

WHEN RECORDED, RETURN TO:

The Knowlton Group

428 South State St. #2

Salt Lake City, Utah 84111

4250
Specialties Plus
Salt Lake City, Utah

RECORDED
FEB 16 11 51 AM '83

KATHLEEN J. DIXON
RECORDER
SALT LAKE COUNTY
UTAH

3760295

SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF VINE STREET EAST CONDOMINIUM PROJECT

(An Expandable Condominium)

This Supplemental Declaration of Covenants, Conditions and Restrictions is made and executed in Salt Lake County, Utah, this 4th day of February, 1983, by PRUDENTIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, hereinafter called "Declarant", for itself, its successors, grantees and assigns, pursuant to the provisions of the Utah Condominium Ownership Act, Utah Code Annotated, Section 57-8-1, et seq., (1953 as amended).

1. RECITALS

1.1 The Declaration of Covenants, Conditions and Restrictions of Vine Street East Condominium Project (An Expandable Condominium) (hereafter "Declaration") was recorded in the office of the Salt Lake County Recorder on January 18, 1979, as Entry No. 3225510, Book 4801, Page 1402; a Supplemental Declaration of Covenants, Conditions and Restrictions, designated as Phase Two, was recorded in the office of the Salt Lake County Recorder on January 2, 1980, as Entry No. 3383779, Book 5017, Page 113; and a second Supplemental Declaration of Covenants, Conditions and Restrictions, designated as Phase Three, was recorded in the office of the Salt Lake County Recorder on January 29, 1981, as Entry No. 3528893, Book 5207, Page 48.

1.2 Declarant desires to add Phase Four, consisting of certain land and three condominiums (units, together with the undivided interest in common areas and facilities attendant thereto), to the Vine Street East Condominium Project.

2. SUBMISSION

Declarant hereby makes this Supplemental Declaration and submits the portion of the Additional Land described in paragraph 3 hereof and the condominiums constructed thereon to the Vine Street East Condominium Project, consistent with the provisions of paragraph 25 of the Declaration and the provisions of the Condominium Act.

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3. ADDITIONAL LAND SUBMITTED TO THE CONDOMINIUM PROJECT

The property added to the Vine Street East Condominium Project is described as follows:

Beginning at a point on the North line of Vine Street East-Phase III, a Utah Condominium Project of part of Section 17 and 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian which is due east 255.745 feet and due North 184.976 feet from the South quarter corner of said Section 17, said point of beginning also being North 89°57'15" East 319.58 feet along the Vine Street monument line, South 552.521 feet and West 204.055 feet from a County monument in Vine Street North 89°57'15" West 2126.211 feet from the County monument at the intersection of Vine Street and 1300 East Street, and running thence

North 15°00'00" East 31.985 feet to a point on a 15-foot radius curve to the right whose center bears North 15°00'00" East; thence

Northwesterly 19.635 feet along said curve through a central angle of 75° to a point of tangency; thence

North 79.426 feet to the beginning of a 15-foot radius curve to the right; thence

Northeasterly 23.562 feet along said curve through a central angle of 90°; thence

West 216 feet, more or less, to the center of Little Cottonwood Creek; thence

Southerly along the center line of said creek to a point which is South 88°36'00" West 225', more or less, from the point of beginning; thence

North 88°36'00" East 225' to the point of beginning.

(Containing 0.6989 Acres)

Subject to easements, restrictions, rights of way and reservations of record or enforceable at law.

4. PERCENTAGE OF OWNERSHIP

The percentage of ownership in the Common Area and Facilities, from and after the date this Supplemental Declaration and the Record of Survey Map for Vine Street East - Phase Four are recorded, shall be as set forth in Exhibit B, attached hereto and incorporated herein.

5. EXPANSION OF THE CONDOMINIUM PROJECT

The condominiums located in Vine Street East - Phase Four, numbers 52, 53 and 54, shall be subject to all the terms and conditions of the Declaration and subject to condominium ownership with all incidents pertaining thereto as specified in the Declaration.

6. EXPANSION OF DEFINITIONS

The definitions used in the Declaration are expanded to encompass and refer to the Vine Street East Condominium Project as expanded. The recordation in the office of the Salt Lake County Recorder, Salt Lake City, Utah, of this Supplemental Declaration and of the record of survey map of Vine Street East - Phase Four shall operate automatically to

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grant, transfer and convey, pro tanto, to then owners of the units in the project as it existed before this expansion, the respective undivided interests in the new Common Areas added to the project as the result of this expansion, and to reduce, pro tanta, their percentage of interest in the condominium property existing prior to the expansion. The undivided interest of each unit in the Common Areas of the expanded Vine Street East Condominium Project are as set forth in Exhibit B and the record of survey map of Vine Street East - Phase Four, the Declaration and the expanded definitions thereof, shall continue in full force and effect, applicable to all condominiums submitted to the Vine Street East Condominium Project by the Declaration and this Supplemental Declaration.

IN WITNESS WHEREOF, the undersigned, Prudential Federal Savings and Loan Association, has set its hand this 14th day of February, 1983.

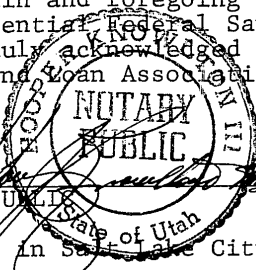
PRUDENTIAL FEDERAL SAVINGS
AND LOAN ASSOCIATION

By James R. Heitz
James R. Heitz, Vice President

STATE OF UTAH)
 :
COUNTY OF SALT LAKE)

On the 14th day of February, 1983, personally appeared before me James R. Heitz, who being by me duly sworn did say that he is the Vice President of Prudential Federal Savings and Loan Association and that the within and foregoing instrument was signed on behalf of said Prudential Federal Savings and Loan Association, and he further duly acknowledged to me that said Prudential Federal Savings and Loan Association executed the same.

My commission expires:
2.1.87


NOTARY PUBLIC
State of Utah
Residing in Salt Lake City, UT

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EXHIBIT B TO
 SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS
 AND RESTRICTIONS OF VINE STREET EAST CONDOMINIUM PROJECT

Number	Square Feet	Percentage Interest
1	1401	1.75% (.0175)
2	1573	1.96% (.0196)
3	1573	1.96% (.0196)
4	1573	1.96% (.0196)
5	1573	1.96% (.0196)
6	1403	1.75% (.0175)
7	1383	1.72% (.0172)
8	1572	1.96% (.0196)
9	1572	1.96% (.0196)
10	1410	1.76% (.0176)
11	1570	1.96% (.0196)
13	1560	1.94% (.0194)
14	1367	1.70% (.0170)
15	1399	1.74% (.0174)
16	1399	1.74% (.0174)
17	1524	1.90% (.0190)
18	1398	1.74% (.0174)
19	1429	1.78% (.0178)
20	1560	1.94% (.0194)
21	1430	1.78% (.0178)
22	1430	1.78% (.0178)
23	1560	1.94% (.0194)
24	1430	1.78% (.0178)
25	1579	1.97% (.0197)
26	1410	1.76% (.0176)
27	1577	1.96% (.0196)
28	1577	1.96% (.0196)
29	1408	1.76% (.0176)
30	1408	1.76% (.0176)
31	1577	1.96% (.0196)
32	1577	1.96% (.0196)
33	1411	1.76% (.0176)
34	1579	1.97% (.0197)
35	1388	1.73% (.0173)
36	1586	1.98% (.0198)
37	1586	1.98% (.0198)
38	1416	1.76% (.0176)
39	1568	1.95% (.0195)
40	1574	1.96% (.0196)
41	1409	1.76% (.0176)
42	1564	1.95% (.0195)
43	1575	1.96% (.0196)
44	1417	1.77% (.0177)
52	1584	1.98% (.0198)
53	1600	1.99% (.0199)
54	1587	1.98% (.0198)
55	1390	1.73% (.0173)
56	1390	1.73% (.0173)
67	1393	1.74% (.0174)
68	1586	1.98% (.0198)
69	1586	1.98% (.0198)
70	1392	1.73% (.0173)
71	1590	1.98% (.0198)
72	880	1.10% (.0110)
	80253	100.00% 1.0000

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