exercises its rights and privileges under said Declaration (paragraph 6 thereof) as amended and supplement Phase IV of Willow Run Condominiums as follows:

1. Declarant states that certain property is hereby added to Willow Run Resort Condominiums Phase IV, resulting in an amended legal description for Phase IV, which is the following described property located in the City of St. George, County of Washington, State of Utah (said property being inclusive of land reserved for expansion in the Declaration):

See Exhibit A attached hereto

2. This amendment to Willow Run Resort Condominiums Phase IV contains design changes in previously recorded Units 13, 17, 22, 24, 26, 28, 30 and 32, changes in configuration of Limited Common Area appurtenant to Units 19 and 21, adds three units, numbered 23, 25, and 34, and adds certain common area parking, all as set forth on the Amended Record of Survey Map of Willow Run Resort Condominium Phase IV. Said addition contains two new architecturally compatible buildings for a total of ten buildings and nineteen units in Phase IV. Said addition also contains four new parking spaces in the

common area.

3. Declarant further amends the undivided interest of each unit in the common areas of the total Willow Run Resort Condominiums project (as allowed in such Declaration and under the Utah Condominium Act), from 1/69 to 1/72, 72 being the total platted units in the project to date. All units shall share in common expenses according to their undivided interests which are hereby amended, subject to the rights of Declarant as set forth in the Declaration. Declarant continues to reserve all rights to expand and such other rights as are conferred in the Declaration as amended.

4. The recordation of this Amended Supplemental Declaration shall constitute and effectuate the annexation of the real property described at Exhibit A hereto to Phases I, II, III and IV of the Project, making the Exhibit A property subject to the functions, powers, and jurisdiction of the Willow Run Resort Owners Association; hereafter all owners of units in said real property shall automatically be members of the Association, under the terms and conditions of the Declaration and Articles and Bylaws of said Association.

5. This Amendment shall have the effect of eliminating the originally filed Phase IV and replacing the same in total with the Amended Record of Survey Map of Phase IV, thus superceding the original filing of Phase IV.

6. This Amendment is made with the concurrence of the Willow

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Willow Run Resort Owners Association, pursuant to appropriate homeowner consent, as authorized by the Declaration of Condominium.

DATED this 27 day of JULY, 1988.

"Declarant"

WILLOW RUN DEVELOPMENT, INC.

Jay Ence, President

STATE OF UTAH )
COUNTY OF WASHINGTON ) ss

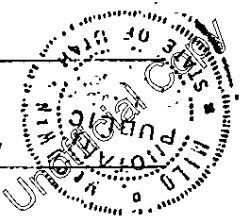
On this 27 day of JULY, 1988, personally appeared before me Jay Ence, known to me to be the President of Willow Run Development, Inc., a Utah corporation, who being by me duly sworn did say that he is the President of said corporation and that the foregoing instrument was signed by him on behalf of said corporation by authority of a Resolution of its Board of Directors, and acknowledged to me that said corporation executed the same.

Notary Public

Residing in:

My Commission Expires 4-8-91

ST GEO UTAH



CONSENT TO AMENDMENT

WILLOW RUN RESORT OWNERS ASSOCIATION, a Utah Non-Profit Corporation

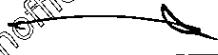
By Jay Ence, President

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STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On the 27 day of JULY, 1988, personally appeared before me JAY ENLE, who being by me duly sworn did say that he is the President of Willow Run Resort Owners Association, that the within and foregoing instrument was signed on behalf of said corporation and said person acknowledged to me that said corporation executed the same pursuant to authority granted by its Board of Trustees.

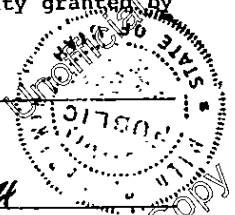
  
Notary Public

My Commission Expires:

2-8-91

Residing In:

ST. GEO. UTAH



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**EXHIBIT A**

**LEGAL DESCRIPTION**

**WILLOW RUN RESORT CONDOMINIUMS,  
AMENDED PHASE IV**

Beginning at the most Southerly corner of Willow Run Resort Condominiums Phase III, said point being S 0°40'10"E 286.952 feet along the center section line and East 97.855 feet from the center of Section 26, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence along the boundary line of Willow Run Resort Condominiums Phase III as follows; N 32°27'E 128.05 feet; thence N 57°33'W 16.115 feet; thence N 32°27'E 83.335 feet; thence N 27°33'W 48.94 feet to the most Southerly corner of Willow Run Resort Condominiums Phase II "Amended"; thence leaving said Phase III and running N 77°27'E 56.57 feet along said Phase II "Amended", thence leaving said Phase II "Amended" and running S 57°33'E 171.82 feet; thence N 35°48'E 38.83 feet; thence S 54°12'E 125.00 feet; thence S 35°48'W 18.80 feet; thence S 54°12'E 69.00 feet; thence S 35°48'W 285.00 feet; thence N 57°33'W 331.51 feet to the point of beginning.

Containing 2.356 Acres, more or less.

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EXHIBIT B

SCHEDULE OF UNIT NUMBERS, PARKING,  
AND UNDIVIDED INTERESTS OF  
WILLOW RUN RESORT CONDOMINIUMS,  
PHASES I - IV

<u>Unit No.</u>	<u>Covered Parking Assignment</u>	<u>Undivided Interest in Common Areas</u>
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PHASE I

Building A:

A101	A101	1/72
A102	A102	1/72
A103	A103	1/72
A104	A104	1/72
A105	enclosed garage	1/72
A106	A106	1/72
A107	A107	1/72
A108	A108	1/72
A109	A109	1/72
A201	A201	1/72
A202	A202	1/72
A203	A203	1/72
A204	enclosed garage	1/72
A205	enclosed garage	1/72
A206	enclosed garage	1/72
A207	A207	1/72
A208	A208	1/72
A209	A209	1/72

PHASE II

Building J:

J101	J101	1/72
J102	J102	1/72
J103	J103	1/72
J104	J104	1/72
J105	J105	1/72
J106	J106	1/72
J107	J107	1/72
J108	J108	1/72
J109	J109	1/72
J110	J110	1/72
J111	J111	1/72
J112	J112	1/72
J201	J201	1/72
J202	J202	1/72
J203	J203	1/72
J204	J204	1/72
J205	J205	1/72

J206	J206	1/72
J207	J207	1/72
J208	J208	1/72
J209	J209	1/72
J210	J210	1/72
J211	J211	1/72
J212	J212	1/72

PHASE III  
Patio Homes:

1	attached garage	1/72
2	attached garage	1/72
3	attached garage	1/72
4	attached garage	1/72
5	attached garage	1/72
6	attached garage	1/72
7	attached garage	1/72
8	attached garage	1/72
9	attached garage	1/72
10	attached garage	1/72
12	attached garage	1/72

PHASE IV  
Patio Homes:

11	attached garage	1/72
13	attached garage	1/72
14	attached garage	1/72
15	attached garage	1/72
16	attached garage	1/72
17	attached garage	1/72
18	attached garage	1/72
19	attached garage	1/72
20	attached garage	1/72
21	attached garage	1/72
22	attached garage	1/72
23	attached garage	1/72
24	attached garage	1/72
25	attached garage	1/72
26	attached garage	1/72
28	attached garage	1/72
30	attached garage	1/72
32	attached garage	1/72
34	attached garage	1/72

The covered parking stalls referred to above are a limited common area, and appurtenant to the units designated above and need not be referred to in any unit deed.

The attached garages referred to above are private areas appurtenant to the units designated above and need not be referred



to in any unit deed.

The unit numbers and covered parking stall numbers listed above correspond to the same unit numbers and covered parking stall numbers referred to on the Record of Survey Map.

The Declarant reserves unto itself the right to change parking assignments for any unit owned by itself, or with the permission of affected owners, to any other covered parking space. This shall be accomplished by the filing of a Supplemental Declaration indicating the change, together with any necessary approval.

Note: There are no units 27, 29, and 31 in sequence, as these numbers are reserved for a future phase(s).