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WHEN RECORDED RETURN TO:
James R. Blakesley
Attorney at Law
2102 East 3300 South
Salt Lake City, Utah 84109

6402729
07/10/96 1:08 PM 79.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
JAMES R. BLAKESLEY
REC BY: D KILPACK ,DEPUTY - WI

FIRST AMENDMENT TO DECLARATION
OF
COTTONWOOD @ VINE CONDOMINIUM

This FIRST AMENDMENT to the COTTONWOOD @ VINE DECLARATION OF CONDOMINIUM is made and executed this 10 day of July, 1996 by the COTTONWOOD @ VINE HOMEOWNERS ASSOCIATION of 6149 South 1300 East, Salt Lake City, Utah 84121 (hereinafter referred to as the "Association").

RECITALS

A. The Declaration of Condominium for COTTONWOOD @ VINE was recorded in the office of the County Recorder of Salt Lake County, State of Utah on or about June 6, 1995 as Entry No. 6095750 in Book 7164, at Page 1724 of the official records (the "Declaration").

B. Exhibit "C" to the Declaration contained certain clerical errors in that the sizes of the Units set forth therein were wrong.

C. The Association desires to correct the clerical errors in Exhibit "C" and to accurately set forth the sizes of the Units hereby.

D. This document affects that certain real property located in Salt Lake County, Utah described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference.

E. Management and control of the Project has been transferred by the original declarant to the Association.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Association hereby executes this AMENDMENT to the COTTONWOOD @ VINE DECLARATION OF CONDOMINIUM for and on behalf of all of the Unit Owners.

1. Exhibit "C". Exhibit "C" to the Declaration is deleted in its entirety and "Revised Exhibit C," attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

BK7440PG2463

2. Effective Date. The effective date of this Amendment to the Declaration of Condominium for COTTONWOOD @ VINE is the date it is recorded in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

COTTONWOOD @ VINE HOMEOWNERS ASSOCIATION

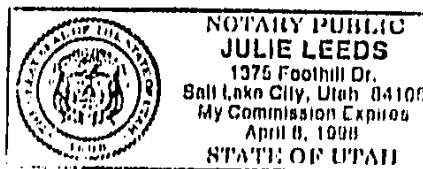
BY: Todd Fuller
TITLE: _____, President

BY: Julie A. Leeds
TITLE: _____, Secretary

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

On the 10 day of July, 1996, personally appeared before me Todd Fuller and Julie Allie, who by me being duly sworn, did say that they are the President and Secretary of the COTTONWOOD @ VINE HOMEOWNERS ASSOCIATION, and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of its Board of Directors, and said Todd Fuller and Julie Allie duly acknowledged to me that said Association executed the same.

Julie Leeds
NOTARY PUBLIC
Residing At: SLC, UT
Commission Expires: 4-8-98



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EXHIBIT "A"
[Legal Description of Parcel]

Beginning at a monument in the intersection of 1300 East Street and Vine Street, Salt Lake City, Utah, said point being North 00 deg. 27' East along the centerline of said 1300 East Street 639.68 feet from a witness corner which corner is North 89 deg. 51' 19" West 374.37 feet from the Southeast corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 00 deg. 27' West along the center line of said 1300 East Street 557.77 feet; thence South 89 deg. 33' East 305.00 feet; thence North 00 deg. 27' East 555.00 feet to the center line of Vine Street; thence North 89 deg. 01' 45" West along the center line of said Vine Street 305.01 feet to the point of Beginning.

LESS that portion deeded to Salt Lake County by Warranty Deed recorded May 5, 1978 as Entry No. 3103231, in Book 4667, at Page 458 of Official Records described as follows:

Commencing at a monument in the intersection of 1300 East Street and Vine Street, Salt Lake City, Utah, said point being North 00 deg. 27' East along the center line of 1300 East Street 639.68 feet from a witness corner which corner is North 89 deg. 51' 19" West 374.37 feet from the Southeast corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 00 deg. 27' West along the center line of said 1300 East Street 557.77 feet; thence South 89 deg. 33' East 53 feet; thence North 00 deg. 27' East 557.77 feet to the center line of Vine Street; thence North 89 deg. 01' 45" West along the center line of said Vine Street 53 feet to the point of beginning.

ALSO LESS:

Commencing at the same beginning point and running thence South 89 deg. 01' 45" East along the center line of said Vine Street 305.01 feet; thence South 00 deg. 27' West 40 feet; thence North 89 deg. 01' 45" West 305.01 feet to the center line of 1300 East Street; thence North along the center line of said 1300 East Street 40 feet to the point of beginning.

BK 7440 PG 2165

REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST
COTTONWOODS @ VINE CONDOMINIUM PROJECT

Unit #		Square Footage	Allocated Interest
6163	A	691.16	1.032%
6163	B	691.16	1.032%
6163	C	691.16	1.032%
6163	D	691.16	1.032%
6163	E	691.16	1.032%
6163	F	691.16	1.032%
6163	G	691.16	1.032%
6163	H	691.16	1.032%
6163	I	691.16	1.032%
6163	J	691.16	1.032%
6163	K	691.16	1.032%
6163	L	691.16	1.032%
6163	M	691.16	1.032%
6163	N	691.16	1.032%
6163	O	691.16	1.032%
6163	P	691.10	1.032%
6163	Q	691.16	1.032%
6163	R	691.16	1.032%
6163	S	691.16	1.032%
6163	T	691.16	1.032%
6163	U	691.16	1.032%
6163	V	691.16	1.032%
6163	W	691.16	1.032%
6163	X	691.16	1.032%
6133	A	1749.83	2.613%
6133	B	1749.83	2.613%
6133	C	1749.83	2.613%
6133	D	1749.83	2.613%
6133	E	1749.83	2.613%
6133	F	1749.83	2.613%
6133	G	1749.83	2.613%
6133	H	1749.83	2.613%

Unit #	Square Footage	Allocated Interest
6129 A	1078.35	1.610%
6129 B	1078.35	1.610%
6129 C	1078.35	1.610%
6129 D	1078.35	1.610%
6129 E	1078.35	1.610%
6129 F	1078.35	1.610%
6129 G	1078.35	1.610%
6129 H	1078.35	1.610%
6129 I	1078.35	1.610%
6129 J	1078.35	1.610%
6129 K	1078.35	1.610%
6129 L	1078.35	1.610%
6129 M	1078.35	1.610%
6129 N	1078.35	1.610%
6129 O	1078.35	1.610%
6129 P	1078.35	1.610%
6129 Q	1078.35	1.610%
6129 R	1078.35	1.610%
6129 S	1078.35	1.610%
6129 T	1078.35	1.610%
6129 U	1078.35	1.610%
6129 V	1078.35	1.610%
6129 W	1078.35	1.610%
6129 X	1078.35	1.610%
6165 A	1749.83	2.613%
6165 B	1749.83	2.613%
6165 C	1749.83	2.613%
6165 D	1749.83	2.613%
6165 E	1749.83	2.613%
6165 F	1749.83	2.613%
TOTAL:	50385.86	100.00%

BK 7440 PG 2467