15 units
12 pg

Return When Recorded to:
McArthur Homes, LC
c/o Don McArthur
9948 South Redwood Road
South Jordan, Utah 84095

7721520
09/19/2000 02:04 PM 47.00
Book - 8388 Pg - 5386-5397
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MCARTHUR HOMES LC
9948 S REDWOOD RD
SOUTH JORDAN UT 84095
BY: RDJ, DEPUTY - WI 12 P.

7731550
7721520

[Parcel No. 21-30-103-001]

AMENDMENT NO. THIRTEEN TO AMENDED AND RESTATED DECLARATION AND DECLARATION OF ANNEXATION FOR BRITTANY CONDOMINIUMS

THIS AMENDMENT TO THE AMENDED AND RESTATED DECLARATION of Covenants Conditions and Restrictions for Brittany Condominiums is made pursuant to the Utah Condominium Act, Utah Code Ann. §57-8-13.6, and executed this 18 day of September, 2000, AND AMENDS THE AMENDED AND RESTATED DECLARATION FOR BRITTANY CONDOMINIUMS ("Declaration"), an expandable condominium Project, recorded June 5, 2000, as Entry No. 7653288, in Book 8366, at Pages 1625 through 1677, of the records of the Salt Lake County Recorder.

AMENDMENT

This is a Declaration of Annexation prepared pursuant to Article III of the Declaration which created an expandable residential condominium Project consisting of twelve (12) Units and additional property available for the expansion of a maximum number of two-hundred and seventy (270) additional Units for a total number of two-hundred and eighty-two (282) Units. The Declaration has subsequently been amended by AMENDMENT NO. ONE, recorded the 19th day of September, 2000, as Entry No. 7721503, in Book 8388, at Pages 5268-5272 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. TWO, recorded the 3rd day of October, 2000, as Entry No. 773539, in Book 8392, at Pages 1177-1187 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. THREE, recorded the 3rd day of October, 2000, as Entry No. 773540, in Book 8392, at Pages 1188-1198 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. FOUR, recorded the 3rd day of October, 2000, as Entry No. 773541, in Book 8392, at Pages 1199-1209 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. FIVE, recorded the 3rd day of October, 2000, as Entry No. 773542, in Book 8392, at Pages 1210-1220 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. SIX, recorded the 3rd day of October, 2000, as Entry No. 773543, in Book 8392, at Pages 1221-1232 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. SEVEN, recorded the 3rd day of October, 2000, as Entry No. 773544, in Book 8392, at Pages 1233-1244 et seq., of the records of the Salt

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BK8392PG1307

Lake County Recorder; AMENDMENT NO. EIGHT, recorded the 3rd day of October, 2000, as Entry No. 7731545, in Book 8392, at Pages 1245-1255 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. NINE, recorded the 3rd day of October, 2000, as Entry No. 7731546, in Book 8392, at Pages 1256-1267 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. TEN, recorded the 3rd day of October, 2000, as Entry No. 7731547, in Book 8392, at Pages 1268-1280 et seq., of the records of the Salt Lake County Recorder; AMENDMENT NO. ELEVEN, recorded the 3rd day of October, 2000, as Entry No. 7731548, in Book 8392, at Pages 1281-1293 et seq., of the records of the Salt Lake County Recorder; and AMENDMENT NO. TWELVE, recorded the 3rd day of October, 2000, as Entry No. 7731549, in Book 8392, at Pages 1294-1306 et seq., of the records of the Salt Lake County Recorder; to include an additional one-hundred and thirty-two (132) Units for a total of one-hundred and forty-four (144) Units with additional property available for the expansion of a maximum number of one-hundred and thirty-eight (138) additional Units for a total number of two-hundred and eighty-two (282) Units.

From the Property identified in the Declaration at Exhibit E, Declarant hereby annexes the parcels of Property described in Exhibit A attached hereto as a part hereof and known as Phase 13 ("Phase 13 Property"), and declares its intention that the Phase 13 Property shall be subject to the Declaration, and any amendments thereto.

Declarant hereby adds to the existing Project a total of fifteen (15) additional Units pursuant to the Declaration and any Amendments thereto. The maximum number of Units within the existing Project will be one-hundred and fifty-nine (159) with one-hundred and twenty-three (123) Units being reserved in the expandable area.

NOW THEREFORE, in pursuance of the foregoing, Declarant declares and certifies as follows:

1. Phase 13 Expansion: Declarant hereby submits the Phase 13 Property more particularly described at Exhibit A to the provisions of the Utah Condominium Ownership Act. Declarant is the sole owner of the Phase 13 Property and said Property shall be known as the Brittany Condominiums, Phase 13, and shall be subject to the provisions of the Declaration and Amendments thereto. The maximum number of Units to be contained within the Phase 13 Property improvements shall be fifteen (15), the proposed configuration of which is described in the Plat Map attached hereto at Exhibit B.

2. Improvements: The improvements to be built on the Phase 13 Property shall be architecturally compatible with the existing Units and shall be of similar quality. However, the Declarant makes no assurances that any Units constructed on any additional properties annexed hereto by the Declarant will be without variance with the Units depicted in the plat.

3. Allocated Interests: As specified in Article III of the Declaration, the undivided interest of each Unit Owner to all Common Area following the expansion created herein is

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1/159th. Likewise, pursuant to paragraph 4 of Article IV of the Declaration the par value of each ownership interest shall be 1/159th as shown in the Table attached hereto as Exhibit C.

4. Additional Land: With the annexation of the Phase 13 Property, the remaining land available for expansion, being more particularly described at Exhibit D, consists of the original expandable land less the Phase 2 Property, the Phase 3 Property, the Phase 4 Property, the Phase 5 Property, the Phase 6 Property, the Phase 7 Property, the Phase 8 Property, the Phase 9 Property, the Phase 10 Property, the Phase 11 Property, the Phase 12 Property, and the Phase 13 Property.

Any required approvals have been given. This Amendment to Declaration for Brittany Condominiums, shall take effect upon recording in the office of the County Recorder of Salt Lake County, Utah by McARTHUR HOMES AT BRITTANY, LC.

IN WITNESS WHEREOF, the undersigned being the Declarant, has caused this instrument to be executed and its seal be affixed hereto on the day and year first above written.

McARTHUR HOMES AT BRITTANY, LC
a Utah Limited Liability Company

By: McARTHUR HOMES, INC.
a Utah Corporation, it's Manager

By: _____
Donald R. McARTHUR, President

ENTRY NO. 00[illegible] RECORDED

STATE OF UTAH }
} ss.
COUNTY OF SALT LAKE }

On the 18 day of September, 2000, personally appeared before me Donald R. McArthur, who being by me duly sworn, did say that he is the President of McArthur Homes, Inc., which is the Manager of McArthur Homes at Brittany, LC, and that said instrument was acknowledged on behalf of said McArthur Homes at Brittany, LC, by authority, and said Donald R. McArthur duly acknowledged to me that he is the President of and executed the same on behalf of McArthur Homes, Inc. the Manager of McArthur Homes at Brittany, LC.

Terry P. Beckstead
NOTARY PUBLIC

My Commission Expires:

4/28/2002

Residing at: _____

TERRY P BECKSTEAD
Notary Public State of Utah
8000 S. REDWOOD RD.
WEST JORDAN, UT 84084
COMM. EXP. 4-28-2002

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~~BK8388PG5389~~

EXHIBIT A

REAL PROPERTY DESCRIPTION OF
BRITTANY CONDOMINIUMS PHASE 13

PROPERTY DESCRIPTION:

Beginning at a point which is N00°08'29"W along the Section Line, 1570.335 feet and N89°51'31"E, 191.708 feet from West Quarter Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base Meridian; and running thence East, 195.596 feet; thence Northeasterly along the arc of a 312.00 foot radius non-tangent curve to the left, (chord bears N08°32'43"E, 87.274 feet); thence N85°10'48"E, 192.253 feet; thence S00°08'29"E, 291.700 feet; thence S83°02'27"W, 158.712 feet; thence North, 8.300 feet; thence Northwesterly 66.873 feet along the arc of a 100.00 foot radius curve to the left, (chord bears N19°09'28"W, 65.634 feet); thence S51°41'05"W, 38.000 feet; thence Northwesterly 23.175 feet along the arc of a 62.00 foot radius curve to the left, (chord bears N49°01'26"W, 23.041 feet); thence Southwesterly 22.034 feet along the arc of a 15.00 foot radius curve to the left, (chord bears S78°11'10"W, 20.106 feet); thence S36°06'15"W, 91.704 feet; thence Northwesterly 200.334 feet along the arc of a 181.00 foot radius non-tangent curve to the right, (chord bears N31°50'57"W, 190.263 feet); thence N00°24'23"W, 63.214 feet to the point of beginning.

Contains 2.10 acres or 91,270 Square feet.

POOR COPY
CO. RECORDER

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EXHIBIT B

BRITTANY CONDOMINIUMS PHASE 13 MAP

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BK8392PG1312

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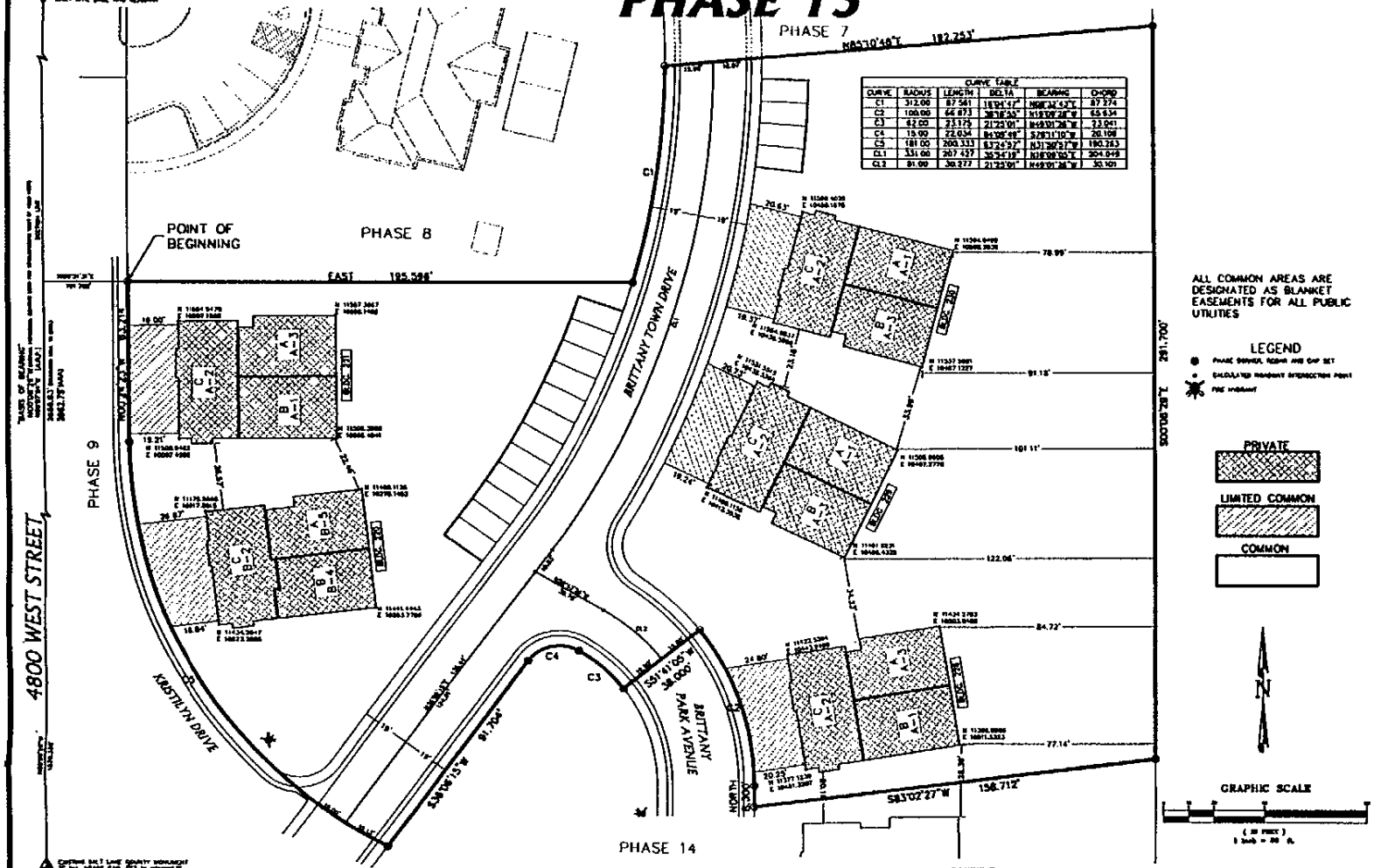
BRITTANY CONDOMINIUMS
PHASE 13



ALL COMMON AREAS ARE DESIGNATED AS BLANKET EASEMENTS FOR ALL PUBLIC UTILITIES

LEGEND

PRIVATE

LIMITED COMMON

COMMON

GRAPHIC SCALE

SHEET 1 of 2

PROJECT NO.	MSA0999
DESIGNED BY	MD
DRAWN BY	KFW
FILE NAME	BPLA13
CHECKED BY	MD

REVISIONS	BY	DATE
WEST JORDAN CITY	JMS	8/13/99

SURVEYOR'S CERTIFICATE

I, J. Michael De Mass, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 174007 as prescribed by the Laws of the State of Utah. I further certify that by authority of the Owners, I have made a Survey of the tract of land shown on this plat and described below, hereafter to be known as:

BRITTANY CONDOMINIUMS - PHASE 13

BOUNDARY DESCRIPTION

Beginning at a point which is N00°08'29"W along the Section Line 1570.335 feet and N89°51'31"E 191.708 feet from West Quarter Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence East, 195.588 feet; thence Northeasterly along the arc of a 312.00 foot radius non-tangent curve to the left, (chord bears N08°32'43"E, 87.274 feet); thence N85°10'48"E, 192.253 feet; thence S00°08'29"E, 291.700 feet; thence S83°02'27"W, 158.712 feet; thence North, 8.300 feet; thence Northwesterly 66.873 feet along the arc of a 100.00 foot radius curve to the left, (chord bears N19°09'28"W, 65.634 feet); thence S51°41'05"W, 38.000 feet; thence Northwesterly 23.175 feet along the arc of a 62.00 foot radius curve to the left, (chord bears N49°01'36"W, 23.041 feet); thence Southwesterly 22.034 feet along the arc of a 15.00 foot radius curve to the left, (chord bears S78°11'10"W, 20.106 feet); thence S36°08'15"W, 91.704 feet; thence Northwesterly 200.334 feet along the arc of a 181.00 foot radius non-tangent curve to the right, (chord bears N31°50'57"W, 190.263 feet); thence N00°24'23"W, 63.214 feet to the point of beginning.

Contains 2.10 acres or 91,270 Square Feet

J. Michael De Mass — Date
R.L.S. No. 174007

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner of the above described tract of land, hereafter to be known as:

BRITTANY CONDOMINIUMS - PHASE 13

do hereby consent to recordation of land shown on this plat, submitting the property described herein to the provisions of the Utah State Condominium Ownership Act.

In witness whereof I have hereunto set my hand this _____ day of _____ A.D., 20____

McArthur Homes at Brittany, LC
By McArthur Homes, Inc., Manager

Steve McArthur, Senior Vice President

CORPORATE ACKNOWLEDGMENT

State of Utah } S.S.
County of Salt Lake }

On the _____ day of _____ A.D. 20____.

Steve McArthur personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in said State of Utah, who being duly sworn, did say to me that he is the Senior Vice President of McArthur Homes Inc., Manager of McArthur Homes at Brittany, LC, and that the foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors; and said person acknowledged to me that said Corporation executed the same.

My Commission expires: _____
Residing in _____ County

_____ Notary Public

BRITTANY CONDOMINIUMS - PHASE 13
PART OF THE NORTHWEST QUARTER OF SECTION 30
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH

Stantec Consulting Inc.
3865 S 700 E Ste. 309
Salt Lake City, UT
84107-2648
Tel. 801.261.0090
Fax. 801.266.1621
www.stantec.com

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE WEST JORDAN CITY PLANNING COMMISSION.
CHAIRMAN, WEST JORDAN PLANNING COMM.

BOARD OF HEALTH
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
DIRECTOR, SALT LAKE CO. BOARD OF HEALTH

WEST JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE _____ WEST JORDAN CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
WEST JORDAN CITY ATTORNEY

WEST JORDAN CITY COUNCIL
PRESENTED TO THE WEST JORDAN CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS CONDOMINIUM PLAT WAS APPROVED AND ACCEPTED.
CITY RECORDER — MAYOR, CITY OF WEST JORDAN

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES — DEPUTY SALT LAKE COUNTY RECORDER

CERTIFIED COPY
OF RECORDED

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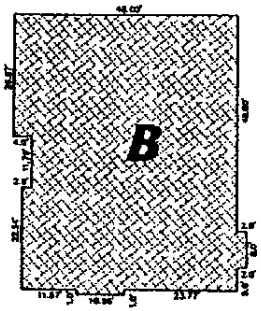
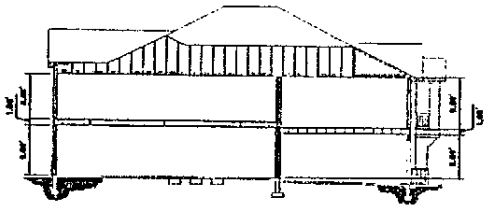
BK8392PG1314

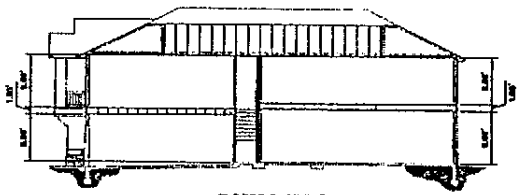
BRITTANY CONDOMINIUMS
PHASE 13





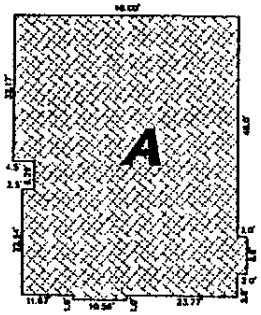
BUILDING A

FOR FLOOR ELEVATIONS
SEE TABLES THIS SHEET

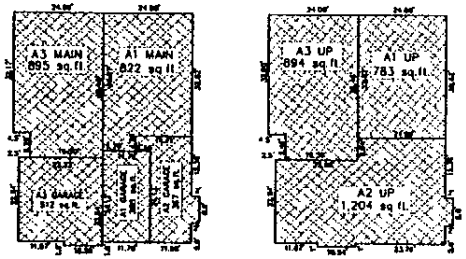


BUILDING B

UNIT TYPE	PLAN NAME
A-1	BAMBURGH
A-2	WINDSOR-A
A-3	LANCASTER
B-2	WINDSOR-B
B-4	ASHBY
B-5	DOVER

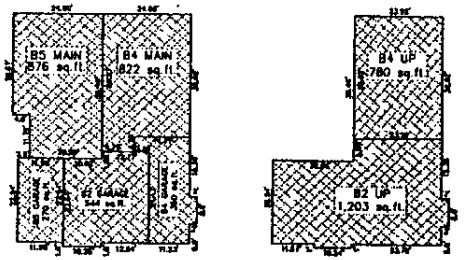


GROUND LEVEL
DIMENSIONS
(NOT TO SCALE)



MAIN LEVEL UPPER LEVEL

BUILDING A
(NOT TO SCALE)



MAIN LEVEL UPPER LEVEL

BUILDING B
(NOT TO SCALE)

LEGEND

PRIVATE AREA

BUILDING 220

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2		4687.94	7187 SO KRISTILYN DRIVE
B	B-4	4679.80	4688.94	7189 SO KRISTILYN DRIVE
A	B-5	4679.50		7183 SO KRISTILYN DRIVE

BUILDING 221

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B	A-1	4679.50	4688.64	7179 SO KRISTILYN DRIVE
C	A-2		4687.64	7177 SO KRISTILYN DRIVE
A	A-3	4679.50	4688.64	7173 SO KRISTILYN DRIVE

BUILDING 228

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
B	A-1	4674.70	4683.84	7197 SO BRITTANY PARK AVENUE
C	A-2		4682.84	7197 SO BRITTANY PARK AVENUE
A	A-3	4674.70	4683.84	7193 SO BRITTANY PARK AVENUE

BUILDING 229

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A	A-1	4673.80	4682.94	7178 SO BRITTANY TOWN DRIVE
C	A-2		4681.94	7181 SO BRITTANY TOWN DRIVE
B	A-3	4673.80	4682.84	7183 SO BRITTANY TOWN DRIVE

BUILDING 230

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
A	A-1	4673.00	4682.14	7167 SO BRITTANY TOWN DRIVE
C	A-2		4681.14	7169 SO BRITTANY TOWN DRIVE
B	A-3	4673.00	4682.14	7171 SO BRITTANY TOWN DRIVE

SHEET 2 OF 2

PROJECT NO.	
DESIGNED BY	DRAWN BY
FILE NAME	
CHECKED BY	

REVISIONS	BY	DATE
WEST LONDON CITY	JMD	16/03/02

Stantec

Stantec Consulting Ltd.
3600 S 300 E Ste. 300
Salt Lake City, UT
84107-2544
Tel. 801.261.0660
Fax. 801.266.1671
www.stantec.com

EXHIBIT D

BRITTANY CONDOMINIUMS - EXPANDABLE AREA

PROPERTY DESCRIPTION:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N.00°08'29"W. 2,319.69 FEET ALONG THE WEST LINE OF SAID SECTION 30; THENCE S.89°57'09"E. 592.10 FEET; THENCE S.00°08'29"E. 2,319.65 FEET TO A POINT ON THE QUARTER-SECTION LINE; THENCE NORTH 89°57'23"W. 592.10 FEET ALONG SAID QUARTER-SECTION LINE TO THE POINT OF BEGINNING.

POOR COPY
CO. RECORDER

LESS THE PROPERTY INCLUDED IN PHASE 1 AS STATED IN EXHIBIT "A" TO THE DECLARATION AND PHASE 2 AS STATED IN EXHIBIT "A" TO AMENDMENT TWO AND PHASE 3 AS STATED IN EXHIBIT "A" TO AMENDMENT THREE AND PHASE 4 AS STATED IN EXHIBIT "A" TO AMENDMENT FOUR AND PHASE 5 AS STATED IN EXHIBIT "A" TO AMENDMENT FIVE AND PHASE 6 AS STATED IN EXHIBIT "A" TO AMENDMENT SIX AND PHASE 7 AS STATED IN EXHIBIT "A" TO AMENDMENT SEVEN AND PHASE 8 AS STATED IN EXHIBIT "A" TO AMENDMENT EIGHT AND PHASE 9 AS STATED IN EXHIBIT "A" TO AMENDMENT NINE AND PHASE 10 AS STATED IN EXHIBIT "A" TO AMENDMENT TEN AND PHASE 11 AS STATED IN EXHIBIT "A" TO AMENDMENT ELEVEN AND PHASE 12 AS STATED IN EXHIBIT "A" TO AMENDMENT TWELVE AND PHASE 13 AS STATED IN EXHIBIT "A" HERETO.

CONTAINS 29.35 ACRES LESS 1.13 ACRES IN PHASE 1 AS STATED IN EXHIBIT "A" TO THE DECLARATION AND LESS 1.41. ACRES IN PHASE 2 AS STATED IN EXHIBIT "A" TO AMENDMENT TWO AND LESS 1.04 ACRES IN PHASE 3 AS STATED IN EXHIBIT "A" TO AMENDMENT THREE AND LESS 0.19 ACRES IN PHASE 4 AS STATED IN EXHIBIT "A" TO AMENDMENT FOUR AND LESS 1.35 ACRES IN PHASE 5 AS STATED IN EXHIBIT "A" TO AMENDMENT FIVE AND LESS 1.46 ACRES IN PHASE 6 AS STATED IN EXHIBIT "A" TO AMENDMENT SIX AND LESS 1.32 ACRES IN PHASE 7 AS STATED IN EXHIBIT "A" TO AMENDMENT SEVEN AND LESS 0.8371 ACRES IN PHASE 8 AS STATED IN EXHIBIT "A" TO AMENDMENT EIGHT AND LESS 1.37 ACRES IN PHASE 9 AS STATED IN EXHIBIT "A" TO AMENDMENT NINE AND LESS 1.13 ACRES IN PHASE 10 AS STATED IN EXHIBIT "A" TO AMENDMENT TEN AND LESS 1.03 ACRES IN PHASE 11 AS STATED IN EXHIBIT "A" TO AMENDMENT ELEVEN AND LESS 1.61 ACRES IN PHASE 12 AS STATED IN EXHIBIT "A" TO AMENDMENT TWELVE AND LESS 2.10 ACRES IN PHASE 13 AS STATED IN EXHIBIT "A" HERETO.

AMENDMENT NO. THIRTEEN
TO AMENDED AND RESTATED DECLARATON
AND DECLARATION OF ANNEXATION FOR
BRITTANY CONDOMINIUMS

THIS AMENDMENT is hereby re-executed this 3rd day of October, 2000.

McARTHUR HOMES AT BRITTANY, LC
A Utah Limited Liability Company

By: McARTHUR HOMES, INC.
A Utah Corporation, it's Manager

By: _____
Donald R. McArthur, Board Chairman

STATE OF UTAH }
} ss.
COUNTY OF SALT LAKE }

On the 3rd day of October, 2000, personally appeared before me Donald R. McArthur, who being by me duly sworn, did say the he is the Board Chairman of McArthur Homes, Inc., which is the Manager of McArthur Homes at Brittany, LC, and that said instrument was acknowledged on behalf of said McArthur Homes at Brittany, LC, by authority, and said Donald R. McArthur duly acknowledged to me that he is the Board Chairman and executed the same on behalf of McArthur Homes, Inc., the Manager of McArthur Homes at Brittany, LC.

_____
NOTARY PUBLIC

My Commission expires:

3-7-01

EDITH POWELL
Notary Public
State of Utah
My Commission Expires Mar. 7, 2001
9527 So. 1380 E. Sandy, UT 84092

NOTARY SEAL NOT LEGIBLE
- CO RECORDER -

8392PG1319

7731550
10/03/2000 02:48 PM 51.00
Book - 8392 Pg - 1307-1320
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MCARTHUR HOMES LC
9948 S REDWOOD RD
SOUTH JORDAN UTAH 84095
BY: ARG, DEPUTY - WI 14 P.

BK8392PG1320