

WHEN RECORDED RETURN TO:  
CAMBRIA DEVELOPMENT, L.C.  
Wayne H. Corbridge  
758 South 400 East  
Orem, Utah 84097  
(801) 227-0550

ENT. 52851:2005 PG 1 of 7  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2005 May 17 2:00 pm FEE 27.00 BY KM  
RECORDED FOR TROPHY HOMES

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR  
CAMBRIA CONDOMINIUMS ,  
an expandable Utah condominium project**

This First Amendment to the Declaration of Condominium for Cambria Condominiums, an expandable Utah condominium project, is made and executed by Cambria Development, L.C., a Utah limited liability company, of 758 South 400 East, Orem, Utah 84097 (the "Declarant").

**RECITALS**

Whereas, the original Declaration of Condominium for Cambria Condominiums was recorded in the office of the County Recorder of Utah County, Utah on September 30, 2004 as Entry No. 111749:2004 at Pages 1-62 of the Official Records (the "Declaration").

Whereas, the related Plat Map(s) for Phases 1, 2 and 3 of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the First Supplement to the Declaration of Condominium for Cambria Condominiums was recorded in the office of the County Recorder of Utah County, Utah on December 21, 2004 as Entry No. 142661:2004 at Pages 1-13 of the Official Records (the "First Supplement").

Whereas, the related Plat Map(s) for Phases 4, 5, 6, 7, 8, 9 and 10 of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under Article III, Section 32(a) of the Declaration, Declarant reserved the right to amend the Declaration.

Whereas, Declarant is the fee simple owner of record of the real property known as Phases 1-10, inclusive, Cambria Condominiums described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference.

Whereas, Declarant desires to supplement the Additional Land and, thereby, increase its options to expand the size and amenities of the Project.

## AGREEMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this First Amendment to the Declaration of Condominium for Cambria Condominiums.

1. Article I, Section 2 of the Declaration is hereby deleted in its entirety and the following language is substituted in lieu thereof:

Additional Land shall mean and refer to additional real property subject to Declarant's unilateral right of annexation as provided elsewhere in this Declaration, which property is more particularly described in Revised Exhibit "B," attached hereto and incorporated herein by this reference.

2. Article I of the Declaration is hereby modified to include the following supplemental definitions:

A. First Amendment shall mean and refer to this First Amendment to the Declaration of Condominium for Cambria Condominiums.

3. Article III, Section 46(f)(6) of the Declaration is deleted in its entirety and the following language is substituted in lieu thereof:

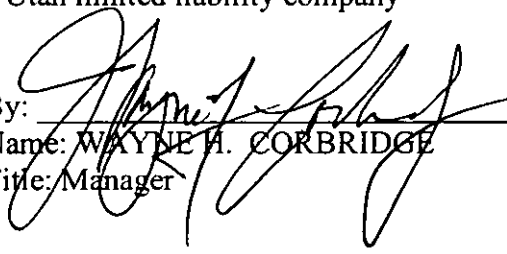
(6) Assuming that only Phase 1 of the Project is completed, the minimum number of Units would be six (6) and the maximum percentage of ownership interest of each Unit would be 16.67%. Assuming all Phases in the Project are completed and all of the Additional Land is added to the Project (a) the maximum number of Units would be three hundred and thirty-three (333) Units; (b) there would be approximately 25.758 acres; (c) the maximum number of units per net acre would be about thirteen (13); and (d) the minimum Percentage Interest of each Unit would be 0.30030%. Provided, however, the number of Units actually constructed and the actual undivided percentage of ownership interest of each Unit may actually be somewhere in between the numbers and percentages set forth above.

4. In the event of any conflict, inconsistency or incongruity between the provisions of this First Amendment and any of the provisions of the Declaration, as supplemented, the provisions of this First Amendment shall in all respects govern and control.

5. The effective date of this First Amendment to the Declaration and the Second Supplement Map(s) shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

EXECUTED the \_\_\_ day of May, 2005.

CAMBRIA DEVELOPMENT, L.C.,  
a Utah limited liability company

By:   
Name: WAYNE A. CORBRIDGE  
Title: Manager

STATE OF UTAH )  
 )ss:  
COUNTY OF UTAH )

On the 17 day of May, 2005 personally appeared before me WAYNE H. CORBRIDGE, who by me being duly sworn, did say that he is the Manager of CAMBRIA DEVELOPMENT, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members, and said WAYNE H. CORBRIDGE duly acknowledged to me that said Company executed the same.

Shelby N. Pintus  
NOTARY PUBLIC  
Residing At: ORAN, UT  
Commission Expires: 5-4-2008



## EXHIBIT "A"

**CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION OF PLATS 1-10, INCLUSIVE**

The land described in the Recital Section of the foregoing document is located in Utah County, Utah and is described more particularly as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B. & M., PLEASANT GROVE, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 19: THENCE S.  $89^{\circ}44'08''$  W. A DISTANCE OF 1023.28 FEET ALONG THE SECTION LINE AND NORTH A DISTANCE OF 562.72 FEET TO THE REAL POINT OF BEGINNING.

THENCE WEST A DISTANCE OF 664.09 FEET; THENCE NORTH A DISTANCE OF 392.51 FEET; THENCE S.  $81^{\circ}58'20''$  E. A DISTANCE OF 15.70 FEET; THENCE N.  $02^{\circ}23'00''$  E. A DISTANCE OF 116.25 FEET; THENCE N.  $01^{\circ}10'37''$  E. A DISTANCE OF 0.22 FEET; THENCE S.  $81^{\circ}53'20''$  E. A DISTANCE OF 173.73 FEET; THENCE N.  $01^{\circ}30'04''$  E. A DISTANCE OF 78.06 FEET; THENCE S.  $88^{\circ}29'56''$  E. A DISTANCE OF 67.34 FEET; THENCE S.  $39^{\circ}47'46''$  E. A DISTANCE OF 81.76 FEET; THENCE N.  $50^{\circ}12'14''$  E. A DISTANCE OF 47.05 FEET; THENCE N.  $73^{\circ}06'19''$  E. A DISTANCE OF 57.67 FEET; THENCE S.  $81^{\circ}38'46''$  E. A DISTANCE OF 208.29 FEET; THENCE S.  $09^{\circ}40'10''$  W. A DISTANCE OF 38.77 FEET; THENCE S.  $08^{\circ}11'29''$  W. A DISTANCE OF 49.75 FEET TO A POINT OF CURVATURE OF A 6.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.42 FEET SAID CURVE HAVING A CENTRAL ANGLE OF  $90^{\circ}00'00''$  AND A CHORD THAT BEARS S.  $36^{\circ}48'31''$  E. A DISTANCE OF 8.49 FEET; THENCE S.  $81^{\circ}48'31''$  E. A DISTANCE OF 54.98 FEET TO A POINT OF CURVATURE OF A 75.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF  $35^{\circ}33'59''$  AND A CHORD THAT BEARS S.  $64^{\circ}01'31''$  E. A DISTANCE OF 45.81 FEET; THENCE S.  $00^{\circ}13'05''$  W. A DISTANCE OF 211.51 FEET; THENCE N.  $89^{\circ}46'55''$  W. A DISTANCE OF 47.00 FEET; THENCE N.  $00^{\circ}13'05''$  E. A DISTANCE OF 35.82 FEET; THENCE N.  $89^{\circ}46'55''$  W. A DISTANCE OF 103.34 FEET; THENCE SOUTH A DISTANCE OF 120.22 FEET; THENCE S.  $54^{\circ}06'41''$  E. A DISTANCE OF 64.46 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF  $35^{\circ}53'19''$  AND A CHORD THAT BEARS S.  $72^{\circ}03'21''$  E. A DISTANCE OF 30.81 FEET; THENCE EAST A DISTANCE OF 35.14 FEET; THENCE S.  $00^{\circ}10'40''$  W. A DISTANCE OF 47.47 FEET TO THE POINT OF BEGINNING. CONTAINING 327,373 S.F. OR 7.52 ACRES.

## REVISED EXHIBIT "B"

CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION OF ADDITIONAL LAND

The land described in the foregoing document as "Additional Land" is located in Utah County, Utah and is described more particularly as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B. & M., PLEASANT GROVE, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 19: THENCE S.89°44'08"W. A DISTANCE OF 792.37 FEET ALONG THE SECTION LINE AND NORTH A DISTANCE OF 3.64 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.89°59'47"W. A DISTANCE OF 233.14 FEET; THENCE N.00°13'44"E. A DISTANCE OF 558.00 FEET; THENCE N.00°10'40"E. A DISTANCE OF 47.47 FEET; THENCE WEST A DISTANCE OF 35.14 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.32 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 35°53'19" AND A CHORD THAT BEARS N.72°03'21"W. A DISTANCE OF 30.81 FEET; THENCE N.54°06'41"W. A DISTANCE OF 64.46 FEET; THENCE NORTH A DISTANCE OF 120.22 FEET; THENCE S.89°46'55"E. A DISTANCE OF 103.34 FEET; THENCE S.00°13'05"W. A DISTANCE OF 35.82 FEET; THENCE S.89°46'55"E. A DISTANCE OF 47.00 FEET; THENCE N.00°13'05"E. A DISTANCE OF 211.51 FEET TO A POINT OF CURVATURE OF A 75.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 35°33'59" AND A CHORD THAT BEARS N.64°01'31"W. A DISTANCE OF 45.81 FEET; THENCE N.81°48'31"W. A DISTANCE OF 54.98 FEET TO A POINT OF CURVATURE OF A 6.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.36°48'31"W. A DISTANCE OF 8.49 FEET; THENCE N.08°11'29"E. A DISTANCE OF 49.75 FEET; THENCE N.09°40'10"E. A DISTANCE OF 38.77 FEET; THENCE N.81°38'46"W. A DISTANCE OF 208.29 FEET; THENCE S.73°06'19"W. A DISTANCE OF 57.67 FEET; THENCE S.50°12'14"W. A DISTANCE OF 47.05 FEET; THENCE N.39°47'46"W. A DISTANCE OF 81.76 FEET; THENCE N.88°29'56"W. A DISTANCE OF 67.34 FEET; THENCE N.01°30'04"E. A DISTANCE OF 54.43 FEET; THENCE N.82°45'43"W. A DISTANCE OF 174.18 FEET; THENCE N.01°10'37"E. A DISTANCE OF 134.86 FEET; THENCE S.82°03'16"E. A DISTANCE OF 164.70 FEET; THENCE S.81°34'06"E. A DISTANCE OF 483.77 FEET; THENCE S.89°56'02"E. A DISTANCE OF 228.94 FEET; THENCE N.00°26'46"E. A DISTANCE OF 159.12 FEET; THENCE S.73°17'39"E. A DISTANCE OF 396.88 FEET; THENCE S.16°42'21"W. A DISTANCE OF 224.33 FEET; THENCE S.73°17'39"E. A DISTANCE OF 200.00 FEET; THENCE S.16°42'21"W. A DISTANCE OF 47.67 FEET; THENCE N.73°17'39"W. A DISTANCE

OF 36.00 FEET; THENCE S.16°42'21"W. A DISTANCE OF 185.33 FEET; THENCE S.73°17'39"E. A DISTANCE OF 56.15 FEET; THENCE S.16°46'40"W. A DISTANCE OF 121.27 FEET; THENCE S.20°17'42"E. A DISTANCE OF 132.39 FEET; THENCE N.73°17'39"W. A DISTANCE OF 493.13 FEET; THENCE S.00°03'58"W. A DISTANCE OF 680.62 FEET TO THE POINT OF BEGINNING. CONTAINING 707,807 S.F. OR 16.25 ACRES.

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LESS and EXCEPTING Plat Phases 1-10, inclusive, described more particularly as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B. & M., PLEASANT GROVE, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 19: THENCE S.89°44'08"W. A DISTANCE OF 1023.28 FEET ALONG THE SECTION LINE AND NORTH A DISTANCE OF 562.72 FEET TO THE REAL POINT OF BEGINNING.

THENCE WEST A DISTANCE OF 664.09 FEET; THENCE NORTH A DISTANCE OF 392.51 FEET; THENCE S.81°58'20"E. A DISTANCE OF 15.70 FEET; THENCE N.02°23'00"E. A DISTANCE OF 116.25 FEET; THENCE N.01°10'37"E. A DISTANCE OF 0.22 FEET; THENCE S.81°53'20"E. A DISTANCE OF 173.73 FEET; THENCE N.01°30'04"E. A DISTANCE OF 78.06 FEET; THENCE S.88°29'56"E. A DISTANCE OF 67.34 FEET; THENCE S.39°47'46"E. A DISTANCE OF 81.76 FEET; THENCE N.50°12'14"E. A DISTANCE OF 47.05 FEET; THENCE N.73°06'19"E. A DISTANCE OF 57.67 FEET; THENCE S.81°38'46"E. A DISTANCE OF 208.29 FEET; THENCE S.09°40'10"W. A DISTANCE OF 38.77 FEET; THENCE S.08°11'29"W. A DISTANCE OF 49.75 FEET TO A POINT OF CURVATURE OF A 6.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.42 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S.36°48'31"E. A DISTANCE OF 8.49 FEET; THENCE S.81°48'31"E. A DISTANCE OF 54.98 FEET TO A POINT OF CURVATURE OF A 75.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 35°33'59" AND A CHORD THAT BEARS S.64°01'31"E. A DISTANCE OF 45.81 FEET; THENCE S.00°13'05"W. A DISTANCE OF 211.51 FEET; THENCE N.89°46'55"W. A DISTANCE OF 47.00 FEET; THENCE N.00°13'05"E. A DISTANCE OF 35.82 FEET; THENCE N.89°46'55"W. A DISTANCE OF 103.34 FEET; THENCE SOUTH A DISTANCE OF 120.22 FEET; THENCE S.54°06'41"E. A DISTANCE OF 64.46 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 35°53'19" AND A CHORD THAT BEARS S.72°03'21"E. A DISTANCE OF 30.81 FEET; THENCE EAST A DISTANCE OF 35.14 FEET; THENCE S.00°10'40"W. A DISTANCE OF 47.47 FEET TO THE POINT OF BEGINNING. CONTAINING 327,373 S.F. OR 7.52 ACRES.