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DUPLICATE RECEIPT

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15 NOVEMBER 91 04:50 PM

KATIE L. DIXON

RECORDER, SALT LAKE COUNTY, UTAH

DONALD F. DALTON

REC BY: KARMA BLANCHARD, DEPUTY

3050

WHEN RECORDED, RETURN TO:

DONALD F. DALTON
411 EAST 100 SOUTH
SALT LAKE CITY, UTAH 84111

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF THE SUGARPLUM PHASE II CONDOMINIUMS

THIS SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE SUGARPLUM PHASE II CONDOMINIUMS ("Sixth Amended Declaration") is executed pursuant to the Utah Condominium Ownership Act (the "Act") and the Declaration this 14th day of November, 1991, by SUGARPLUM ASSOCIATES, a joint venture ("Declarant").

RECITALS

A. Declarant has heretofore filed for record on January 16, 1985 a Declaration of Condominium ("Declaration") of the Sugarplum Phase II Condominiums with the Salt Lake County Recorder, as Entry No. 4039541, Book 5622, Pages 2266-2309, together with a Record of Survey Map ("Map"), Entry No. 4039540.

B. The Declaration contains provisions for expansion of the Sugarplum Phase II Condominiums to include additional units within the Additional Land as defined in the Declaration, and pursuant to such expansion provisions, the Declarant has previously executed five (5) prior amendments to the Declaration, all of which amendments have been recorded with the Salt Lake County Recorder.

C. Declarant desires by filing this Sixth Amended Declaration, together with a supplemental Record of Survey Map ("Supplemental Map"), to expand Sugarplum Phase II Condominiums to include portions of the Additional Land, to be known as the Village at Sugarplum, Part 7 of Sugarplum Phase II Condominiums, and to adjust the percentages of undivided interest of all units in the Sugarplum Phase II Condominiums as allowed by the Declaration.

DECLARATION

1. Declarant hereby incorporates that portion of the Additional Land as described in Appendix B attached hereto and incorporated herein by this reference into the Sugarplum Phase II Condominiums, together with the building located thereon containing a total of two units, designated on the Supplemental Map as Units 25 and 26, which building is similar in construction to the original buildings described in the Declaration.

6377 1139

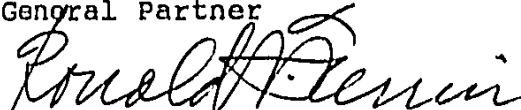
2. Attached hereto and incorporated by reference is an Amended Appendix A to the Declaration, which reallocates the undivided interest in the Common Areas and Facilities among all Units in the Sugarplum Phase II Condominiums, including the Units described in the Declaration, the First Amended Declaration, the Second Amended Declaration, the Third Amended Declaration, the Fourth Amended Declaration and the Fifth Amended Declaration, as well as Units added hereby, all in accordance with Section 57-8-13.6 and 57-8-13.10 (2) of the Act.

3. Both this Sixth Amended Declaration and the Supplemental Map shall be considered supplemental to the Declaration, the First Amended Declaration, the Second Amended Declaration, the Third Amended Declaration, the Fourth Amended Declaration, the Fifth Amended Declaration, and to the Map and any supplements or additions thereto, and except as expressly amended by this Sixth Amended Declaration and the Supplemental Map, the Declaration, First Amended Declaration, Second Amended Declaration, Third Amended Declaration, Fourth Amended Declaration, Fifth Amended Declaration, and the Map and its supplements shall remain in full force and effect and shall not be cancelled, suspended or otherwise abrogated by the recording of this Sixth Amended Declaration and the Supplemental Map.

DATED the year and day first above written.

SUGARPLUM ASSOCIATES,
a Joint Venture:

By MADISON COMPANY, a
Utah Corporation, its
General Partner


By: Ronald Ferrin, President

By R.A. FERRIN COMPANY, INC.
a Utah Corporation, its
General Partner


By: Ronald Ferrin, President

STATE OF UTAH)
 :
County of Salt Lake)

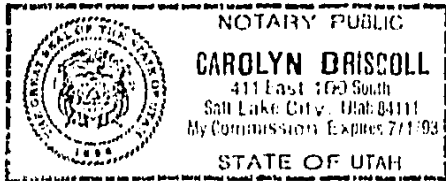
On this 14th day of November, 1991, personally appeared before me Ronald Ferrin, who being by me duly sworn, did say that he is the President of Madison Company and R.A. Ferrin Company, Inc., Utah Corporations and joint venturers in Sugarplum Associates, and the foregoing instrument was signed in behalf of such joint venture by authority of its joint venture agreement,

and he acknowledged to me that the corporations and the joint venture executed the same.

My Commission Expires:

July 1, 1993

Carolyn Driscoll
NOTARY PUBLIC
Residing In: Salt Lake City, Utah



8894 (8377) PG. 1144

AMENDED APPENDIX A

SUGARPLUM PHASE II CONDOMINIUMS

<u>Unit Number</u>	<u>Approximate Sq. Footage</u>	<u>Share of Ownership of Common Areas and Facilities</u>
1	3430	.0449
2	2126	.0278
3	2323	.0304
4	2126	.0278
5	2126	.0278
6	2323	.0304
7	1938	.0253
8	1538	.0201
9	1803	.0236
10	1598	.0209
11	2323	.0304
12	1938	.0253
13	2323	.0304
14	2126	.0278
15	2323	.0304
16	1553	.0203
17	2323	.0304
18	2028	.0265
19	2020	.0265
20	2020	.0255
21	2075	.0271
22	2126	.0278
23	2323	.0304
24	2028	.0265
25	2238	.0293
26	3225	.0422
A	1440	.0188
B	1440	.0188
C	1440	.0188
D	1440	.0188
E	1440	.0188
F	1440	.0188
G	1440	.0188
H	1440	.0188
I	1440	.0188
J	1440	.0188
K	1440	.0188
L	1440	.0188
M	1440	.0188
N	<u>1440</u>	<u>.0188</u>
	76,499	1.0000

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APPENDIX B

DESCRIPTION OF ADDITIONAL LAND TO BE ADDED TO
THE SUGARPLUM PHASE II CONDOMINIUMS

BEGINNING at the Southwest corner of Lot 7, Sugarplum amended, as recorded in the office of the Salt Lake County Recorder, and running thence north 72.36 feet; thence north 89 degrees 50'43" East 150.39 feet; thence South 22 degrees 40'00" West 78.86 feet; thence West 120.00 feet to the point of beginning.

Contains 9807 square feet or 0.225 acre.

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