

5182967

WHEN RECORDED RETURN TO:

Kenneth J. Sheppard
LeBoeuf, Lamb, Leiby & MacRae
1000 Kearns Building
136 South Main Street
Salt Lake City, Utah 84101

1600

5182967
14 JANUARY 92 04:29 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
FANCIS D PERKINS 3
REC BY: SHARON WEST , DEPUTY

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR POWDER RIDGE

This Second Amendment to Declaration of Condominium for Powder Ridge ("Second Amendment") is executed pursuant to the Utah Condominium Ownership Act, Utah Code Annotated § 57-8-1 et seq. (the "Act") and the original Declaration of Condominium for Powder Ridge (the "Original Declaration") by POWDER RIDGE I LIMITED PARTNERSHIP, a Utah limited partnership (the "Declarant").

RECITALS

A. The Original Declaration was filed for record on March 18, 1985, with the Salt Lake County Recorder as Entry No. 4062189 in Book 5637 at Pages 1388 through 1465.

B. Thomas O. Richardson is the purchaser of and successor in interest to all of the Additional Land identified in Section 22 of the Original Declaration ("Additional Land").

C. The Declarant purchased from Thomas O. Richardson Additional Land identified as Parcel G in Section 22 of the Original Declaration. Pursuant to the provisions of Section 57-8-13.6 of the Act and Section 22 of the Original Declaration, the Declarant desires to amend the Original Declaration to add a portion of Parcel G to the Powder Ridge condominium project (the "Condominium Project") and to amend Appendix A to the Original Declaration to reflect the reallocation of undivided interests in the common areas and facilities of the Condominium Project.

DECLARATION

1. That portion of Parcel G described in Exhibit A hereto is hereby added to the Condominium Project.

2. Appendix A to the Original Declaration is hereby amended to reflect the reallocation of undivided interests in the common areas and facilities of the Powder Ridge condominium project as set forth in Exhibit B hereto.

3. An amendment to the record of survey map of the Powder Ridge Condominium Project, identified as Powder Ridge, Phase II, shall be recorded concurrently with the recording of this Second Amendment.

BK6398PG0162

EXHIBIT A

Boundary Description

POWDER RIDGE PHASE 2
A Portion of Parcel G of Powder Ridge

Beginning at the Southeast corner of Parcel A of Powder Ridge Condominiums according to the official plat thereof, said point also being South 2216.68 feet and East 411.82 feet from the Northeast corner of Section 6, Township 3 South, Range 3 East, Salt Lake Base and Meridian and running thence N. $36^{\circ}00'00''$ W., a distance of 77.26 feet along the East line of said Parcel A; thence N. $28^{\circ}33'00''$ E., a distance of 56.79 feet; thence S. $48^{\circ}40'40''$ E., a distance of 96.43 feet; thence S. $41^{\circ}19'20''$ W., a distance of 12.00 feet; thence S. $33^{\circ}00'22''$ E., a distance of 62.51 feet to the Northerly right-of-way line of Powder Ridge Court (a 25.0 foot wide private road); thence N. $81^{\circ}00'00''$ W., a distance of 81.27 feet along said right-of-way line to the POINT OF BEGINNING; Containing 0.170 acres of land, more or less.

The hereon described Boundary description is a portion of Parcel "G" of Powder Ridge and is subject to a 10 foot wide sanitary sewer easement and together with a non-exclusive easement for ingress and egress over Powder Ridge Court, a private road, as shown on said Powder Ridge record of survey map and as more particularly described in the Declaration of Condominium for Powder Ridge.

BK6398PG0164

EXHIBIT B

AMENDED APPENDIX "A" TO
DECLARATION OF CONDOMINIUM FOR POWDER RIDGE

LISTING OF UNITS AND INTERESTS

POWDER RIDGE

<u>UNIT NO.</u>	<u>APPROXIMATE SQ. FOOTAGE</u>	<u>SHARE OF OWNERSHIP OF COMMON AREAS AND FACILITIES</u>	<u>VOTES</u>
<u>Residential Units</u>			
1-A Lower	2039	.0810	81.0
1-B Upper	2350	.0933	93.3
2-A Lower	2039	.0810	81.0
2-B Upper	2350	.0933	93.3
3-A Lower	2039	.0810	81.0
3-B Upper	2350	.0933	93.3
9-A Lower	1914	.0760	76.0
9-B Upper	1877	.0745	74.5
10-A Lower	1914	.0760	76.0
10-B Upper	1877	.0745	74.5
11-A Lower	2100	.0834	83.4
11-B Upper	2335	.0927	92.7
<u>Commercial Units</u>			
None	--	--	--

TOTALS 25,184 1.0000 1000.0

BK6398PG0165