

Parcel #
28-30-177-006

WHEN RECORDED RETURN TO:
THE GATES OF COUNTRYSIDE, L.C.
Wayne H. Corbridge
758 South 400 East
Suite 203
Orem, Utah 84058

7772389
12/01/2000 03:16 PM 31.00
Book - 8405 Pg - 3984-3989
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF DRAPER
12441 S 900 E
DRAPER UT 84020
BY: ZJM, DEPUTY - WI 6 P.

7772389

**FIRST SUPPLEMENT TO THE
DECLARATION OF CONDOMINIUM FOR DRAPER LANDING**
an expandable Utah condominium project

This FIRST SUPPLEMENT to the DECLARATION OF CONDOMINIUM for DRAPER LANDING, an expandable Utah condominium project, is made and executed by THE GATES OF COUNTRYSIDE, L.C., a Utah limited liability company, and THE JACKSON COMPANY, a California General Partnership, of 758 South 400 East, Suite 203, Orem, Utah 84058 (hereinafter jointly referred to as "Declarant").

RECITALS

Whereas, the original Declaration of Condominium for DRAPER LANDING was recorded in the office of the County Recorder of Salt Lake County, Utah on the 1 day of ^{December} November, 2000, as Entry No. 7772387 in Book 8405 at Page(s) 3924- of the Official Records of the County Recorder of Salt Lake County, Utah (the "Declaration").

Whereas, the related Plat Map(s) for Phase I of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Article III, Section 43 of the Declaration, Declarant reserved an option, until the 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 Salt Lake County, Utah and described with particularity on Exhibit "A-3" attached hereto and incorporated herein by this reference (the "Phase III Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, subject to the approval of the Department 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 III Property a residential condominium development.

Whereas, Declarant now intends that the Phase III Property shall become subject to the Declaration.

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AGREEMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this FIRST SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR DRAPER LANDING.

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

A. First Supplemental Declaration shall mean and refer to this FIRST SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR DRAPER LANDING.

B. First Supplemental or Phase III Map shall mean and refer to the Supplemental Plat Map of Phase III of the Project, prepared and certified to by Gary Wier, a duly registered Utah Land Surveyor holding Certificate No. 333098, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this First Supplemental Declaration.

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

2. Legal Description. The real property described in Exhibit A-3 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 the Declaration, as supplemented.

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

4. Total Number of Units Revised. As shown on the Phase III Map, a Building and six (6) additional Units are or will be constructed and/or created in the Project on the Phase III Property. The additional Building and Units are located within a portion of the Additional Land. Upon the recordation of the Phase III Map and this First Supplemental Declaration, the total number of Units in the Project will be ten (10). The additional Building and Units are substantially similar in construction, design and quality to the Building and Units in the prior Phase.

5. Percentage Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities (the "Percentage Interests"). Exhibit "C" (Percentages of Undivided Ownership Interests) to the Declaration is hereby deleted in its entirety and "Revised Exhibit 'C,'" attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

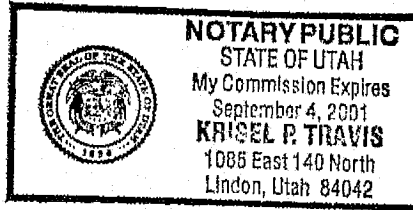
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7. Effective Date. The effective date of this First Supplemental Declaration and the Phase II Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the 10 day of November, 2000.

GATES OF COUNTRYSIDE, L.C.,
a Utah limited liability company

By: [Signature]
Name: WAYNE H. CORBRIDGE
Title: Manager



STATE OF UTAH)
)ss:
COUNTY OF UTAH)

On the 10 day of November, 2000, personally appeared before me WAYNE H. CORBRIDGE, who by me being duly sworn, did say that he is the Manager of ^{the} GATES OF COUNTRYSIDE, 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 or its Articles of Organization and Operating Agreement, and said WAYNE H. CORBRIDGE duly acknowledged to me that said Company executed the same.

[Signature]
NOTARY PUBLIC
Residing At: London, UT
Commission Expires: Sept. 4, 2001

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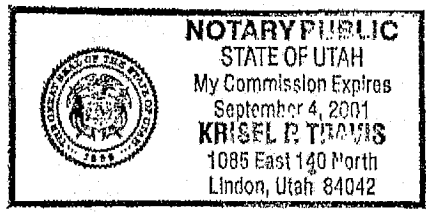
THE JACKSON COMPANY
a California General Partnership

By: *E. William Jackson*
Name: E. William Jackson
Title: General Partner

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

On the 20 day of November, 2000, personally appeared before me E. WILLIAM JACKSON, who by me being duly sworn, did say that he is the General Partner of THE JACKSON COMPANY, a California General Partnership, and that the within and foregoing instrument was signed in behalf of said Partnership by authority of the General Partnership Agreement, and said E. WILLIAM JACKSON duly acknowledged to me that said Partnership executed the same.

Krisel R. Travis
NOTARY PUBLIC
Residing At:
Commission Expires:



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Exhibit "A-3"

**DRAPER LANDING Phase III
LEGAL DESCRIPTION**

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, S.L.B.&M., SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE N89°48'40"W ALONG THE SECTION LINE, A DISTANCE OF 1276.29 FEET AND NORTH A DISTANCE OF 3176.35 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 150 EAST STREET AND THE REAL POINT OF BEGINNING;

THENCE N00°01'40"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 77.00 FEET; THENCE N89°59'29"E A DISTANCE OF 174.76 FEET; THENCE S00°00'31"E A DISTANCE OF 77.00 FEET; THENCE S89°59'29"W A DISTANCE OF 204.73 FEET TO THE REAL POINT OF BEGINNING. CONTAINS 0.312 ACRES OF LAND.

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REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

<u>Phase</u>	<u>Building No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>
1	A	1	10.0%
1	A	2	10.0%
1	A	3	10.0%
1	A	4	10.0%
3	N	1	10.0%
3	N	2	10.0%
3	N	3	10.0%
3	N	4	10.0%
3	N	5	10.0%
3	N	6	10.0%
<hr/>			
TOTAL:			100.0%

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