

5 thru 8, Common Area, Bldg H, Falcon Ridge Est H

1 thru 4, Common Area, Bldg G, Falcon Ridge Est G

12-354-0001 thru 0005

12-355-0001 thru 0009

E 1672762 B 2841 P 425
SHERYL L. WHITE, DAVIS CNTY RECORDER
2001 JUL 5 12:19 PM FEE 26.00 DEP CAC
REC'D FOR FALCON RIDGE ESTATES

RETURNED

FOURTH AMENDMENT TO DECLARATION

JUL - 5 2001

OF

FALCON RIDGE ESTATES

a condominium

These pages are an addition to the Declaration of Condominium for FALCON RIDGE ESTATES a condominium, which was recorded on 5 September 1997 under Davis County Recorders recording number E1345280 B2172 PI 056, and includes Amendment One, recorded on December 3, 1997, under Davis County recording number E 1364808B22IO PI067 Amendment Two, recorded on December 16, 1997, under Davis County recording number E 1367960 B2216 P 571; and Amendment Three, recorded on February 27, 1998, under Davis County recording number E 1384693 B 2247 P 1724. This Amendment shall be known as Amendment Four and refers specifically to the survey plats "Falcon Ridge Estates Phase G" recorded at the Davis County Recorder's Office on July 22, 1999, Entry No. 1533896, Book 2536, Page 190, and "Falcon Ridge Estates Phase H" recorded on July 22, 1999, Entry No. 1533987, Book 2536, Page 191.

Pursuant to the provisions of Chapter 8 of Title 57 of the Utah Code Annotated, as amended known as the Utah Condominium Ownership Act, Falcon Ridge Estates, the Declarant, hereby enters into this Amendment to Declaration for the purpose of expanding Falcon Ridge Estates, a condominium located with the City of Clearfield, Davis County, Utah.

Whereas, the Declarant has reserved in Article XVII of the Declaration, pursuant to § 57-8-13.6 et seq., of the Utah Condominium Ownership Act, the sole and exclusive right to expand to condominium from time to time by adding thereto all or any portion of the real property (the «Additional Land») described in Article XVII of the Declaration; and

Whereas, the Declarant is the owner of certain real property located within the city of Clearfield, Davis County, Utah, which is a portion of the additional land described in Article XVII of the Declaration, which is more particularly described as follows to-wit:

Phase "G" and "H"

Refer to Exhibit A of this Fourth Amendment to Declaration. Exhibit A shall be considered a part of the Fourth Amendment to Declaration as if fully set forth herein.

and which Declarant subjects to this Amendment of Declaration to be made part of Falcon Ridge Estates, a condominium; and

Whereas, the Declarant desires to exercise his option and right to expand the condominium, and amend the Declaration to provide for the expansion of the condominium by the submission thereto of a portion of the additional land and the improvements erected thereon as hereinafter provided; and

Whereas, the Declarant has reallocated the undivided interests in the common areas and facilities in accordance with §57-8-13,10 of the Utah Condominium Ownership Act and Article XVII, §6 of the Declaration; and

Whereas, the improvements and units created on the land hereby submitted to Falcon Ridge Estates condominiums by this Amendment to Declaration are compatible with and substantially identical to the improvements and units on the land previously submitted as Falcon Ridge Estates condominiums; and

Whereas, the Declarant has complied with all of the provisions as set forth in Article XVII of the Declaration; and

NOW, TIIBREFORE, and for that purpose, Falcon Ridge Estates, the Declarant, amends the Declaration of Falcon Ridge Estates, a condominium, as follows:

- I. Description of Property: Falcon Ridge Estates condominiums consists of eight (8) town home style four-plexes, for a total of 32 units. Each unit has two levels, with a garage in the basement. These buildings are depicted on the attached Record of Survey Map and each unit is identified by a building letter and unit number. The attached Record of Survey which shows the location of the buildings and units is identified as Phase "G" and Phase "If", and is made a part hereof. The condominium as expanded by this Amendment shall be known as Falcon Ridge Estates.
- II. Interest in Common Areas: Pursuant to the provisions of §57-8-13.10 of the Utah Condominium Ownership Act, as amended, and in accordance with Article II, §5 of the Declaration, the undivided ownership interest in the common areas and facilities of Falcon Ridge Estates condominiums shall be equal for each unit.
- m. As set forth in the Declaration, the Declarant hereby reaffirms the reservation unto itself of certain rights, powers, and authorities.
- IV. Each of the words used in this Amendment to the Declaration shall have the meaning given to each term in the Declaration and By laws of the condominium.

- V. Except as modified by this Amendment, the Declarant ratifies and confirms all of the terms and provisions of the Declaration and Bylaws of Falcon Ridge Estates condominiums.

IN WITNESS WHEREOF, Buck Aparham has caused this Amendment to Declaration to be signed and duly attested, this 19th day of June 2001

Buck Aparham
BUCK APARHAM
President
FALCON RIDGE ESTATES

STATE OF UTAH)
 :SS
COUNTY OF Davis)

On the 19th day of June 2001, before me, who duly
acknowledged to me that he is the said signer of said document.

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

GLENOA J, LEE

A1vcrd lo, Utah 84405

My Commission Expires

June 11, 2003

STATE OF UTAH



EXHIBIT •A•

BEGINNING AT A POINT SOUTH 0 DEG, 04 MIN, EAST 360.87 FEET FROM THE CENTER SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, WEST 227.24 FEET, 0.5 THENCE NORTH 0 DEG. 04 MIN, EAST 89 FEET, THENCE NORTH 89 DEG, 51 MIN 30 SEC EAST 100 FEET THENCE NORTH 0 DEG 04 MIN EAST 116.01 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM FOLLOWING DESCRIBED PROPERTY

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 EST. SLB&M, U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00 DEG 26 MIN 22 SEC WEST ALONG THE CENTER QUARTER SECTION LINE 557.01 FEET AND NORTH 89 DEG 33 MIN 38 SEC WEST 100.01 FEET FROM THE CENTER OF SECTION 1: THENCE SOUTH 00 DEG 26 03 WEST 50.00 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO GRANTOR AN ACCESS EASEMENT FOR INGRESS AND/OR EGRESS AND BEING DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SLB&M US SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00 DEG 26 MIN 22 SEC WEST ALONG THE CENTER QUARTER SECTION LINE 557.01 FEET, NORTH 99 DEG 33 MIN 38 SEC WEST 100.01 FEET AND NORTH 69 DEG 54 MIN 27 SEC WEST 25.00 FEET: THENCE NORTH 00 DEG 12 MIN 00 SEC EAST 117 30 FEET: THENCE NORTH 73 DEG 3MIN 46 SEC EAST 58.57 FEET: THENCE SOUTH 79DEG MI 46 SEC EAST 100.04 FEET TO THE WEST LINE OF 500 EAST STREET BEING THE CENTER QUARTER SECTION LINE: THENCE SOUTH 00 DEG 26 MIN 22 SEC WEST ALONG SAID LINE 25.37 FEET: THENCE NORTH 79 DEG 46 MIN SEC WEST 96.44 FEET: THENCE SOUTH 73 DEG 36 MIN 46 SEC WEST 34.02 FEET: THENCE SOUTH 00 DEG 12 MIN 00 SEC WEST 98.62 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO THE GRANTOR AN EASEMENT OVER THE WEST 4 FEET OF SAIF PROPERTY.

12 003-0179

provided by
(This is not an official copy)

- MICROFILM MEMO -
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