

SEVENTH AMENDMENT FOR EXPANSION
FOR WESTON CONDOMINIUMS

(An Expandable Condominium Project)

This amendment to the Declaration of Condominium of Weston Condominiums, and Expandable Condominium Project (hereafter referred to as the "Declaration"), is made as of the date of the recording hereof in the Utah County Recorder's Office by TMM Associates, L.C. (Hereinafter referred to as "Declarant") pursuant to Utah Code Annotated Section 57-8-13.6 and pursuant to Section 35 of Article III of the Declaration.

RECITALS

WHEREAS, Declarant caused the Declaration to be recorded on July 21, 1997 as Entry No. 54738, in Book 4323, at Pages 777 in the official records of the Utah County Recorder, and

WHEREAS, the Record of Survey Map was recorded by Declarant on July 21, 1997, as Entry No. 54737, Map No. 749 in the official records of the Utah County Recorder, and

WHEREAS, Declarant caused an Amendment for Expansion for Phase II of the Condominium Project to be recorded on July 21, 1997, as Entry No. 54741, in Book 4323, at Page 819 in the official records of the Utah County Recorder.

WHEREAS, the Record of Survey Map for Phase II was recorded by Declarant on July 21, 1997, as Entry No. 54740, Map No. 7150 in the official records of the Utah County Recorder, and

WHEREAS, Declarant caused an Amendment for Expansion for Phase III of the Condominium Project to be recorded on July 21, 1997, as Entry No. 54743, in Book 4323, at Page 824 in the official records of the Utah County Recorder.

WHEREAS, the Record of Survey Map for Phase III was recorded by Declarant on July 21, 1997, as Entry No. 54742, Map No. 7151 in the official records of the Utah County Recorder, and

WHEREAS, Declarant caused an Amendment for Expansion for Phase IV of the Condominium Project to be recorded on July 21, 1997, as Entry No. 54745, in Book 4323, at Page 819 in the official records of the Utah County Recorder.

WHEREAS, the Record of Survey Map for Phase IV was recorded by Declarant on July 21, 1997, as Entry No. 54744, Map No. 7152 in the official records of the Utah County Recorder, and

WHEREAS, Declarant caused an Amendment for Expansion for Phase V of the Condominium Project to be recorded on October 22, 1997, as Entry No. 83131, in Book 4412, at Page 441 in the official records of the Utah County Recorder.

WHEREAS, the Record of Survey Map for Phase V was recorded by Declarant on October 22, 1997, as Entry No. 83130, Map No. 7889 in the official records of the Utah County Recorder, and

WHEREAS, Declarant caused an Amendment for Expansion for Phase VI of the Condominium Project to be recorded on October 22, 1997, as Entry No. 83129, in Book 4412, at Page 436 in the official records of the Utah County Recorder.

WHEREAS, the Record of Survey Map for Phase VI was recorded by Declarant on October 22, 1997, as Entry No. 83128, Map No. 7888 in the official records of the Utah County Recorder, and

WHEREAS, Declarant caused an Amendment for Expansion for Phase VII of the Condominium Project to be recorded on MARCH 3, 1998, as Entry No. 23282, in Book 4558, at Page 378 in the official records of the Utah County Recorder.

WHEREAS, the Record of Survey Map for Phase VII was recorded by Declarant on MARCH 3, 1998, as Entry No. 23281, Map No. 7461 in the official records of the Utah County Recorder, and

WHEREAS, the Declaration provides for the expansion of the Condominium Project, and

WHEREAS, Declarant now desires to add Phase VIII to the existing Condominium Project pursuant to the terms of the Declaration, and

WHEREAS, the Record of Survey Map for VIII is being recorded concurrently herewith by Declarant in the official records of the Utah County Recorder.

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

1. Declarant hereby submits to the provisions of the Utah Condominium Act, Utah Code Annotated Section 57-8-1 et seq. (hereinafter referred to as the "Act"), the following described real property situated in Utah County, State of Utah"

See Exhibit "A" attached hereto.

2. The real property hereby submitted to the Act shall be known as Phase VIII of the Weston Condominiums and shall be subject to the terms of the Declaration. The structure to be built on said real property shall consist of one twelve-unit building with a maximum and minimum of 12 Units.

3. All improvements constructed on the real property included in Phase VIII shall be consistent in quality of construction and principal materials and shall be compatible in architectural style with the strictures on the land within the original project identified as Phase II. The building will be conventional wood-frame construction with brick and stucco exterior and asphalt shingle roofing. The building will consist of three levels, with the lower level being partially underground, making a building which is two and one-half stories in height. Each Unit will contain approximately 924 square feet and will consist of 2 bedrooms, 1 bathroom, living room and a kitchen-dining room area. The upper two levels will have at least 1 balcony for each Unit. Each lower level Unit will have at least one patio. Each unit will be provided with one covered parking space which will not be attached to the Unit and shall be designated as Limited Common Area.

4. As specified in section 35 of Article III of the Declaration, with this annexation of Phase VIII each Unit Owner will have an undivided 1/96 interest in the Common Areas and Facilities.

5. With this annexation of Phase VIII, the remaining Additional Land shall consist of the following described real property situated in Utah County, State of Utah:

See Exhibit "B" attached hereto.

In WITNESS WHEREOF, the undersigned, being the Declarant, has caused this instrument to be executed on the 26 day of FEB, 1998

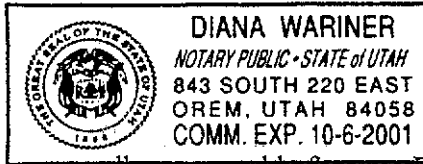
DECLARANT:

TMM ASSOCIATES, L.C.

By: Donald E. Mullen
Donald E. Mullen, member

By: David L. Mitton
Miller Construction Services, Inc., member
by David L. Mitton, Vice President

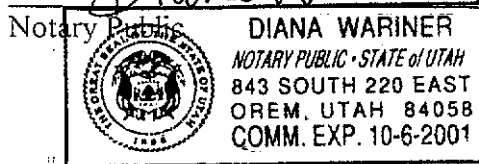
STATE OF UTAH)
)ss.
COUNTY OF UTAH)



On the 26 day of Feb, 1998, personally appeared before me Donald E. Mullen, who being by me duly sworn, did say that he is a member of TMM Associates, L.C. and that said instrument was signed in behalf of said company by authority of its operating agreement or articles of organization and he acknowledged to me that said company executed the same.

Diana Wariner

STATE OF UTAH)
)ss.
COUNTY OF UTAH)



On the 26 day of Feb, 1998, personally appeared before me David L. Mitton, who being by me duly sworn, did say that he is Vice President of Miller Construction Services, Inc., a member of TMM Associates, L.C. and that said instrument was signed in behalf of said corporation by authority of its by-laws and was signed in behalf of TMM Associates, L.C. by authority of its operating agreement or articles of organization, and he acknowledged to me that said company executed the same.

Diana Wariner
Notary Public

EXHIBIT "A"

WESTON CONDOMINIUMS
PHASE VIII PROPERTY DESCRIPTION

WESTON CONDOMINIUMS
PHASE VIII - PROPERTY DESCRIPTION
PREPARED FEBRUARY 26, 1998

Beginning at a point which is NORTH 1,850.93 feet and WEST 624.40 feet from the South 1/4 Corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence WEST 121.19 feet; thence NORTH 45.00 feet; thence WEST 27.00 feet; thence NORTH 128.95 feet; thence N89°29'22"E 126.64 feet; thence S00°30'38"E 13.85 feet; thence N89°29'22"E 20.00 feet; thence S00°30'38"E 161.42 feet to the point of beginning.

Containing 0.56 Acres

EXHIBIT "B"

WESTON CONDOMINIUMS
ADDITIONAL LAND AFTER ANNEXATION OF PHASE VIIIWESTON CONDOMINIUMS
REMAINING PROPERTY-MINUS PHASE I,II,III,IV,V,VI,VII & VIII

Beginning at a point which is NORTH 1,725.93 feet and WEST 316.70 feet from the South 1/4 Corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence WEST 430.42 feet; thence S56°41'14"W 139.67 feet; thence N32°58'03"W 515.66 feet; thence N72°10'44"E 271.78 feet; thence N89°29'22"E 62.51 feet; thence S00°30'38"E 45.00 feet; thence N89°29'22"E 56.99 feet; thence S00°30'38"E 20.00 feet; thence S89°29'22"W 32.46 feet; thence SOUTH 76.15 feet; thence N89°29'22"E 25.51 feet; thence SOUTH 128.95 feet; thence EAST 27.00 feet; thence SOUTH 45.00 feet; thence EAST 215.49 feet; thence SOUTH 20.00 feet; thence S89°59'29"E 67.33 feet; thence EAST 146.08 feet; thence SOUTH 105.00 feet to the point of beginning.

Containing 3.18 Acres