

5181750

AFTER RECORDING PLEASE RETURN TO:  
HOLLIS S. HUNT, ESQ.  
243 East 400 South, Suite 200  
Salt Lake City, Utah 84111

3740

5181750  
10 JANUARY 92 03:43 PM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
LANDMARK TITLE  
REC BY: DJANE KILPACK, DEPUTY

SUPPLEMENT  
TO THE  
DECLARATION OF CONDOMINIUM  
PHASE I AND AMENDMENTS  
OF  
THE MONTEGO PLACE CONDOMINIUM PROJECT  
PHASE II  
(An Expandable Condominium Project)

THIS SUPPLEMENT is made and executed on this 3rd  
day of January, 1992, by Colin D. Fryer,  
Declarant.

A. This Supplement refers to a Second Amended  
Declaration of Condominium made by Declarant in reference to  
the Montego Place Condominium Project, Phase I, which was  
initially recorded on the 19th day of December,  
1991, as Entry No. 5171106, Book 6389, Page 0923,  
in the Office of the Salt Lake County Recorder, State  
of Utah. This Supplement is recorded within the seven (7)  
year period from the recording of the Declaration of  
Condominium, Phase I, referred to above. All conditions,  
terms, restrictions, rights and obligations, that are  
contained in the above-referenced Declarations of Condominium  
are applicable to this Supplement, and such improvements to  
the real property, buildings, units, common areas, and right-

EX 6397-0214

of-ways, as are set out on the official Plat and Survey Map, Phase II, as is recorded with the Salt Lake County Recorder.

B. This Supplement gives notice of the construction and addition to the Montego Place Condominium Project known as Phase II, on certain described real property, the legal description which consists of a metes and bounds description of the real property previously recorded and platted in Phase I, and found here as Exhibit "B" attached and incorporated by reference.

C. Three new (3) buildings, each containing six (6) condominium units are constructed and/or are now being constructed and are identified as buildings "C", "E", and "G". Said buildings are replicas of the existing buildings of Phase I, and such information, data, terms, and conditions that apply to the buildings in Phase I, are applicable to the three (3) new buildings in Phase II.

D. The Unit Numbers within each building described are found and set out in detail in the 2nd Amended Exhibit "A" to the Declaration of Condominiums to the Montego Place Condominium Project, Phase II, and the recorded Plat to Phase II, as is recorded with the Salt Lake County Recorder's Office.

E. Limited Common Areas and their relationship to the Units and Buildings in Phase II are set out in detail on the recorded Plat of Phase II that is recorded with the Salt Lake County Recorder's Office.

F. The Survey Map and such information in detail as are contained therein is recorded with the Salt Lake County Recorder's Office.

G. Rights-of-Way and/or Easements as may be reserved are set out in detail on the Survey Map and/or Plat of Phase II, that is of record with the Salt Lake County Recorder's Office.

H. The Second Amended Exhibit "A" is attached to this Supplement which sets forth the percentage of undivided ownership of Phase I and Phase II at the Montego Place Condominium Project.

This Supplement has been signed on the date first written above.

"DECLARANT"

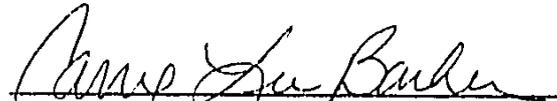
  
COLIN D. FRYER

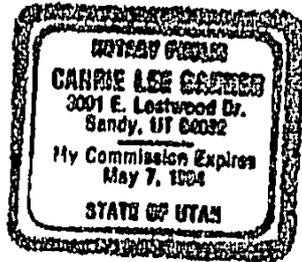
STATE OF UTAH )  
 ) ss:  
COUNTY OF SALT LAKE )

On the 3rd day of January, 1992,  
personally appeared before me COLIN D. FRYER, the signer of  
the above Supplement to the Declaration of Condominium of the  
Montego Place Condominium Project Phase II, who duly  
acknowledged to me that he executed the same.

My Commission Expires:

MAY 7, 1994

  
NOTARY PUBLIC  
Residing at:



wp5\hsh3\condofry.aup

SECOND AMENDED EXHIBIT "A"

DECLARATION OF CONDOMINIUM

OF

THE MONTEGO PLACE CONDOMINIUM PROJECT

(An Expandable Condominium)

<u>Unit Number</u>	<u>Building Number</u>	<u>Size</u>	<u>Ownership Percentage</u>	
3-1	A	896	2.1527	
3-2	A	896	2.1527	
3-3	A	1015	2.4386	
3-4	A	1015	2.4386	
3-5	A	998	2.3978	
3-6	A	998	2.3978	
3-7	B	896	2.1527	
3-8	B	896	2.1527	
3-9	B	1015	2.4386	
3-10	B	1015	2.4386	
3-11	B	998	2.3978	
3-12	B	998	2.3978	
3-13	C	896	2.1527	
3-14	C	896	2.1527	
3-15	C	1015	2.4386	
3-16	C	1015	2.4386	
3-17	C	998	2.3978	
3-18	C	998	2.3978	
3-19	D	896	2.1527	
3-20	D	896	2.1527	
3-21	D	1015	2.4386	
3-22	D	1015	2.4386	
3-23	D	998	2.3978	
3-24	D	998	2.3978	
3-37	E	1344	3.2290	
3-38	E	1344	3.2290	
3-39	E	1015	2.4386	
3-40	E	1015	2.4386	
3-41	E	998	2.3978	
3-42	E	998	2.3978	
3-31	F	896	2.1527	
3-32	F	896	2.1527	
3-33	F	1015	2.4386	
3-34	F	1015	2.4386	
3-35	F	998	2.3978	
3-36	F	998	2.3978	
3-43	G	896	2.1527	
3-44	G	896	2.1527	
3-45	G	1015	2.4386	
3-46	G	1015	2.4386	
3-47	G	998	2.3978	
3-48	G	998	2.3978	
TOTAL	42	7	41,622 sq. ft.	100.0000

EXHIBIT "B"  
TO  
DECLARATION OF CONDOMINIUM  
OF  
THE MONTEGO PLACE CONDOMINIUM PROJECT  
PHASE II  
(An Expandable Condominium)

Additional Land:

BEGINNING at a point that is 110.686 feet North and 553.399 feet East from the Southwest Corner of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 89° 27' 00" West 160.000 feet; thence North 1° 25' 00" West 217.705 feet; thence North 87° 20' 34" East 448.944 feet; thence South 2° 01' 00" East 126.141 feet; thence South 87° 59' 00" West 22.000 feet; thence North 61° 38' 54" West 24.069 feet; to a point on a 42.000 foot radius curve (bearing to the center of curve bears South 28° 21' 06" West) thence 22.261 feet along the arc of said curve (chord bearing bears North 76° 49' 57" West); thence South 87° 59' 00" West 35.000 feet; to a point on a 20.000 foot radius curve (bearing to the center of curve bears North 2° 01' 00" West) thence 31.416 feet along the arc of said curve (chord bearing bears North 47° 01' 00" West); thence North 2° 01' 00" West 70.327 feet; thence South 87° 59' 00" West 246.644 feet; thence South 1° 25' 00" East 71.739 feet; to a point on a 108.426 foot radius curve (bearing to the center of curve bears North 88° 35' 00" East) thence 93.831 feet along the arc of said curve (chord bearing bears South 26° 12' 30" East); thence South 51° 00' 00" East 50.503 feet; thence South 1° 25' 00" East 21.102 feet to the point of beginning. Contains area of 0.914 acres. Basis of bearing is from the Southwest Corner to the South Quarter Corner of Section 4, which is South 89° 54' 12" East.