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WHEN RECORDED, RETURN TO:

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

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13 JANUARY 92 03:50 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
DONALD DALTON
REC BY: SHARON WEST , DEPUTY

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

THIS CORRECTIVE AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE SUGARPLUM PHASE II CONDOMINIUMS ("Corrective Declaration") is executed pursuant to the Utah Condominium Ownership Act (the "Act") and the Declaration this _____ day of December, 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. The previous amendments to the Declaration and the maps thereto provided for the construction of garage areas and storage areas to be designated as Limited Common Areas for the exclusive use and benefit of particular Units in the Project. Because of the expandable nature of the Sugarplum Phase II Condominiums and the uncertainty concerning the actual number and location of all Units to be added to the Project, Declarant has not previously designated or assigned the available garage areas and storage areas to particular units as Limited Common Area.

D. Pursuant to the expansion provisions of Section 23 of the Declaration and in accordance with Utah law, Declarant now desires to dedicate, designate and assign the following Limited Common Areas for the exclusive use and benefit of the following Units:

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DECLARATION

1. Each Unit, other than Units 6 through 16, is hereby assigned Limited Common Areas as described below and as more particularly designated on the map attached hereto as Exhibit A:

<u>Unit</u>	<u>Limited Common Area</u>
1	The north garage located in the building designated as Building X on Exhibit A.
2	The south garage located in the building designated as Building X on Exhibit A.
3	The north garage and the connecting storage area under Unit A.
4	The south garage and the connecting storage area under Unit B.
5	The south garage and the connecting storage area under Unit C.
17	The south garage and the connecting storage area under Unit E.
18	The north garage and the connecting storage area under Unit F.
19	The south garage and the connecting storage area under Unit H.
20	The north garage and the connecting storage area under Unit L.
21	The south garage and the connecting storage area under Unit G.
22	The north garage and the connecting storage area under Unit I, less and excepting therefrom a portion thereof more particularly described on Exhibit B attached hereto.
23	The north garage and the connecting storage area under Unit K.
24	The south garage and the connecting storage area under Unit J.
25	The south garage and the connecting storage area under Unit M.

<u>Unit</u>	<u>Limited Common Area (Continued)</u>
26	The north garage and the connecting storage area under Unit N. Also, the north garage and the entire storage area under Unit D.
A	The south garage and the connecting storage area under Unit A.
B	The north garage and the connecting storage area under Unit B.
C	The north garage and the connecting storage area under Unit C.
D	The south garage under Unit D. No storage area.
E	The north garage and the connecting storage area under Unit E.
F	The south garage and the connecting storage area under Unit F.
G	The north garage and the connecting storage area under Unit G.
H	The north garage and the connecting storage area under Unit H.
I	The south garage and the connecting storage area under Unit I, together with an additional portion of the storage described on Exhibit B attached hereto.
J	The north garage and the connecting storage area under Unit J.
K	The south garage and the connecting storage area under Unit K.
L	The south garage and the connecting storage area under Unit L.
M	The north garage and the connecting storage area under Unit M.
N	The south garage and the connecting storage area under Unit N.

2. Limited Common Areas have previously been assigned to Units 6 through 16 in the original Declaration and Map, and are not affected or changed by this Corrective Declaration.

3. This Corrective Declaration shall be considered supplemental to the Declaration, to any amendments thereto, and to the Map and any supplements or additions thereto, and except as expressly amended by this Corrective Declaration, the Declaration, all previous amendments thereto 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 Corrective Declaration.

DATED the year and day first above written.

SUGARPLUM ASSOCIATES,
a Joint Venture:

By MADISON COMPANY, a
Utah Corporation, its
General Partner

Ronald A. Ferrin
By: Ronald Ferrin, President

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

Ronald A. Ferrin
By: Ronald Ferrin, President

STATE OF UTAH)
 :
County of Salt Lake)

On this 31st day of December, 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

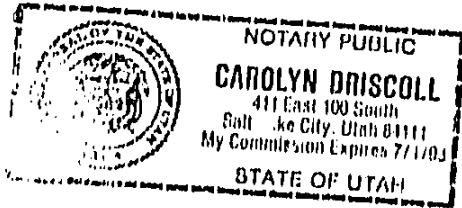
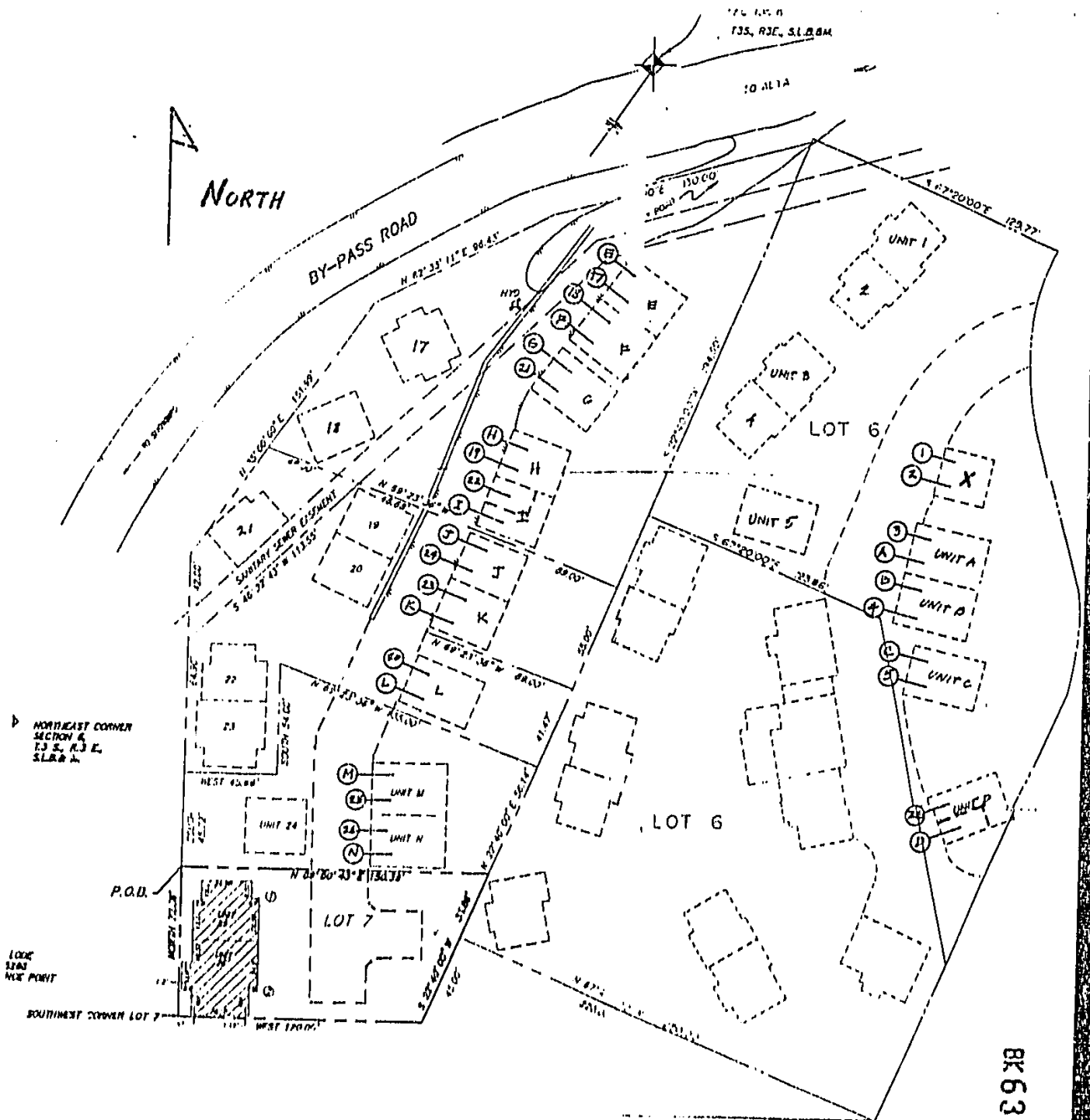


EXHIBIT A



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EXHIBIT B

ADDITIONAL LIMITED COMMON AREA ASSIGNED TO UNIT I

That certain parcel of real estate, together with all improvements thereon, underlying a portion of Unit I, VILLAGE AT SUGARPLUM, also known as Part 4 of SUGARPLUM PHASE II CONDOMINIUMS, an Expandable Utah Condominium Project, and located in the basement level of the building containing Unit I, more particularly described as follows:

Commencing at the southeast corner of the basement floor of said Unit I and thence running northerly six feet, eleven inches, bounded easterly by a foundation wall; thence turning and running westerly five feet four inches to a foundation wall; thence turning and running southerly along said foundation wall one foot eleven inches; thence turning and running westerly five feet, four inches to a point on the easterly line of the basement level of said Unit I; thence turning and running southerly five feet; thence turning and running easterly along a foundation wall ten feet, eight inches to the point and place of beginning.

