

THIRTEENTH AMENDMENT TO THE RESTATED AND AMENDED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AT THE BRIARWOOD CONDOMINIUM PROJECT
(AN EXPANDABLE CONDOMINIUM PROJECT)

5128901

WHEREAS, The Declarant herein recorded the Amended and restated Declaration of Covenants, Condition and Restrictions for the Briarwood Springs Condominium Project (the "Declaration") with the Salt Lake County Recorder's Office on December 12, 1988 as Entry No. 4385955, Book 5851, Pages 3090 through 3137.

WHEREAS, The Declarant herein has previously recorded with the Salt Lake County Recorder's Office the Amendments to the Restated and amended Declaration of Covenants, Conditions and Restrictions for the Briarwood Springs Condominium Project relative to the expansion and inclusion within the project of amended Phase 4, Phase 5, Phase 6, Phase 7, Phase 8, Phase 9, Phase 10, Phase 11, Phase 12, Phase 13, Phase 14, and Phase 15.

WHEREAS, The Declarant, Pursuant to Sections 20.3 and 17.05 of the Declaration now desires to amend such Declaration to include Phase 16 as follows:

1. Paragraph A of the Recitals of the Declaration shall be amended to include the following property description, denoted as Phase 16 of the Project:

PHASE 16:

PHASE 16 DESCRIPTION

Beginning at a point which is North 00°02'05" East along the Section Line 1223.41 feet and West 414.50 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 117.14 feet; thence South 89°53'18" West 16.11 feet; thence North 85°32'55" West 89.71 feet; thence North 10°00'00" East 111.91 feet;

thence East 86.12 feet to the point of beginning.
Contains 0.252 acres.

8150

5128901
20 SEPTEMBER 91 01:11 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
GRAMCORP
595 SKYLARK LANE
MIDVALE UT 84047
REC BY: KARNA BLANCHARD, DEPUTY

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2. Paragraph 2.04 of the Declaration relative to the property description for expandable area shall be amended as follows:

EXPANDABLE AREA PHASE 16

Beginning at a point on the Westerly Right-of-Way line of 700 East Street; said point being North 00°02'05" East along the Section Line 988.79 feet and West 33.00 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence along said Westerly Right-of-Way line South 00°02'05" West 80.73 feet; thence South 41°46'04" West 130.36 feet; thence South 20°27'59" West 81.14 feet; thence North 44°00'00" West 114.65 feet; thence South 84°30'00" West 13.57 feet; thence North 05°30'00" West 136.12 feet; thence North 84°17'22" West 19.64 feet; thence West 50.09 feet; thence North 35.366 feet; thence East 291.08 feet to the point of beginning; also beginning at a point which is North 00°02'05" East along the Section Line 1330.01 feet and West 604.79 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 106.60 feet; thence East 104.10 feet; thence South 10°00'00" West 142.56 feet; thence South 04°27'05" West 98.00 feet; thence West 15.38 feet; thence South 14.00 feet; thence West 62.00 feet; thence North 111.50 feet; thence West 116.50 feet; thence South 111.50 feet; thence West 160.47 feet; thence South 157.16 feet to a point on the arc of an 89.00 foot radius curve to the left (chord bears South 07°00'00" East 21.69); thence Southeasterly along the arc of said curve 21.75 feet; thence South 14°00'00" East 71.669 feet; thence South 89°59'55" West 67.89 feet; thence North 01°24'17" East 607.10 feet; thence East 315.64 feet to the point of beginning. Contains 3.98 acres

3. Exhibit "A" relative to the identification of respective units and their undivided interest in common areas shall be amended to read as follows:

1573

EXHIBIT "A"

Bldg # / Unit #	Sq. Footage	% Ownership	Votes

AMENDED PHASE 1			

1-1	1078	.6853	1078
1-2	1057	.6720	1057
1-3	1078	.6853	1078
1-4	1057	.6720	1057
1-5	1078	.6853	1078
1-6	1057	.6720	1057
2-1	1078	.6853	1078
2-2	1070	.6802	1070
2-3	1078	.6853	1078
2-4	1070	.6802	1070
2-5	1078	.6853	1078
2-6	1070	.6802	1070
3-1	1078	.6853	1078
3-2	1057	.6720	1057
3-3	1078	.6853	1078
3-4	1057	.6720	1057
3-5	1078	.6853	1078
3-6	1057	.6720	1057
4-1	1078	.6853	1078
4-2	1057	.6720	1057
4-3	1078	.6853	1078
4-4	1057	.6720	1057
4-5	1078	.6853	1078
4-6	1057	.6720	1057
28-1	1078	.6853	1078
28-2	1070	.6802	1070
28-3	1078	.6853	1078
28-4	1070	.6802	1070
28-5	1078	.6853	1078
28-6	1070	.6802	1070

PHASE 2 A			

5-1	1078	.6853	1078
5-2	1078	.6853	1078
5-3	1078	.6853	1078
5-4	1078	.6853	1078
5-5	1078	.6853	1078
5-6	1078	.6853	1078
6-1	1078	.6853	1078
6-2	1078	.6853	1078
6-3	1078	.6853	1078
6-4	1078	.6853	1078
6-5	1078	.6853	1078

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6-6	1078	.6853	1078
PHASE 2 B			

25-1	1078	.6853	1078
25-2	1078	.6853	1078
25-3	1078	.6853	1078
25-4	1078	.6853	1078
25-5	1078	.6853	1078
25-6	1078	.6853	1078
26-1	1078	.6853	1078
26-2	1078	.6853	1078
26-3	1078	.6853	1078
26-4	1078	.6853	1078
26-5	1078	.6853	1078
26-6	1078	.6853	1078
27-1	1078	.6853	1078
27-2	1078	.6853	1078
27-3	1078	.6853	1078
27-4	1078	.6853	1078
27-5	1078	.6853	1078
27-6	1078	.6853	1078
PHASE 3			

28-1	1546	.8828	1546
28-2	1412	.8976	1412
28-3	1308	.8315	1308
28-4	1546	.9828	1546
28-5	1546	.9828	1546
28-6	1412	.8976	1412
AMENDED PHASE 4			

30-1	1412	.8976	1412
30-2	1308	.8315	1308
30-3	1412	.9976	1412
PHASE 5			

31-1	1677	1.0661	1677
31-2	1308	.8315	1308
31-3	1412	.8976	1412
31-4	1546	.9828	1546
PHASE 6			

34-1	1312	.8341	1312
34-2	1080	.6738	1080
34-3	907	.5786	907
34-4	1085	.6898	1085
34-5	1130	.7184	1130

34-6	1312	.8341	1312
34-7	1060	.6739	1060

PHASE 7

32-1	1312	.8341	1312
32-2	1060	.6739	1060
32-3	907	.5766	907
32-4	1085	.6898	1085
32-5	1130	.7184	1130
32-6	1312	.8341	1312
32-7	1060	.6739	1060

PHASE 8

36-1	1312	.8341	1312
36-2	1060	.6739	1060
36-3	907	.5766	907
36-4	1085	.6898	1085
36-5	1130	.7184	1130
36-6	1312	.8341	1312
36-7	1060	.6739	1060

PHASE 9

37-1	1312	.8341	1312
37-2	1060	.6739	1060
37-3	907	.5766	907
37-4	1085	.6898	1085
37-5	1130	.7184	1130
37-6	1312	.8341	1312
37-7	1060	.6739	1060

PHASE 10

38-1	1312	.8341	1312
38-2	1060	.6739	1060
38-3	907	.5766	907
38-4	1085	.6898	1085
38-5	1130	.7184	1130
38-6	1312	.8341	1312
38-7	1060	.6739	1060

PHASE 11

39-1	1312	.8341	1312
39-2	1060	.6739	1060
39-3	907	.5766	907
39-4	1085	.6898	1085
39-5	1130	.7184	1130
39-6	1312	.8341	1312
39-7	1060	.6739	1060

PHASE 12

35-1	1312	.8341	1312
35-2	1060	.6739	1060
35-3	907	.5768	907
35-4	1085	.6898	1085
35-5	1130	.7184	1130
35-6	1312	.8341	1312
35-7	1060	.6739	1060

PHASE 13

40-1	1312	.8341	1312
40-2	1060	.6739	1060
40-3	1312	.8341	1312
40-4	1060	.6739	1060

PHASE 14

41-1	1312	.8341	1312
41-2	1060	.6739	1060
41-3	1312	.8341	1312
41-4	1060	.6739	1060

PHASE 15

42-1	1312	.8341	1312
42-2	1060	.6739	1060
42-3	1312	.8341	1312
42-4	1060	.6739	1060

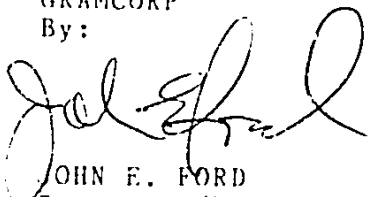
PHASE 16

43-1	1060	.6739	1312
43-2	1312	.8341	1060
43-3	1312	.8341	1312
43-4	1060	.6739	1060

TOTALS:	157326	100.0000	157326
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GRAMCORP

By:



JOHN E. FORD
Secretary/Treasurer

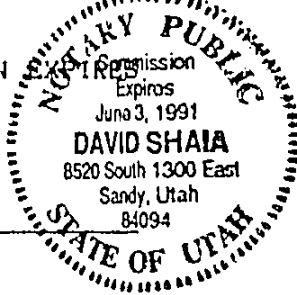
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CORPORATE ACKNOWLEDGEMENT
STATE OF UTAH

COUNTY OF SALT LAKE

ON THE 9th DAY OF May 1990 PERSONALLY
APPEARED BEFORE ME JOHN E. FORD WHO BEING DULY SWORN OR
AFFIRMED, DID SAY THAT JOHN E. FORD IS THE SECRETARY/
TREASURER OF GRAMCORP AND THAT THE OWNER'S DEDICATION WAS
SIGNED IN BEHALF OF SAID GRAMCORP BY AUTHORITY OF JOHN E.
FORD AND THE SAID GRAMCORP EXECUTED THE SAME.

MY COMMISSION



David Shaia

NOTARY PUBLIC

RESIDING IN _____

BK 6358PE0086