

6689020

WHEN RECORDED RETURN TO:
Sotempco, L.L.C.
838 East South Temple Condominiums
Unit 102
Salt Lake City, Utah 84102

07/11/97 3:52 PM 6689020 66.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SOTEMPCO LLC
838 E SOUTH TEMPLE UNIT 102
SLC UT 84102
REC BY: P ANDERSON , DEPUTY - WI

AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR

838 EAST SOUTH TEMPLE CONDOMINIUMS

THIS AMENDMENT TO DECLARATION OF CONDOMINIUMS FOR THE 838 EAST SOUTH TEMPLE CONDOMINIUMS is made and executed by the undersigned owners of Units in the said Condominiums ("Unit Owners").

RECITALS:

A. A Declaration of Condominiums for the 838 East South Temple Condominiums dated April 9, 1996 was recorded April 9, 1996 as Entry No. 6325778 at Book 7371, Page 2346 of the records of the Salt Lake County Recorder's Office, by Sotempco L.L.C. as "Declarant", covering that certain real property (the "Land") located in Salt Lake City, Salt Lake County, Utah more particularly described in Exhibit A attached hereto.

B. A Record of Survey Map was also recorded by Declarant April 9, 1996 as Entry No. 6325777, 96-4P-108 of the records of the Salt Lake County Recorder's Office

C. By filing the above Declaration and Record of Survey Map, the Land and all improvements constructed thereon were made subject to the provisions of the Utah Condominium Ownership Act (Sections 57-8-1 through 57-8-36, Utah Code Annotated, 1953, as amended) as a condominium project to be known as the "838 East South Temple Condominiums".

D. Declarant has sold some of the individual Units contained in the 838 East South Temple Condominiums. Declarant is the owner of all Units not sold to other parties.

E. The undersigned Unit Owners desire to amend the Declaration as hereinafter provided.

NOW, THEREFORE, for the foregoing purposes, the undersigned Unit Owners hereby agree and stipulate as follows:

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1. Pursuant to Section 12.1 of the Declaration, the undersigned Unit Owners, who own more than 75 percent in the aggregate of the ownership interests in the Common Areas and Facilities, hereby agree and stipulate that Section 3.4 of the Declaration shall be amended to read in its entirety as follows:

3.4. Description of Limited Common Areas. Limited Common Areas mean and include those portions of the Common Areas and Facilities reserved for the use of certain Units to the exclusion of other Units. The Limited Common Areas shall include the assigned parking spaces and storage areas as set forth in the Survey Map as well as balconies or patios that are immediately adjacent to and contiguous with the Units, as more particularly identified in the Survey Map, and the Limited Common Areas specifically described in this Section 3.4. That portion of the balcony or deck on the third floor adjacent and contiguous to Unit 301 designated as Limited Common Area "301-LCA" on Exhibit B attached to this Amendment shall be Limited Common Area reserved for the use and occupancy of the Owners of Unit 301. That portion of the balcony or deck on the third floor adjacent and contiguous to Unit 302 designated as Limited Common Area "302-LCA" on Exhibit B attached to this Amendment shall be Limited Common Area reserved for the use and occupancy of the Owners of Unit 302. The remaining portion of said balcony shall be Common Area. The use and occupancy of designated Limited Common Areas shall be reserved to its associated Unit and each Unit Owner is hereby granted an irrevocable license to use and occupy said Limited Common Areas.

2. Except for the amendment of Section 3.4 as set forth above, all terms of the Declaration shall remain in full force and effect as heretofore provided.

3. This Amendment to the Declaration shall take effect upon execution by Unit Owners who own more than 75 percent in the aggregate of the ownership interests in the Common Areas and Facilities and the recording of this Amendment in the office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, the Undersigned Unit Owners have signed this Amendment of the Declaration as of the date(s) set forth below.

<u>UNIT OWNER</u>	<u>UNIT(S) OWNED</u>	<u>PERCENTAGE OF UNDIVIDED INTEREST</u>
SOTEMPCO, L.L.C.	Units 101	2.2925
	102	2.1750
By <u><i>Carol Plivinska</i></u>	103	2.1750
Its <u><i>CO-MANAGER</i></u>	104	2.5385
Date: <u><i>7-8-97</i></u>	105	2.2925
	106	2.5385

JK 7709 PG 1344

107	2.1750
111	2.2925
114	2.5385
201	2.2925
202	2.2925
203	2.1750
204	2.5385
205	2.2925
206	2.5385
207	2.1750
208	2.2925
301	2.2925
303	2.1750
304	2.5385
305	2.2925
308	2.2925
309	2.1750
405	2.2925
407	2.1750
408	2.2925
409	2.1750
411	2.2925

Eric Anderson

109 2.1750

Date: 7/8/97

Eileen Drachman

209 2.1750

Date: 7-8-97

210 2.5385

Date: _____

H. N. Lewis

211 2.2925

Date: 7-8-97

Kim G. Maske

302 2.2925

Date: 7/8/97

306

2.5385

Date: _____

307

2.1750

Date: _____

Joseph M. Woods

310

2.5385

Date: July 2, 1992

311

2.2925

Date: _____

Janell L. Taylor

401

2.2925

Date: July 8, 1997

Heaven M. Paice

402

2.2925

Date: July 8, 1997

403

2.1750

Date: _____

404

2.5385

Date: _____

Ernie J. Graham

406

2.5385

Date: July 8, 1997

Travis A. Roberts

410

2.5385

Date: July 8, 1997

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

The foregoing instrument was acknowledged before me this 8th day of July, 1997,
by Carol Blount Scott, Co-Manager of Sotempco L.L.C.



Kris N. Campbell
Notary Public
Residing at Salt Lake County, Utah

My Commission Expires:
April 24, 2000

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

The foregoing instrument was acknowledged before me this 8th day of July, 1997,
by Keith Marshall, Unit 302

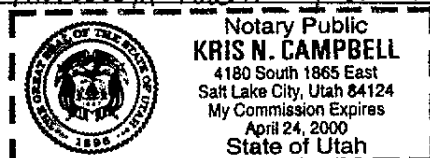


Kris N. Campbell
Notary Public
Residing at Salt Lake County, Utah

My Commission Expires:
April 24, 2000

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

The foregoing instrument was acknowledged before me this 8th day of July, 1997,
by Theresa A. Facile, Unit 402



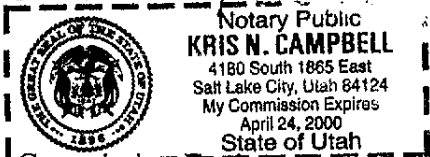
Kris N. Campbell
Notary Public
Residing at Salt Lake County, Utah

My Commission Expires:
April 24, 2000

3K7709PG1347

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

The foregoing instrument was acknowledged before me this 8th day of July, 1997,
by Janelle L. Taylor Unit 401

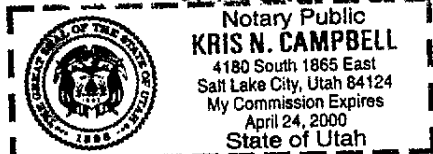


Kris N. Campbell
Notary Public
Residing at Salt Lake County, Utah

My Commission Expires:
April 24, 2000

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

The foregoing instrument was acknowledged before me this 8th day of July, 1997,
by Eileen Drachman Unit 209



Kris N. Campbell
Notary Public
Residing at Salt Lake County, Utah

My Commission Expires:
April 24, 2000

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

The foregoing instrument was acknowledged before me this 8th day of July, 1997,
by Gerald L. Erickson Unit 406

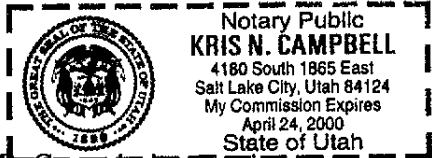


Kris N. Campbell
Notary Public
Residing at Salt Lake County, Utah

My Commission Expires:
April 24, 2000

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

The foregoing instrument was acknowledged before me this 8th day of July, 1997,
by Fran A Roberts Unit 410

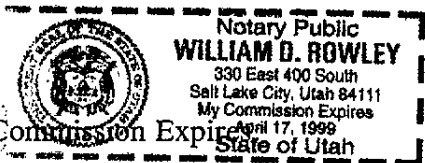


Kris N. Campbell
Notary Public
Residing at Salt Lake County, Utah

My Commission Expires:
April 24, 2000

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

The foregoing instrument was acknowledged before me this 8th day of July, 1997,
by Joseph M. Winder Unit 310

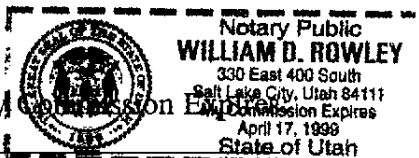


W D Rowley
Notary Public
Residing at Salt Lake County, Utah

My Commission Expires:

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

The foregoing instrument was acknowledged before me this 8th day of July, 1997,
by Kay (K.H.) Lewis Unit 211

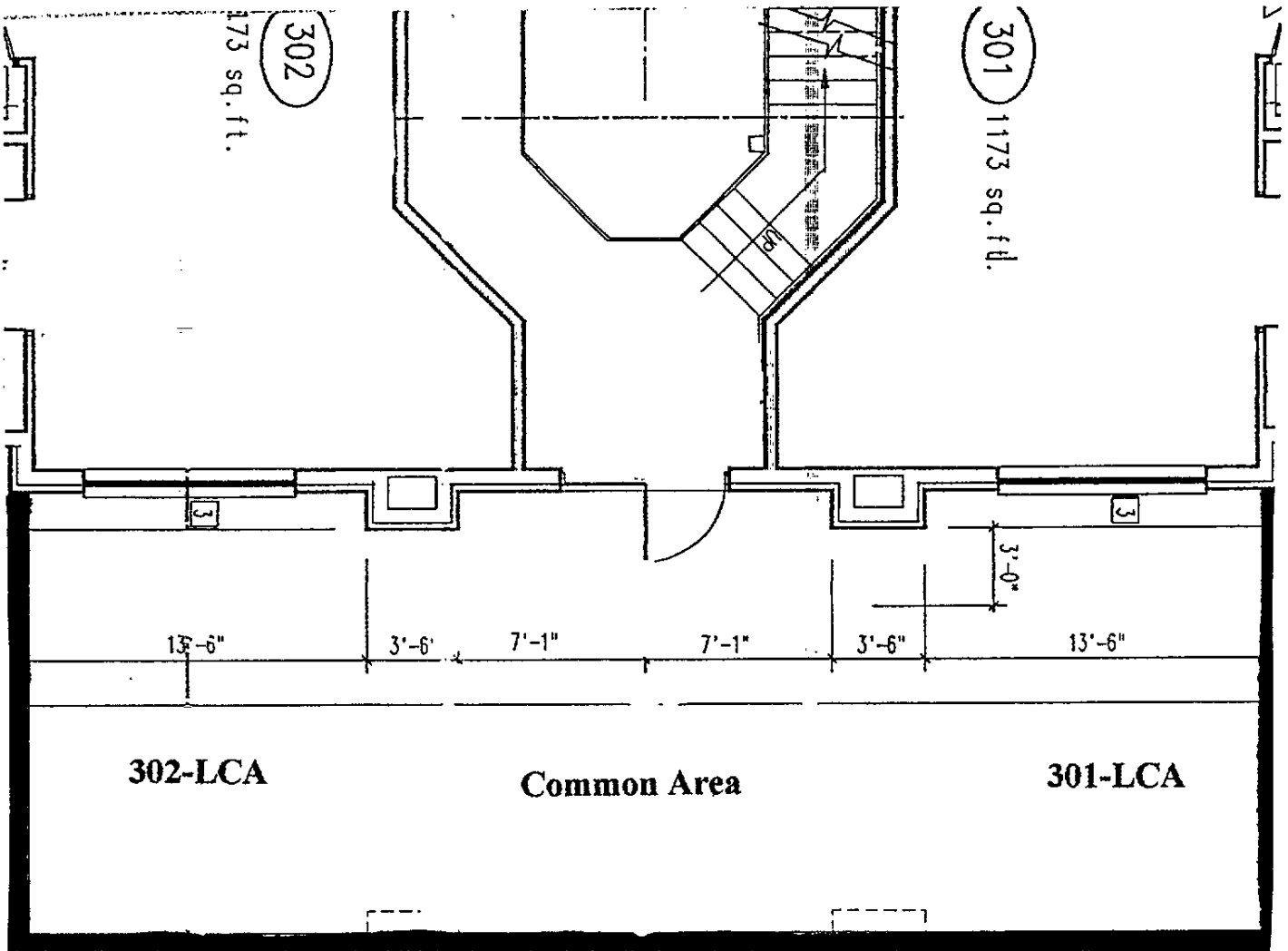


W D Rowley
Notary Public
Residing at Salt Lake County, Utah

My Commission Expires:

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Exhibit B



It is proposed that the balcony area immediately in front of units 301 & 302 be reclassified as Limited Common Area. The remaining area accessed by the hallway door shall remain as common area.