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WHEN RECORDED MAIL TO:  
James B. Hanks  
Gene S. Byrge  
HANKS, ROOKER & DENNING, P.C.  
8 East Broadway, Suite 740  
Salt Lake City, Utah 84111

8172652  
03/11/2002 03:22 PM 137.00  
Book - 8575 Pg - 1523-1534  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
HANKS ROOKER & DENNING, PC  
8 E BROADWAY, STE 740  
SLC UT 84111  
BY: KLB, DEPUTY - WI 12 P.

8172652

AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF THE SPRINGTREE CONDOMINIUM PROJECT

BK8575PG1523

**AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE  
SPRINGTREE CONDOMINIUM PROJECT**

The Declaration of Condominium of the Springtree Condominium Project, which Declaration was executed in 1977 and recorded with the Salt Lake County Recorder on November 17, 1977 as Entry 3025324, Book 4581, Page 318 - 350 is hereby amended as follows:

1. Article III, Section 18 of the Declaration of Condominium of Springtree is hereby amended to read as follow:

18. Owners Meetings. The annual meeting of Unit Owners of the Springtree Condominium Project shall be held during the first quarter of each calendar year, as determined by the Management Committee. The place of the meeting shall be at a location in Salt Lake County, State of Utah as specified in the notice of meeting. At least ten but not more than thirty days before the date of the annual meeting a written notice thereof shall be personally delivered or mailed postage prepaid to each person who appears as an owner at the latest address for such person appearing, in the records of the committee at the time of delivery or mailing. Such notice shall state the time, place, and general purpose of the meeting.

Special meetings of the Owners may be called by the Chairman, by a majority of the Committee members, or by unit owners cumulatively holding at least one-fourth of the undivided ownership interest in the Project. At least four days before the date set for a special meeting written notice such as that described in the immediately preceding paragraph shall be personally delivered or mailed postage prepaid to each unit owner at his last known address.

No notice of any unit owner's meeting shall be required if a waiver of such notice is signed by all of the owners. Whenever all the owners meet in person or by proxy such meeting

shall be valid for all purposes. A quorum for the transaction of business at an owner's meeting shall consist of a majority of all the undivided ownership interest in the Project. In the event a quorum is not present at an owner's meeting, whether regular or special, the meeting may be adjourned and rescheduled for a time no earlier than forty-eight hours, and no later than thirty days, after the time set for the original meeting. No notice of such rescheduled meeting shall be required. A quorum for the transaction of business at the rescheduled meeting shall be 25% of all the undivided ownership interest in the project.

3. This Amendment shall apply to all units within the project as set forth on the attached six-page list.

2. All other provisions of the Declaration shall remain in full force and effect.

DATED and SIGNED this 28 day of February, 2002

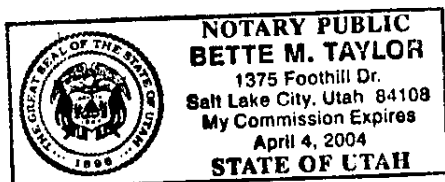
Springtree Condominium Project

Wayne Baird  
Chairman - Management Committee

State of Utah            )  
                                  : ss.  
Salt Lake County        )

SUBSCRIBED AND SWORN to before me this 28<sup>th</sup> day of February, 2001.

[seal]



[Signature]  
Notary Public

BK8575PG1525

EXHIBIT

Real Property situate in the County of Salt Lake,  
State of Utah, to-wit:

Beginning at a point on the Easterly line of Willows Condominium and the North line of 5600 South Street said point being South 1229.32 feet and West 880.31 feet from the Northeast corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 87°57'40" West 23.84 feet and North 1°00' East 33.005 feet from a Salt Lake County monument in the centerline of said 5600 South Street and running thence along said Easterly line of said Willows Condominium North 1°00' East 420.50 feet, thence North 6°41'30" East 108.62 feet, thence North 71°01'10" West 3.32 feet, thence North 11°30' West 55.01 feet, thence North 80°00'35" East 305.76 feet, thence North 0°12'25" West 111.15 feet, thence North 37°04'35" West 135.30 feet to a fence line, thence North 80°22'36" East 9.65 feet, thence North 86.79 feet, thence East 98.90 feet, thence North 60.00 feet, thence East 28.00 feet, thence North 1°03'40" West 123.50 feet, thence East 153.33 feet to a point South 102.00 feet and West 367.82 feet from said Northeast corner of Section 18, thence South 278.00 feet, thence South 15°08'50" West 52.11 feet, thence South 13°02' East 85.50 feet, thence South 30°25'40" West 76.10 feet, thence South 2°20'10" West 119.40 feet thence South 12°51'50" West 79.06 feet thence North 79°00' West 23.53 feet, thence South 9°30' West 477.418 feet, to said North line of 5600 South Street, thence North 87°57'40" West 355.48 feet to the point of beginning. Contains 8.206 acres.

## EXCEPTING THEREFROM:

Beginning at a point West 572.88 feet and South 634.45 from the Northeast corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 63°30' East 5.00 feet, thence South 26°30' East 10.0 feet, thence South 63°30' West 10.0 feet, thence North 26°30' West 10.0 feet, thence North 63°30' East 5.00 feet to the point of beginning. Together with a perpetual 10 ft. easement for access thereto and for repair and maintenance of the well, pump and accessories thereon, the center line of which is described as:

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Beginning at a point West 572.88 feet and South 634.45 from the Northeast corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 26°30' West 42.85 feet to the boundary of the Taylor property.

RESERVING UNTO DECLARANT:

A perpetual 25 foot Right of Way for egress and ingress, the centerline of which is described as:

Beginning at a point on the north line of 5600 South Street, said point being West 584.02 feet and South 1239.86 feet from the northeast corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian (basis for bearing is monument line on said 5600 South Street) and running thence N. 17°15' E. 228.455 feet, thence N. 8°45' E. 171.90 feet to the point of tangency with a 275 foot radius curve to the right, thence along the arc of said curve 60.00 feet, thence N. 21°15' E. 47.05 feet to the point of tangency with a 215 foot radius curve to the left, thence along the arc of said curve 79.74 feet, thence North 35.12 feet to the point of tangency with a 320 foot radius curve to the right, thence along the arc of said curve 73.76 feet, thence N. 13°12'26" E. 169.60 feet to the point of tangent with a 225 foot radius curve to the left, thence along the arc of said curve 51.86 feet, thence North 35.39 feet to the point of tangency with a 60 foot radius curve to the left, thence along the arc of said curve 103.93 feet, thence S. 80°45' W. 60.22 feet <sup>thence West 28.0 feet</sup> to the boundary line of Springtree Condominium.

RESERVED ALSO FROM THE FOREGOING SUBMISSION are such easements and rights of ingress and egress over, across, through, and under the above-described tracts and any improvements now or hereafter constructed thereon as may be necessary to develop the entire Project. If pursuant to this reservation, the above-described real property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservation hereby effected shall terminate upon the completion and sale by Declarant of all Units in the Project. The foregoing submission is subject to easements of record and visible and subject, further, to restrictions, conditions and covenants of record.

SUBJECT TO the provisions contained in that certain instrument styled "AGREEMENT, RESTRICTIVE COVENANTS, AND EQUITABLE SERVITUDES" dated July 20, 1977

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BK 8575 PG 1527

between THOMAS T. TAYLOR and MARGARET M. TAYLOR, his wife, and PROSWOOD, INC., recorded in the Official Records of Salt Lake County, Utah on August 18, 1977 as Entry No. 2984688, and subject, also, to all restrictions, covenants, and easements of record or visible.

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RXLP SPRINGTREE CONDO

B	FLG	BLK/BLDG	IND	FLG	LOT/QUAR	BLK, LOT-QUAR PARCEL NUMBER	OBSOLETE?
				U	AREA	22-18-228-001-0000	NO
				U	WELL	22-18-229-005-0000	NO
B		1		U	A	22-18-228-002-0000	NO
B		1		U	B	22-18-228-003-0000	NO
B		1		U	C	22-18-228-004-0000	NO
B		1		U	D	22-18-228-005-0000	NO
B		1		U	E	22-18-228-006-0000	NO
B		1		U	F	22-18-228-007-0000	NO
B		1		U	G	22-18-228-008-0000	NO
B		1		U	H	22-18-228-009-0000	NO
B		2		U	A	22-18-228-010-0000	NO
B		2		U	B	22-18-228-011-0000	NO
B		2		U	C	22-18-228-012-0000	NO
B		2		U	D	22-18-228-013-0000	NO
B		2		U	E	22-18-228-014-0000	NO
B		2		U	F	22-18-228-015-0000	NO
B		2		U	G	22-18-228-016-0000	NO
B		2		U	H	22-18-228-017-0000	NO
B		3		U	A	22-18-228-018-0000	NO
B		3		U	B	22-18-228-019-0000	NO

PF1=VTDI PF5=RXKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RX

RXLP SPRINGTREE CONDO				BLK, LOT-QUAR		OBSOLETE?
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL	NUMBER	
B	3	U	C	22-18-228-020-0000		NO
B	3	U	D	22-18-228-021-0000		NO
B	3	U	E	22-18-228-022-0000		NO
B	3	U	F	22-18-228-023-0000		NO
B	3	U	G	22-18-228-024-0000		NO
B	3	U	H	22-18-228-025-0000		NO
B	4	U	A	22-18-228-026-0000		NO
B	4	U	B	22-18-228-027-0000		NO
B	4	U	C	22-18-228-028-0000		NO
B	4	U	D	22-18-228-029-0000		NO
B	4	U	E	22-18-228-030-0000		NO
B	4	U	F	22-18-228-031-0000		NO
B	4	U	G	22-18-228-032-0000		NO
B	4	U	H	22-18-228-033-0000		NO
B	5	U	A	22-18-228-034-0000		NO
B	5	U	B	22-18-228-035-0000		NO
B	5	U	C	22-18-228-036-0000		NO
B	5	U	D	22-18-228-037-0000		NO
B	5	U	E	22-18-228-038-0000		NO
B	5	U	F	22-18-228-039-0000		NO

PF1=VTDI PF5=RXKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RX



RXLP SPRINGTREE CONDO				BLK, LOT-QUAR		OBSOLETE?
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL	NUMBER	
B	5	U	G	22-18-228-040-0000		NO
B	5	U	H	22-18-228-041-0000		NO
B	6	U	A	22-18-228-042-0000		NO
B	6	U	B	22-18-228-043-0000		NO
B	6	U	C	22-18-228-044-0000		NO
B	6	U	D	22-18-228-045-0000		NO
B	6	U	E	22-18-228-046-0000		NO
B	6	U	F	22-18-228-047-0000		NO
B	6	U	G	22-18-228-048-0000		NO
B	6	U	H	22-18-228-049-0000		NO
B	7	U	A	22-18-228-050-0000		NO
B	7	U	B	22-18-228-051-0000		NO
B	7	J	C	22-18-228-052-0000		NO
B	7	U	D	22-18-228-053-0000		NO
B	7	U	E	22-18-228-054-0000		NO
B	7	U	F	22-18-228-055-0000		NO
B	7	U	G	22-18-228-056-0000		NO
B	7	U	H	22-18-228-057-0000		NO
B	8	U	A	22-18-228-058-0000		NO
B	8	U	B	22-18-228-059-0000		NO

PF1=VTDI PF5=RKPK PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RX

RXLP SPRINGTREE CONDO				BLK, LOT-QUAR		OBSOLETE?
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL	NUMBER	
B	8	U	C	22-18-228-060-0000		NO
B	8	U	D	22-18-228-061-0000		NO
B	8	U	E	22-18-228-062-0000		NO
B	8	U	F	22-18-228-063-0000		NO
B	8	U	G	22-18-228-064-0000		NO
B	8	U	H	22-18-228-065-0000		NO
B	9	U	A	22-18-228-066-0000		NO
B	9	U	B	22-18-228-067-0000		NO
B	9	U	C	22-18-228-068-0000		NO
B	9	U	D	22-18-228-069-0000		NO
B	9	U	E	22-18-228-070-0000		NO
B	9	U	F	22-18-228-071-0000		NO
B	9	U	G	22-18-228-072-0000		NO
B	9	U	H	22-18-228-073-0000		NO
B	10	U	A	22-18-228-074-0000		NO
B	10	U	B	22-18-228-075-0000		NO
B	10	U	C	22-18-228-076-0000		NO
B	10	U	D	22-18-228-077-0000		NO
B	10	U	E	22-18-228-078-0000		NO
B	10	U	F	22-18-228-079-0000		NO

PF1=VTDI PF5=RXXP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RX

RXLP SPRINGTREE CONDO				BLK, LOT-QUAR		OBSOLETE?
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL	NUMBER	
B	10	U	G	22-18-228-080-0000		NO
B	10	U	H	22-18-228-081-0000		NO
B	11	U	A	22-18-228-082-0000		NO
B	11	U	B	22-18-228-083-0000		NO
B	11	U	C	22-18-228-084-0000		NO
B	11	U	D	22-18-228-085-0000		NO
B	11	U	E	22-18-228-086-0000		NO
B	11	U	F	22-18-228-087-0000		NO
B	11	U	G	22-18-228-088-0000		NO
B	11	U	H	22-18-228-089-0000		NO
B	12	U	A	22-18-228-090-0000		NO
B	12	U	B	22-18-228-091-0000		NO
B	12	U	C	22-18-228-092-0000		NO
B	12	U	D	22-18-228-093-0000		NO
B	12	U	E	22-18-228-094-0000		NO
B	12	U	F	22-18-228-095-0000		NO
B	12	U	G	22-18-228-096-0000		NO
B	12	U	H	22-18-228-097-0000		NO
B	13	U	A	22-18-228-098-0000		NO
B	13	U	B	22-18-228-099-0000		NO

PF1=VTDI PF5=RXKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RX

RXLP SPRINGTREE CONDO				BLK, LOT-QUAR		
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL	NUMBER	OBSOLETE?
B	13	U	C	22-18-228-100-0000		NO
B	13	U	D	22-18-228-101-0000		NO
B	13	U	E	22-18-228-102-0000		NO
B	13	U	F	22-18-228-103-0000		NO
B	13	U	G	22-18-228-104-0000		NO
B	13	U	H	22-18-228-105-0000		NO

PF1=VTDI PF5=RXKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RX