

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

7880581  
04/27/2001 08:54 AM 71-00  
Book - 8450 Pg - 2042-2050  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
CITY OF DRAPER  
12441 S 900 E  
DRAPER UT 84020  
BY: ZJM, DEPUTY - WI 9 P.

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

This EIGHTH SUPPLEMENT to the DECLARATION OF CONDOMINIUM for DRAPER LANDING, an expandable Utah condominium project, is made and executed by GATES OF COUNTRYSIDE, L.C., a Utah limited liability company, and THE STEVEN R. KEELING AND BARBARA A. KEELING FAMILY TRUST, UTD OF SEPTEMBER 19, 1991, of 758 South 400 East, Orem, Utah 84097 (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 1st day of December, 2000, as Entry No. 7772387 in Book 8405 at Page 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, the First Supplement to the Declaration was recorded on the 1st day of December, 2000, as Entry No. 7772389 in Book 8405 at Page 3984 of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Second Supplement to the Declaration was recorded on the 1st day of December, 2000, as Entry No. 7772391 in Book 8405 at Page 3991 of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Third Supplement to the Declaration was recorded on the 1st day of December 2000, as Entry No. 7772393 in Book 8405 at Page 3998 of the Official Records of the County Recorder of Salt Lake County, Utah.

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

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office of the County Recorder of Salt Lake County, Utah.

Whereas, the Fourth Supplement to the Declaration was recorded on the 12th day of December, 2000, as Entry No. 7779098 in Book 8407 at Page 6375 of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Fifth Supplement to the Declaration was recorded on the 2nd day of March, 2001, as Entry No.7834866 in Book 8430 at Page 4965of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Sixth Supplement to the Declaration was recorded on the 2nd day of March, 2001, as Entry No.7834869 in Book 8430 at Page 4973of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Seventh Supplement to the Declaration was recorded on the 2nd day of March, 2001, as Entry No.7834872 in Book 8430 at Page 4982of the Official Records of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map(s) for Phase VIII 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 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-10" attached hereto and incorporated herein by this reference (the "PHASE X 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 X Property a residential condominium development.

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## A G R E E M E N T

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

B. EIGHTH SUPPLEMENTAL PHASE X MAP shall mean and refer to the Supplemental Plat Map of PHASE X 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 EIGHTH SUPPLEMENT TO THE 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-10 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 X Property shall be annexed to and become subject to the Declaration, which upon recordation of this EIGHTH SUPPLEMENT TO THE DECLARATION shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-8 subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the PHASE X Map, a Building and six (6) additional Units are or will be constructed and/or created in the Project on the PHASE VIII Property. The additional Building and Units are located within a portion of the Additional Land. Upon the recordation of the PHASE X Map and this EIGHTH SUPPLEMENT TO THE DECLARATION, the total number of Units in the Project will be forty-six (46). 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"). Seventh Revised Exhibit "C" (Percentages of Undivided Ownership Interests) to the Declaration is hereby deleted in its entirety

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and "Eighth Revised Exhibit 'C,'" attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

6. Effective Date. The effective date of this EIGHTH SUPPLEMENT TO THE DECLARATION and the PHASE X 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.

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[SIGNATURE PAGE ATTACHED]

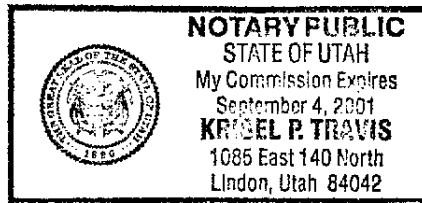
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**Signature Page  
Draper Landing  
Eighth Supplement**

IN WITNESS WHEREOF, Declarant has executed this instrument the 6 day of February, 2001.

THE 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 6 day of February, 2001, 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, and said WAYNE H. CORBRIDGE duly acknowledged to me that said Company executed the same.

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

STEVEN R. KEELING AND BARBARA A. KEELING FAMILY TRUST UTD OF  
SEPTEMBER 19, 1991

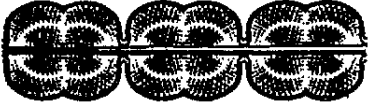
By: [Signature]  
Name: Steven R. Keeling  
Title: Trustee

By: [Signature]  
Name: Barbara A. Keeling  
Title: Trustee

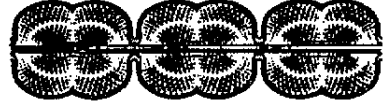
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CALIFORNIA



ALL-PURPOSE



ACKNOWLEDGEMENT

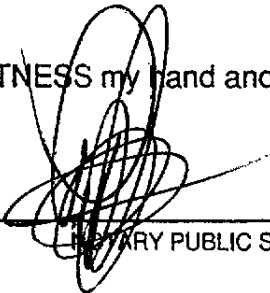
STATE OF CALIFORNIA )

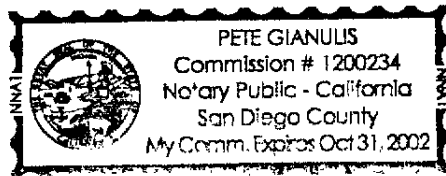
COUNTY OF SAN DIEGO )

On 02/16/01 before me, PETE GIANULIS, NOTARY PUBLIC,  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, STEVEN R. KEELING AND BARBARA A. KEELING  
~~personally known to me~~ (or 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.

  
\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE (SEAL)



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

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**Exhibit "A-10"**

**DRAPER LANDING PHASE X  
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 N. 89°48'40" W. ALONG THE SECTION LINE, A DISTANCE OF 758.06 FEET AND NORTH A DISTANCE OF 3018.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE N. 24°04'08" E. A DISTANCE OF 26.19 FEET TO A POINT OF CURVATURE OF A 82.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY A DISTANCE OF 34.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 24°15'19", SUBTENDED BY A CHORD THAT BEARS N. 11°56'29" E. A DISTANCE OF 34.45 FEET; THENCE N. 00°11'11" W. A DISTANCE OF 9.11 FEET; THENCE S. 89°48'49" W. A DISTANCE OF 45.00 FEET; THENCE N. 00°11'11" W. A DISTANCE OF 48.50 FEET; THENCE S. 89°59'29" W. A DISTANCE OF 8.66 FEET; THENCE N. 42°36'58" E. A DISTANCE OF 53.54 FEET TO A POINT OF CURVATURE OF A 37.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY A DISTANCE OF 18.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 29°04'20", SUBTENDED BY A CHORD THAT BEARS S. 43°26'38" E. A DISTANCE OF 18.57 FEET; THENCE N. 89°48'49" E. A DISTANCE OF 81.55 FEET; THENCE S. 00°11'11" E. A DISTANCE OF 140.95 FEET; THENCE S. 89°48'49" W. A DISTANCE OF 95.00 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 0.337 ACRES OF LAND.

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**EIGHTH 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	2.17%
1	A	2	2.17%
1	A	3	2.17%
1	A	4	2.17%
2	F	1	2.17%
2	F	2	2.17%
2	F	3	2.17%
2	F	4	2.17%
2	F	5	2.17%
2	F	6	2.17%
3	N	1	2.17%
3	N	2	2.17%
3	N	3	2.17%
3	N	4	2.17%
3	N	5	2.17%
3	N	6	2.17%
4	M	1	2.17%
4	M	2	2.17%
4	M	3	2.17%
4	M	4	2.17%
5	B	1	2.17%
5	B	2	2.17%
5	B	3	2.17%
5	B	4	2.17%
5	B	5	2.17%
5	B	6	2.17%
6	C	1	2.17%
6	C	2	2.17%
6	C	3	2.17%
6	C	4	2.17%



<u>Phase</u>	<u>Building No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>
7	L	1	2.17%
7	L	2	2.17%
7	L	3	2.17%
7	L	4	2.17%
8	K	1	2.17%
8	K	2	2.17%
8	K	3	2.17%
8	K	4	2.17%
8	K	5	2.17%
8	K	6	2.17%
10	J	1	2.17%
10	J	2	2.17%
10	J	3	2.17%
10	J	4	2.17%
10	J	5	2.17%
10	J	6	2.17%
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TOTAL:	9	46	100.0%

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