

AFTER RECORDING, PLEASE RETURN TO:

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576 E. South Temple
Salt Lake City, Utah 84102

7686006
07/27/2000 11:40 AM 61.00
Book - 8377 Pg - 3550-3558
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
COMPASS CAPITAL CORP
919 S 2200 E
SLC UT 84108
BY: ZJK, DEPUTY - WI 9 P.

7686006

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
OF
COMPASS COVE CONDOMINIUMS**

This First Amendment to Declaration of Covenants, Conditions And Restrictions of Compass Cove Condominiums ("**Amendment**") is dated and effective as of the day of the recording of this document in the offices of the County Recorder of Salt Lake County, Utah.

WHEREAS the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COMPASS COVE CONDOMINIUMS ("**Declaration**") was originally recorded in the offices of the Salt Lake County Recorder on July 27, 1998 as Entry No. 7036622 Book 8045 and Page 0667-0709; and

WHEREAS the Declarant therein reserved the right, under ARTICLE XII of the Declaration and pursuant to U.C.A. § 57-8-13.6 (the Condominium Act), to expand the Project (the "**Option to Expand**") upon the terms and provisions set forth in ARTICLE XII without the prior consent of the Owners or the Association; and

WHEREAS the Declarant has determined that it now wishes to exercise the Option to Expand as provided in ARTICLE XII of the Declaration.

THEREFORE, based on the foregoing recitals, Declarant hereby amends the Declaration and exercises its Option to Expand as follows:

1. Legal Description. The Additional Land subject to this exercise is more fully described on Exhibit "A" to this Amendment.
2. Description of Expansion. Declarant hereby elects to expand the Project by adding an additional 36 Units in Buildings numbered 11-19 and adding the additional Common Area and Limited Common Area to the Project as more fully identified, described and set forth on Exhibit "B" to this Amendment.

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3. Amendment of Exhibit "A" of Declarations. Pursuant to ARTICLE XII, 1.G. of the Declaration, the Building numbers, Unit numbers, Votes and Assessment Percentages of all of the Units in the Project previously set forth on Exhibit "A" to the Declarations are hereby amended in their entirety and replaced by Exhibit "C" to this Amendment.
4. Supplemental Condominium Plan. A separate copy of the Supplemental Condominium Plan as required by ARTICLE XII, 1.G(I) of the Declaration shall be recorded concurrently with this Amendment in addition to the copy of the Supplemental Condominium Plan attached hereto as Exhibit "B".
5. Survival of Declarations. Except as expressly modified and amended herein, the Declaration shall remain in full force and effect.
6. Effective Date. This Amendment shall take effect upon its being filed for record in the office of the County Recorder of Salt Lake County, Utah.

DECLARANT:

COMPASS COVE DEVELOPMENT, L.C., a Utah
limited liability company

By:
Its:

[Handwritten signature]
[Handwritten signature]

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

On this ____ day of July 2000 personally appeared before me, Steven F. Lowe, the signer of the above instrument, who duly acknowledged to me that he executed the same for and on behalf of COMPASS COVE DEVELOPMENT, L.C., a Utah limited liability company in his authorized capacity as stated.

Please see Attached
NOTARY PUBLIC



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Orange } ss.

On July 18, 2000, before me, Vicki L. Ranck, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe" (Notary Public))
 personally appeared Steven F. Lowe only
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Vicki L. Ranck
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: 1st Amendment to Declaration of Covenants...

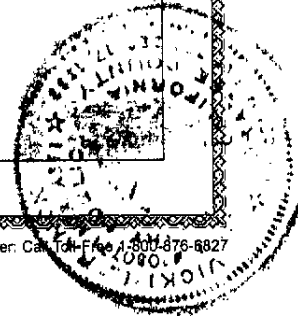
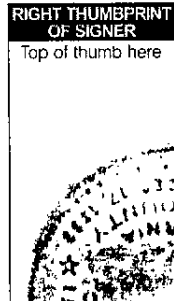
Document Date: July 18, 2000 Number of Pages: 7

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): J.L.C.
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer Is Representing: _____



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Exhibit A

LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED S89°47'03"W 1329.654 FEET AND SOUTH 698.027 FEET FROM THE NORTHEAST CORNER OF SECTION 27 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED ON THE WEST LINE OF SUNBURST VILLAGE NO.2 SUBDIVISION AND RUNNING THENCE S00°04'10"E 94.975 FEET ALONG THE WEST LINE OF SAID SUBDIVISION; THENCE S89°47'00"W 65.051 FEET; THENCE 117.610 FEET ALONG A 75.000 FOOT RADIUS CURVE TO THE LEFT (BEARING TO CENTER BEARS S00°12'57"E, DELTA 89°50'52"), THENCE S00°03'49"E 60.694 FEET; THENCE WEST 462.110 FEET; THENCE N00°13'00"W 230.998 FEET, THENCE EAST 602.570 FEET TO THE POINT OF BEGINNING. CONTAINS 2.785 ACRES.

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EXHIBIT "C"

List of Units, Votes and Assessment Percentages

<u>Building</u>	<u>Unit</u>	<u>Votes</u>	<u>Assessment Percentages</u>
1	A	1	1.3157895
1	B	1	"
1	C	1	"
1	D	1	"
2	A	1	"
2	B	1	"
2	C	1	"
2	D	1	"
2	A	1	"
3	B	1	"
3	C	1	"
3	D	1	"
4	A	1	"
4	B	1	"
4	C	1	"
4	D	1	"
5	A	1	"
5	B	1	"
5	C	1	"
5	D	1	"
6	A	1	"
6	B	1	"
6	C	1	"
6	D	1	"

<u>Building</u>	<u>Unit</u>	<u>Votes</u>	<u>Assessment Percentages</u>
7	A	1	1.3157895
7	B	1	"
7	C	1	"
7	D	1	"
8	A	1	"
8	B	1	"
8	C	1	"
8	D	1	"
9	A	1	"
9	B	1	"
9	C	1	"
9	D	1	"
10	A	1	"
10	B	1	"
10	C	1	"
10	D	1	"
11	A	1	"
11	B	1	"
11	C	1	"
	1	1	"
12	A	1	"
12	B	1	"
12	C	1	"
12	D	1	"
13	A	1	"
13	B	1	"
13	C	1	"

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<u>Building</u>	<u>Unit</u>	<u>Votes</u>	<u>Assessment Percentages</u>
13	D	1	1.3157895
14	A	1	"
14	B	1	"
14	C	1	"
14	D	1	"
15	A	1	"
15	B	1	"
15	C	1	"
15	D	1	"
16	A	1	"
16	B	1	"
16	C	1	"
16	D	1	"
17	A	1	"
17	B	1	"
17	C	1	"
17	D	1	"
18	A	1	"
18	B	1	"
18	C	1	"
18	D	1	"
19	A	1	"
19	B	1	"
19	C	1	"
19	D	1	"
<hr/>			
TOTALS			
19		76	100%

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