

**FOURTH AMENDMENT FOR EXPANSION FOR
FRANKLIN PARK CONDOMINIUMS**
(An Expandable Condominium Project)

This amendment to the Declaration of Covenants, Conditions and Restrictions of the Franklin Park Condominiums, an Expandable Condominium Project (hereinafter referred to as the "Declaration"), is made as of the date hereinafter set forth by Utah Armadillo Limited Company (hereinafter referred to as "Declarant") pursuant to Utah Code Annotated Section 57-8-13.6 and pursuant to paragraph 35 of Article III of the Declaration as heretofore amended.

RECITALS

WHEREAS, Declarant caused the Declaration to be recorded on March 26, 1996, as Entry No. 24694, in Book 3923, at Pages 624-669 in the official records of the Utah County Recorder, and

WHEREAS, the record of survey map was recorded by Declarant on March 26, 1996, as Entry No. 24693, Map No. 6517, in the official records of the Utah County Recorder, and

WHEREAS, the Declaration provides for the expansion of the condominium project, and

WHEREAS, Declarant caused an amendment for expansion for Phase II of the project to be recorded on May 1, 1996, as Entry No. 36429, in Book 3957, at Pages 712-714 in the official records of the Utah County Recorder, and

WHEREAS, the record of survey map for Phase II of the project was recorded by Declarant on May 1, 1996, as Entry No. 36428, Map No. 6578, in the official records of the Utah County Recorder, and

WHEREAS, Declarant caused an amendment for expansion for Phase III of the Project to be recorded on May 24, 1996, as Entry No. 43874, in Book 3978 at Pages 376-378 in the official records of the Utah County Recorder, and

WHEREAS, the record of survey map for Phase III of the project was recorded by Declarant on April 11, 1996, as Entry No. 30347, Map No. 6547, in the official records of the Utah County Recorder, and

WHEREAS, Declarant caused an amendment for expansion for Phase IV to the existing condominium project to be recorded on May 28, 1996, as Entry No. 44427, in Book 3980 at Pages 130-133 in the official records of the Utah County Recorder, and

WHEREAS, the record of survey map for Phase IV of the project was recorded by Declarant on May 28, 1996, as Entry No. 44426, Map No. 6612, in the official records of the Utah County Recorder, and

WHEREAS, Declarant now desires to add Phase VII to the existing condominium project pursuant to the terms of the Declaration, as amended, and

WHEREAS, the record of survey map for Phase VII is being recorded concurrently herewith by Declarant in the official records of the Utah County Recorder,

NOW THEREFORE, for the foregoing purposes, Declarant hereby declares and certifies as follows:

1. Declarant hereby submits to the provisions of the Utah Condominium Act, Utah Code Annotated Section 57-8-1 et seq. (hereinafter referred to as the "Act"), the following described real property situated in Utah County, State of Utah:

See Exhibit "A" attached hereto.

2. The real property hereby submitted to the Act shall be known as Phase VII of the Franklin Park Condominiums and shall be subject to the terms of the Declaration. The structure to be built on said real property shall consist of one twelve-unit building with a maximum and minimum of 12 Units.

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3. All improvements constructed on the real property included in Phase VII shall be consistent in quality of construction and principal materials and shall be compatible in architectural style with the structures on the land within the original project identified as Phase I. The building will be conventional wood-frame construction with stucco exterior and asphalt shingle roofing. The building will consist of three levels with the lower level being partially underground, making a building which is two and one-half stories in height. Each Unit will contain approximately 1083 square feet and will consist of three bedrooms, one and 3/4 baths, living room and a kitchen-dining area, except that one Unit will have one bedroom and one and 1/2 baths and will otherwise be the same size and style as the other Units. The upper two levels will have a balcony for each Unit. Each Unit will be provided with one covered parking space which will not be attached to the Unit and shall be designated as Limited Common Area.

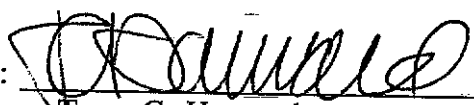
4. As specified in paragraph 35 of Article III of the Declaration, as amended, with this annexation of Phase VII, each Unit Owner will have an undivided 1/60 interest in the Common Areas and Facilities.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has caused this instrument to be executed on the 28 day of October, 1996.

DECLARANT:

UTAH ARMADILLO LIMITED COMPANY

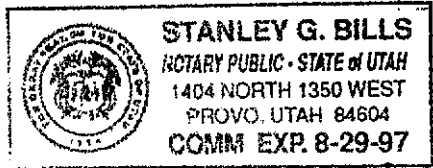
By:


Terry C. Harward, co-manager


David K. Gardner, co-manager

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the 28 day of October, 1996, personally appeared before me Terry C. Harward and David K. Gardner, who being by me duly sworn, did say that they are the managers of Utah Armadillo Limited Company and that said instrument was signed in behalf of said company by authority of its operating agreement and they acknowledged to me that said company executed the same.



Stanley G. Bills
Notary Public

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EXHIBIT "A"

TO
FOURTH AMENDMENT FOR EXPANSION FOR
FRANKLIN PARK CONDOMINIUMS
(An Expandable Condominium Project)

Commencing at a point South 395.07 feet and West 376.71 feet from the Northwest corner of Section 12 Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 88 degrees 17 minutes 34 seconds West 146.56 feet; thence North 81 degrees 50 minutes 03 seconds West 26.51 feet; thence South 23 degrees 34 minutes 55 seconds West 14.17 feet; thence South 03 degrees 04 minutes 02 seconds East 49.44 feet; thence South 36 degrees 50 minutes 18 seconds East 14.13 feet; thence South 53 degrees 27 minutes 07 seconds West 35.58 feet; thence South 36 degrees 40 minutes 24 seconds East 107.75 feet; thence South 36 degrees 48 minutes 30 seconds East 26.65 feet; thence North 53 degrees 09 minutes 35 seconds East 156.39 feet; thence North 63.64 feet; thence West 10.00 feet; thence North 00 degrees 36 minutes 01 seconds East 37.08 feet to the point of beginning.

Containing 0.65 acres.