

ENT 57389 BK 3026 PG 18
NINA B REID UTAH CO RECORDER BY AC
1992 OCT 27 10:56 AM FEE 14.00
RECORDED FOR ALEXANDRA DEV

SECOND AMENDMENT TO DECLARATION

OF "THE AVENUE CONDOMINIUMS"

A CONDOMINIUM PROJECT

This Second Amendment to Declaration of the Avenue Condominium, a Condominium Project, containing covenants, conditions and restrictions relating to The Avenue Condominium, A Condominium Project, is made on the date set forth at the end hereof by Alexandra Development, Inc., a Utah Corporation, hereinafter called "Declarant", for itself, its successors, grantees and assigns, pursuant to the Condominium Ownership Act of the State of Utah.

RECITALS

A. This Second Amendment to the Declaration of The Avenue Condominiums is intended to and shall affect only those specific provisions of the Declaration as are referred to hereafter. The original Declaration herein amended was recorded January 22, 1990, as Entry No. 2033 at Book 2659, Pages 823-853. All provisions of the Declaration not specifically amended herein shall remain in full force and effect.

This amendment is made pursuant to 57-8-13.6 UCA 1953 as amended for the purpose of creating nine additional units on a portion of the "expandable property" as provided in the original declaration. Concurrent herewith a supplemental "Record of survey map" is recorded.

B. The legal description is amended to include the following real property:

Commencing at a point which is South 608.75 and West 502.37 feet from the Northeast corner of Section 1, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence as follows: North 01 deg.00'00" East 155.40 feet along East line of University Avenue; thence 5.88 deg. 49'20" East 274.82 feet; thence 5.01 deg. 07'08" West 52.00 feet along West line of 50 East Street; thence North 88 deg. 49'20" West 110.77 feet; thence 501 deg. 00'00" West 103.40 feet; thence North 88 deg. 49'20" West 163.94 feet to the point of beginning.

C. Paragraph 2 is amended to include a portion of the expandable property within the declaration.

D. Paragraphs 3, 4, and 9 are amended to include two additional residential buildings with nine additional units for a total of 30 units.

E. Second Amended Exhibit A designating each individual unit, its square footage and common space ownership is attached hereto and incorporated herein.

EXECUTED BY DECLARANT on this 10th day of Sept., 1992.

"DECLARANT"

ALEXANDRA DEVELOPMENT
INCORPORATED, A Utah Corporation

ATTEST:

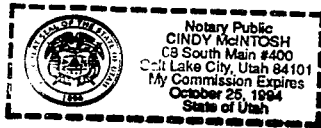
Anthony Cortez
Secretary

A. Dale Godfrey
President

STATE OF UTAH)
) :SS.
COUNTY OF UTAH)

On this 14th day of September, 1992, personally appeared before me ~~A. Dale Godfrey and~~ Anthony Cortez, who being by me duly sworn did say that ~~they are~~ ^{he is} the ^{secretary of} ~~President and~~ Alexandra Development Incorporated, a

Utah Corporation, that the foregoing Third Amendment to Declaration of Condominium was signed on behalf of said corporation by authority of its By-Laws or a resolution of its Board of Directors, and said individuals did acknowledge that said corporation executed the foregoing Third Amendment to Declaration of Condominium.

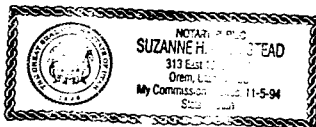


Cindy McIntosh
NOTARY PUBLIC

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STATE OF UTAH)
) :SS.
COUNTY OF Utah)

On this 10th day of September, 1992, personally appeared before me A. Dale Godfrey, who being by me duly sworn did say that he is the President of ALEXANDRA DEVELOPMENT INCORPORATED, a Utah Corporation, that the foregoing Second Amendment to Declaration of Condominium was signed on behalf of said corporation by authority of its By-Laws or a resolution of its Board of Directors, and said individual did acknowledge that said corporation executed the foregoing Second Amendment to Declaration of Condominium.



Suzanne H. Holmstead
NOTARY PUBLIC

SECOND AMENDMENT

EXHIBIT "A"

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<u>UNIT #</u>	<u>PERCENTAGE OWNERSHIP IN COMMON AREA</u>
100	
101	3.46
102	3.46
103	3.46
110	2.20
111	3.46
112	3.46
130	3.46
131	3.46
132	3.46
200	3.46
201	3.46
202	3.46
203	3.46
210	2.20
211	3.46
212	3.46
230	3.46
231	3.46
232	3.46
300	3.46
301	3.46
302	3.46
303	3.46
310	2.20
311	3.46
312	3.46
330	3.46
331	3.46
332	3.46