

WHEN RECORDED RETURN TO:  
VINTAGE DEVELOPMENT, L.C.  
Wayne H. Corbridge  
758 South 400 East  
Orem, Utah 84097

8751126  
07/30/2003 12:13 PM 139.00  
Book - 8851 Pg - 7724-7733  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
VINTAGE DEVELOPMENT LC  
ATTN: WAYNE H CORBRIDGE  
758 S 400 E  
OREM UT 84097  
BY: SBM, DEPUTY - WI 10 p.

**THIRD SUPPLEMENT TO THE  
DECLARATION OF CONDOMINIUM FOR VINTAGE ON THE BLUFFS**  
an expandable Utah condominium project

This THIRD SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR VINTAGE ON THE BLUFFS, an expandable Utah condominium project, is made and executed by VINTAGE DEVELOPMENT, L.C., a Utah limited liability company, of 758 South 400 East, Orem, Utah 84097 (the "Declarant").

**RECITALS**

Whereas, the original Declaration of Condominium for Vintage On the Bluffs was recorded in the office of the County Recorder of Utah County, Salt Lake on February 6<sup>th</sup>, 2003 as Entry No: 8522496 in Book 8735 on Pages 4-74 of the Official Records (the "Declaration").

Whereas, the related Plat Map(s) for Phase 1 of the Project have also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the First Supplement to the Declaration of Condominium for Vintage On the Bluffs was recorded in the office of the County Recorder of Salt Lake County, Utah on the 6<sup>th</sup> day of February, 2003 as Entry No. 8522499 in Book 8735 at Page(s) 77-82 of the Official Records(the "First Supplement").

Whereas, the related Plat Map(s) for Phase 2 of the Project have also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Second Supplement to the Declaration of Condominium for Vintage On the Bluffs was recorded in the office of the County Recorder of Salt Lake County, Utah on the 29 day of May, 2003 as Entry No. 81612136 in Book 8805 at Page(s) 7845 of the Official Records(the "Second Supplement").

Whereas, the related Plat Map(s) for Phases 9,10, 11, 13 and 14 of the Project have also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Article III, Section 45 of the Declaration, Declarant reserved an option, until the seven (7) years from the date following the first conveyance of a Unit in Phase 1 to a Unit purchaser, to expand the Project in accordance with the Act.

33-03-452-020

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibits "A-9, 10, 11, 13 and 14" attached hereto and incorporated herein by this reference (collectively, "Third Supplement 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 Third Supplement Property a residential condominium development.

Whereas, Declarant now intends that the Third Supplement Property shall become subject to the Declaration.

## 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 **THIRD SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR VINTAGE ON THE BLUFFS**.

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

A. **Third Supplement to the Declaration** shall mean and refer to this **THIRD SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR VINTAGE ON THE BLUFFS**.

B. **Third Supplemental Map(s) or Third Supplement Property Map(s)** shall mean and refer to the Supplemental Plat Map(s) for the additional phases of the Project described on Exhibits "9, 10, 11, 13 and 14" prepared and certified to by Bruce D. Pimper, a duly registered Utah Land Surveyor holding Certificate No. 362256, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this Third 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 9, 10, 11, 13 and 14 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 Phases 9, 10, 11, 13 and 14 Property shall be annexed to and become subject to the Declaration, which upon recordation of this Third Supplement to the Declaration shall constitute and effectuate the expansion of the Project,

making the real property described in Exhibit "A 9, 10, 11, 13 and 14" subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. **Total Number of Units Revised.** As shown on the Map(s), the Units and Buildings to be added are:

Phase 9	Building J	4 Units
Phase 10	Building N	6 Units
Phase 11	Building O	4 Units
Phase 13	Building H	6 Units
Phase 14	Building I	8 Units

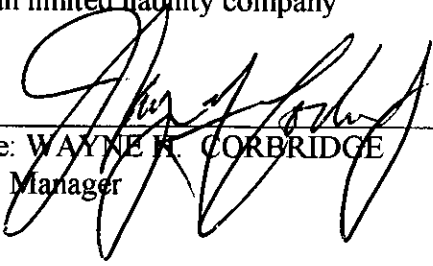
In all, twenty-eight (28) additional Units are or will be constructed and/or created in the Project on the Third Supplement Property. The additional Buildings and Units are located within a portion of the Additional Land. Upon the recordation of the Maps for the additional Phases and this Third Supplement to the Declaration, the total number of Units in the Project will be eighty-four (112). The additional Buildings and Units in each Phase are or will be substantially similar in construction, design, and quality to the Building and Units in the prior Phase(s).

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. 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.

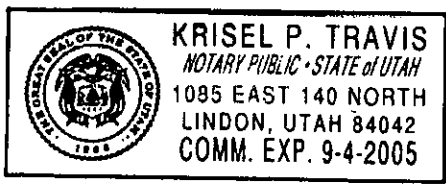
6. **Effective Date.** The effective date of this Third Supplement to the Declaration and the Third Supplement Map(s) shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

EXECUTED the 1<sup>st</sup> day of July, 2003.

VINTAGE DEVELOPMENT, L.C.,  
a Utah limited liability company

By:   
Name: WAYNE K. CORBRIDGE  
Title: Manager

STATE OF UTAH     )  
                                  )ss:  
COUNTY OF UTAH    )



On the 1 day of July, 2003 personally appeared before me WAYNE H. CORBRIDGE, who by me being duly sworn, did say that he is the Manager of VINTAGE DEVELOPMENT, 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.

*Krisel P. Travis*  
NOTARY PUBLIC  
Residing At: *Lindon, UT*  
Commission Expires: *9-4-05*

**EXHIBIT "A-9"**

**VINTAGE ON THE BLUFFS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 9 Property is located in Salt Lake County, Utah and is described more particularly as follows:

A part of Lot 2 of Residences at the Bluffs, A Planned Unit Development within the Southeast Quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Bluffdale, Salt Lake County, Utah:

Beginning at a point on the Easterly line of Lot 2 being 1316.905 feet South 89°45'25" West along the Quarter Section Line and 1699.50 feet South 00°00'54" East along the 40-acre line from the East Quarter Corner of Section 3; and running thence along the Easterly line of Lot 2 the following course: South 00°00'54" East 157.66 feet to a point of curvature; thence Northwesterly along the arc of a 161.00 foot radius curve to the left a distance of 17.63 feet (Central Angle equals 06°16'22" and Long Chord bears North 77°57'10" West 17.62 feet) to a point of tangency; thence North 81°05'21" West 134.82 feet; thence North 08°54'39" East 28.00 feet; thence Northeasterly along the arc of a 23.00 foot radius curve to the left a distance of 39.71 feet (Central Angle equals 98°55'33" and Long Chord bears North 49°26'53" East 34.96 feet); thence North 00°00'54" West 36.87 feet; thence Northwesterly along the arc of a 244.99 foot radius curve to the left a distance of 28.26 feet (Central Angle equals 06°36'30" and Long Chord bears North 04°57'18" West 28.24 feet); thence North 81°44'24" East 123.21 feet to the point of beginning.

Contains 17,577 sq. ft. or 0.404 acres

**EXHIBIT "A-10"**

**VINTAGE ON THE BLUFFS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 10 Property is located in Salt Lake County, Utah and is described more particularly as follows:

A part of Lot 2 of Residences at the Bluffs, A Planned Unit Development within the Southeast Quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Bluffdale, Salt Lake County, Utah:

Beginning at a point which is 1437.47 feet South 89°45'25" West along the Quarter Section Line and 1728.02 feet South 00°00'54" East from the East Quarter Corner of Section 3; and running thence Southeasterly along the arc of a 244.99 foot radius curve to the right a distance of 16.84 feet (Central Angle equals 03°56'15" and Long Chord bears South 03°37'09" East 16.83 feet); thence South 00°00'54" East 36.87 feet to a point of curvature; thence Southwesterly along the arc of a 23.00 foot radius curve to the right a distance of 39.71 feet (Central Angle equals 98°55'33" and Long Chord bears South 49°26'53" West 34.96 feet); thence South 08°54'39" West 28.00 feet; thence North 81°05'21" West 115.46 feet to a point of curvature; thence Northwesterly along the arc of a 98.00 foot radius curve to the right a distance of 135.36 feet (Central Angle equals 79°08'07" and Long Chord bears North 41°31'18" West 124.85 feet); thence North 80°20'40" East 87.41 feet; thence South 81°10'06" East 45.33 feet; thence South 81°05'21" East 96.86 feet to the point of beginning.

Contains 21,144 sq. ft. or 0.485 acres

CO. RECORDER  
-POOR COPY-

**EXHIBIT "A-11"**

**VINTAGE ON THE BLUFFS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 11 Property is located in Salt Lake County, Utah and is described more particularly as follows:

A part of Lot 2 of Residences at the Bluffs, A Planned Unit Development within the Southeast Quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Bluffdale, Salt Lake County, Utah:

Beginning at a point which is 1636.94 feet South 89°45'25" West along the Quarter Section Line and 1583.03 feet South 00°00'54" East from the East Quarter Corner of Section 3; and running thence South 52°49'21" East 28.03 feet; thence South 74°58'29" East 72.01 feet; thence South 08°54'39" West 25.15 feet; thence South 12°58'39" East 70.50 feet; thence North 81°10'06" West 45.33 feet; thence South 80°20'40" West 87.41 feet; thence Northeasterly along the arc of a 98.00 foot radius curve to the right a distance of 17.20 feet (Central Angle equals 10°03'17" and Long Chord bears North 03°04'26" East 17.18 feet) to a point of tangency; thence North 08°06'33" East 84.44 feet to a point of curvature; thence Northeasterly along the arc of a 83.00 foot radius curve to the right a distance of 39.20 feet (Central Angle equals 27°03'29" and Long Chord bears North 21°38'19" East 38.83 feet) to the point of beginning.

Contains 12,220 sq. ft. or 0.281 acres

**EXHIBIT "A-13"**

**VINTAGE ON THE BLUFFS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 13 Property is located in Salt Lake County, Utah and is described more particularly as follows:

An amendment to a part of Lot 2 of Residences at the Bluffs, A Planned Unit Development within the Southeast Quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Bluffdale, Salt Lake County, Utah:

Beginning at a point which is 1636.94 feet South 89°45'25" West along the Quarter Section Line and 1583.03 feet South 00°00'54" East from the East Quarter Corner of Section 3; and running Southwesterly along the arc of a 83.00 foot radius curve to the left a distance of 39.20 feet (Central Angle equals 27°03'32" and Long Chord bears South 21°38'19" West 38.84 feet) to a point of tangency; thence South 08°06'33" West 84.44 feet to a point of curvature; thence Southeasterly along the arc of a 98.00 foot radius curve to the left a distance of 152.55 feet (Central Angle equals 89°11'24" and Long Chord bears South 36°29'39" East 137.61 feet); thence South 81°05'21" East 23.45 feet; thence South 08°54'39" West 143.51 feet to a point along the Southerly line of Lot 2; thence along said Southerly line the following course: North 80°35'53" West 103.34 feet to a point on the amended Southerly line of Lot 2; thence along the amended line of said lot the following course: North 52°36'27" West 63.93 feet to a point of the Westerly line of Lot 2; thence along said Westerly line the following two courses: North 29°01'32" West 100.00 feet and North 46°44'27" West 32.90 feet to a point on the amended Northerly line of Lot 2; thence along said line the following three courses: North 32°09'59" East 138.19 feet, North 17°29'55" East 59.71 feet and North 02°16'40" East 91.93 feet; thence South 52°49'21" East 92.24 feet to the point of beginning.

Contains 48,700 sq. ft. or 1.118 acres

CO. RECORDER  
-POOR COPY-

**EXHIBIT "A-14"**

**VINTAGE ON THE BLUFFS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 14 Property is located in Salt Lake County, Utah and is described more particularly as follows:

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CO. RECORDER

An amendment to a part of Lot 2 of Residences at the Bluffs, A Planned Unit Development within the Southeast Quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Bluffdale, Salt Lake County, Utah:

Beginning at a point which is 1316.905 feet South 89°45'25" West along the Quarter Section Line and 1857.16 feet South 00°00'54" East along the 40-acre line from the East Quarter Corner of Section 3; and running thence South 00°00'54" East 146.62 feet to a point along the Southerly line of Lot 2; thence along said line the following course North 80°35'53" West 267.18 feet; thence North 08°54'39" East 143.51 feet; thence South 81°05'21" East 226.83 feet to a point of curvature; thence Southeasterly along the arc of a 161.00 foot radius curve to the right a distance of 17.63 feet (Central Angle equals 06°16'22" and Long Chord bears South 77°57'10" East 17.62 feet) to the point of beginning.

Contains 36,974 sq. ft. or 0.849 acres

**REVISED EXHIBIT "C"**  
**PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST**

<b>Phase Interest</b>	<b>Building No.</b>	<b>Unit No.</b>	<b>Percentage of Ownership</b>
1	A	2	0.8929%
1	A	3	0.8929%
1	A	4	0.8929%
1	A	5	0.8929%
1	A	6	0.8929%
1	A	7	0.8929%
1	A	8	0.8929%
1	A	9	0.8929%
1	A	10	0.8929%
1	A	11	0.8929%
1	A	12	0.8929%
2	F	1	0.8929%
2	F	2	0.8929%
2	F	3	0.8929%
2	F	4	0.8929%
2	F	5	0.8929%
2	F	6	0.8929%
2	F	7	0.8929%
2	F	8	0.8929%
3	L	1	0.8929%
3	L	2	0.8929%
3	L	3	0.8929%
3	L	4	0.8929%
4	G	1	0.8929%
4	G	2	0.8929%
4	G	3	0.8929%
4	G	4	0.8929%
5	D	1	0.8929%
5	D	2	0.8929%
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5	D	4	0.8929%
5	D	5	0.8929%
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5	D	8	0.8929%



5	D	9	0.8929%
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5	D	12	0.8929%
6	E	1	0.8929%
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7	K	1	0.8929%
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12	C	12	0.8929%

15	B	1	0.8929%
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10	N	6	0.8929%
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14	I	4	0.8929%
14	I	5	0.8929%
14	I	6	0.8929%
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14	I	8	0.8929%
TOTAL			100%