

WHEN RECORDED RETURN TO:
COUNTRY WOODS, L.C.
Wayne H. Corbridge
758 South 400 East
Suite 203
Orem, Utah 84058

← (M)

ENT 74609 BK 4067 PG 309
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1996 SEP 11 3:02 PM FEE 47.00 BY AC
RECORDED FOR COUNTRY WOODS

THIRD SUPPLEMENT TO THE AMENDED & RESTATED
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
FOR
COUNTRY WOODS, A Condominium Project

This THIRD SUPPLEMENT to the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the COUNTRY WOODS CONDOMINIUM PROJECT is made and executed this 3rd day of September, 1996 by COUNTRY WOODS, L.C., a Utah Limited Partnership of 758 South 400 East, Suite 203, Orem, Utah 84058 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Original Declaration was recorded in the office of the County Recorder of Utah County, Utah on November 13, 1995 as Entry No. 77941, in Book 3814, at Page 882 of the Official Records;

Whereas, the Amended and Restated Declaration was recorded in the office of the County Recorder of Utah County, Utah on March 27, 1996 as Entry No. 25138, in Book 3924, at Pages 790-857 of the Official Records.

Whereas, the related Plat Maps for Phases I and II of the Project have also been recorded in the Office of the County Recorder of Utah County, Utah.

Whereas, the First Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions was recorded in the Office of the County Recorder of Utah County, Utah on May 13, 1996, as Entry No. 40058, in Book 3968, at Page 218 of the official records.

Whereas, the related Plat Map for Phase III of the Project has been recorded in the Office of the County Recorder of Utah County, Utah.

Whereas, the Second Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions was recorded in the Office of the County Recorder of Utah County, Utah on August 27, 1996, as Entry No. 70253, in Book 4054, at Page 842 of the official records.

Whereas, the related Plat Map for Phase V of the Project has been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under Article III, Section 45 of the Amended & Restated Declaration, Declarant reserved an option until seven (7) years from the date following the first conveyance of a Unit in Phase I to a Unit purchaser to expand the Project in accordance with the Act.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibit "A-4" attached hereto and incorporated herein by this reference (the "Phase IV Property").

Whereas, under the provisions of the Amended & Restated Declaration, Declarant expressly reserved the absolute right, subject to the approval of the Office of Veterans Affairs, to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, Declarant desires to expand the Project by creating on the Phase IV Property a residential condominium development.

Whereas, Declarant now intends that the Phase IV Property shall become subject to the Amended & Restated Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this THIRD SUPPLEMENT to the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY WOODS, a Condominium Project.

1. Supplement to Definitions. Article I of the Amended & Restated Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

A. Third Supplemental Declaration shall mean and refer to this Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions for Country Woods, a Condominium Project.

B. Phase IV Map shall mean and refer to the Plat Map of Phase IV of the Project, prepared and certified to by David V. Thomas, a duly registered Utah Land Surveyor holding Certificate No. 163947 and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this Third Supplemental Declaration.

Except as otherwise herein provided, the definition of terms contained in the Amended & Restated Declaration are incorporated herein by this reference.

2. Legal Description. The real property described in Exhibit "A-4" is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of this Supplemental Declaration.

3. Annexation. Declarant hereby declares that the Phase IV Property shall be annexed to and become subject to the Amended & Restated Declaration, which upon recordation of this Second Supplemental Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit "A-4" subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the Phase IV Map, twenty-four (24) additional Units are created in the Project on the Phase IV Property. Said additional Units are located within a portion of the Additional Land. Upon the recordation of the Phase IV Map and this Second Supplemental Declaration, the total number of Units in the Project will be one hundred and six (106). The said additional Units are substantially similar in construction, design and quality to the Units in the prior Phases.

5. Percentage Interest Revised. Pursuant to the Act and the Amended & Restated Declaration, Declarant is required, with the additional Units, to reallocate the Percentage Interest. Revised Exhibit "B" to the Amended & Restated Declaration is deleted in its entirety and "Second Revised Exhibit 'B'" attached is substituted in lieu thereof and incorporated herein by this reference. The Percentage Interests set forth in Third Revised Exhibit "B" have been computed on the basis of the size that each of the Units bears to the total size of all Units in the Project.

6. Effective Date. The effective date of this Third Supplemental Declaration and the Phase IV Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

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

COUNTRY WOODS, L.C.

BY: [Signature]
TITLE: Wayne H. Corbridge, Member

BY: [Signature] ENT 74609 BK 4067 PG 312
TITLE: Stanford Ricks, Member

STATE OF UTAH)
) SS:
COUNTY OF UTAH)

On the 3 day of September, 1996, personally appeared before me WAYNE H. CORBRIDGE and STANFORD RICKS, who by me being duly sworn, did say that they are the Members of COUNTRY WOODS, 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 and STANFORD RICKS, duly acknowledged to me that said Company executed the same.

[Signature]

NOTARY PUBLIC
Residing At:
Commission Expires:

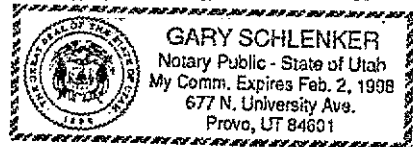


EXHIBIT "A-4"
Country Woods Phase IV
Boundary Description

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Proposed COUNTRY WOODS CONDOMINIUMS, Phase IV, Orem, Utah, more particularly described as follows:

Commencing at a point which is West 57.04 feet and South 458.54 feet from the North one-quarter corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89 deg 54' 00" East 365.96 feet; thence South 00 deg 06' 00" West 150.73 feet; thence North 89 deg 54' 00" West 119.90 feet; thence South 63 deg 27' 15" West 37.03 feet; thence North 89 deg 54' 00" West 19.00 feet; thence South 00 deg 06' 00" West 9.16 feet; thence North 89 deg 54' 00" West 130.00 feet; thence North 00 deg 06' 00" East 108.50 feet; thence North 89 deg 54' 00" West 40.67 feet; thence North 00 deg 06' 00" East 15.00 feet; thence North 35 deg 05' 02" West 40.42 feet; thence North 00 deg 06' 00" East 19.97 feet to the point of beginning.

Third
"Revised Exhibit B"

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COUNTRY WOODS CONDOMINIUM

BUILDING	HOME ADDRESS	UNIT #	SQ. FT.	% OF INTEREST	MONTHLY CONDO FEE	MONTHLY RESERVE	TOTAL
1	1212 West 1330 South	1	1302	0.0107	70	8	78
	1267 West 1295 South	2	1568	0.0128	84	10	94
	1211 West 1295 South	3	1302	0.0107	70	8	78
	1216 West 1330 South	4	1568	0.0128	84	10	94
			5740				
2	1224 West 1330 South	5	1302	0.0107	70	8	78
	1219 West 1295 South	6	1129	0.0093	60	7	68
	1223 West 1295 South	7	1302	0.0107	70	8	78
	1228 West 1330 South	8	1129	0.0093	60	7	68
			4862				
3	1240 West 1330 South	9	1302	0.0107	70	8	78
	1235 West 1295 South	10	1568	0.0128	84	10	94
	1239 West 1295 South	11	1302	0.0107	70	8	78
	1323 South 1260 West	12	1568	0.0128	84	10	94
			5740				
4	1317 South 1260 West	13	1302	0.0107	70	8	78
	1241 West 1295 South	14	1129	0.0093	60	7	68
	1245 West 1295 South	15	1302	0.0107	70	8	78
	1313 South 1260 West	16	1129	0.0093	60	7	68
			4862				
5	1320 South 1260 West	17	1568	0.0128	84	10	94
	1318 South 1260 West	18	1302	0.0107	70	8	78
	1314 South 1260 West	19	1568	0.0128	84	10	94
	1312 South 1260 West	20	1302	0.0107	70	8	78
	1308 South 1260 West	21	1568	0.0128	84	10	94
	1306 South 1260 West	22	1302	0.0107	70	8	78
	1302 South 1260 West	23	1568	0.0128	84	10	94
	1300 South 1260 West	24	1302	0.0107	70	8	78
			11480				
6	1258 West 1295 South	25	1302	0.0107	70	8	78
	1256 West 1295 South	26	1568	0.0128	84	10	94
	1252 West 1295 South	27	1302	0.0107	70	8	78
	1250 West 1295 South	28	1568	0.0128	84	10	94
	1246 West 1295 South	29	1302	0.0107	70	8	78
	1244 West 1295 South	30	1129	0.0093	60	7	68
	1240 West 1295 South	31	1302	0.0107	70	8	78
	1238 West 1295 South	32	1129	0.0093	60	7	68
			10602				
7	1234 West 1295 South	33	1129	0.0093	60	7	68
	1230 West 1295 South	34	1302	0.0107	70	8	78
			2431				
	SUB-TOTAL/TOWN		45717				
A	1190 West 1330 South	A4	1234	0.0101	66	8	74
	1192 West 1330 South	A8	1234	0.0101	66	8	74
	1194 West 1330 South	A12	1234	0.0101	66	8	74
	1321 South 1200 West	A1	1005	0.0082	54	6	60
	1323 South 1200 West	A5	1005	0.0082	54	6	60
	1325 South 1200 West	A9	1005	0.0082	54	6	60
	1320 South 1180 West	A2	990	0.0081	53	6	59
	1322 South 1180 West	A6	990	0.0081	53	6	59
	1324 South 1180 West	A10	990	0.0081	53	6	59
	1184 West 1330 South	A3	1234	0.0101	66	8	74

	1186 West 1330 South	A7	1234	0.0101	66	8	74
	1188 West 1330 South	A11	1234	0.0101	66	8	74
			13389				
B	1168 West 1330 South	B4	995	0.0082	53	6	59
	1170 West 1330 South	B8	995	0.0082	53	6	59
	1172 West 1330 South	B12	995	0.0082	53	6	59
	1321 South 1180 West	B1	1014	0.0083	54	6	61
	1323 South 1180 West	B5	1014	0.0083	54	6	61
	1325 South 1180 West	B9	1014	0.0083	54	6	61
	1315 South 1180 West	B2	1014	0.0083	54	6	61
	1317 South 1180 West	B6	1014	0.0083	54	6	61
	1319 South 1180 West	B10	1014	0.0083	54	6	61
	1162 West 1330 South	B3	995	0.0082	53	6	59
	1164 West 1330 South	B7	995	0.0082	53	6	59
	1166 West 1330 South	B11	995	0.0082	53	6	59
			12054				
C	1309 South 1200 West		1234	0.0101	66	8	74
	1311 South 1200 West		1234	0.0101	66	8	74
	1313 South 1200 West		1234	0.0101	66	8	74
	1303 South 1200 West		990	0.0081	53	6	59
	1305 South 1200 West		990	0.0081	53	6	59
	1307 South 1200 West		990	0.0081	53	6	59
	1302 South 1180 West		1005	0.0082	54	6	60
	1304 South 1180 West		1005	0.0082	54	6	60
	1306 South 1180 West		1005	0.0082	54	6	60
	1308 South 1180 West		1234	0.0101	66	8	74
	1310 South 1180 West		1234	0.0101	66	8	74
	1312 South 1180 West		1234	0.0101	66	8	74
			13389				
D	1307 South 1180 West		995	0.0082	53	6	59
	1309 South 1180 West		995	0.0082	53	6	59
	1311 South 1180 West		995	0.0082	53	6	59
	1169 West 1295 South		1014	0.0083	54	6	61
	1171 West 1295 South		1014	0.0083	54	6	61
	1173 West 1295 South		1014	0.0083	54	6	61
	1163 West 1295 South		1014	0.0083	54	6	61
	1165 West 1295 South		1014	0.0083	54	6	61
	1167 South 1180 West		1014	0.0083	54	6	61
	1301 South 1180 West		995	0.0082	53	6	59
	1303 South 1180 West		995	0.0082	53	6	59
	1305 South 1180 West		995	0.0082	53	6	59
			12054				
E	1285 South 1200 West		995	0.0082	53	6	59
	1287 South 1200 West		995	0.0082	53	6	59
	1289 South 1200 West		995	0.0082	53	6	59
	1191 West 1275 South		1014	0.0083	54	6	61
	1193 West 1275 South		1014	0.0083	54	6	61
	1195 West 1275 South		1014	0.0083	54	6	61
	1185 West 1275 South		1014	0.0083	54	6	61
	1187 West 1275 South		1014	0.0083	54	6	61
	1189 West 1275 South		1014	0.0083	54	6	61
	1284 South 1180 West		995	0.0082	53	6	59
	1286 South 1180 West		995	0.0082	53	6	59
	1288 South 1180 West		995	0.0082	53	6	59
			12054				
F	1168 West 1295 South		1234	0.0101	66	8	74
	1170 West 1295 South		1234	0.0101	66	8	74

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	1172 West 1295 South	1234	0.0101	66	8	74
	1169 West 1275 South	990	0.0081	53	6	59
	1171 West 1275 South	990	0.0081	53	6	59
	1173 West 1275 South	990	0.0081	53	6	59
	1163 West 1275 South	1005	0.0082	54	6	60
	1165 West 1275 South	1005	0.0082	54	6	60
	1167 West 1275 South	1005	0.0082	54	6	60
	1162 West 1295 South	1234	0.0101	66	8	74
	1164 West 1295 South	1234	0.0101	66	8	74
	1166 West 1295 South	1234	0.0101	66	8	74
		13389				
	SUB-TOTAL/CONDO	76329				
	GRAND TOTAL	122046	1.0000	6519	778	7297