

THIRD AMENDMENT  
TO  
SHAUGHNESSY CONDOMINIUM DECLARATION

Pursuant to provisions of Chapter 8 of Title 57 of the Utah Code Annotated, as amended, known as the Utah Condominium Ownership Act (hereinafter "the Act"), and Paragraph 21.1 of the Shaughnessy Condominium Declaration (hereinafter "the Declaration"), this instrument is executed and approved on the dates hereinafter set forth.

WHEREAS, on February 18, 1978 certain real property described in Appendix C to the Declaration of the Shaughnessy Condominium was committed to the provisions of the Act by recording said Declaration as Entry No. 2786509, Book 4108, Page 181 at the office of the Salt Lake County Recorder, Utah;

WHEREAS, said Declaration was amended on January 30, 1979 by recording a First Amendment to said Declaration as Entry No. 3230729, Book 4807, Page 573 at the office of the Salt Lake County Recorder; and

WHEREAS, said Declaration was amended on May 20, 1992 by recording a Second Amendment to said Declaration as Entry No. 5258214, Book 6458, Page 2914 at the office of the Salt Lake County Recorder; and

WHEREAS, after a duly called meeting of the Shaughnessy Condominium Association in which a two-thirds (2/3) affirmative vote of the Association was obtained, the Management Committee of the Shaughnessy Condominium Association is desirous to amend several provisions in the Declaration:

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NOW, THEREFORE, and for that purpose, the Declaration is hereby amended as follows:

1. Paragraph 8.2.2 is amended to read as follows:

8.2.2 A unit owner shall not permit his or her unit to be occupied or used other than as a private residence for a single family consisting of not more than three persons in a 2-bedroom unit or two persons in a 1-bedroom unit, without the express approval of the Management Committee. The Management Committee will assess an amount of not less than \$50.00 per month for each additional resident.

2. Paragraph 8.2.7 is amended to read as follows:

8.2.7 A unit owner shall not permit any animals of any kind to be raised, bred, or kept in his unit or in the limited common areas and facilities appurtenant to his unit.

3. Paragraph 8.2.11 will be added to the Declaration, to read as follows:

8.2.11 A unit owner, his guests and employees shall not smoke any tobacco products or marijuana in the owner's unit, in any other unit, or in any common area, including but not limited to laundry rooms, parking lot, carports, lawns, balconies and walkways.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 18<sup>th</sup> day of AUGUST 1999.

MANAGEMENT COMMITTEE OF THE  
SHAUGHNESSY CONDOMINIUM ASSOCIATION

By Isabel J. Patterson  
Its President

STATE OF UTAH                    )  
  ) ss:  
County of Salt Lake        )

On this 18<sup>th</sup> day of August, 1999, personally appeared before me Isabel Patterson, who being by me duly sworn, did say that she is the President of the Management Committee of the Shaughnessy Condominium Association, and that said instrument was signed on behalf of said Association by authority of a resolution of the Board of Trustees and vote of members, and said Isabel Patterson acknowledged to me that said Association executed the same.

IN WITNESS WHEREOF, I have hereunto placed my hand and seal this 18 day of August, 1999.

Patricia Budge  
NOTARY PUBLIC  
Residing at:



My Commission Expires:

11/7/2000

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APPENDIX C

Beginning at a point on the East line of 700 East Street, said point being the Northwest corner of Lot 4, Block 45, Plat "B", Salt Lake City Survey; and running thence North 0°01' West along said East line of said 700 East Street 41.25 feet; thence North 89°58'07" East 165.0 feet; thence North 0°01' West 123.75 feet; thence North 89°58'07" East 82.50 feet; thence South 0°01' East 165.0 feet; thence North 89°58'07" East 41.25 feet; thence South 0°01' East 99.0 feet; thence South 89°58'07" West 15.0 feet; thence South 0°01' East 42.0 feet; thence South 89°58'07" West 108.75 feet; thence South 0°01' East 16.34 feet; thence South 89°01'03" West 165.024 feet to the East line of 700 East Street; thence North 0°01' West along said East line 160.08 feet to the point of beginning.

Together with a right of way described as follows: Beginning at a point which is South 89°58'07" West 49.50 feet from the Southeast corner of Lot 3 of said Block 45, and running thence North 0°01' West 70.10 feet; thence North 10°21'15" East 44.74 feet; thence North 0°01' West 116.88 feet; thence South 89°58'07" West 15.00 feet; thence South 0°01' East 115.52 feet; thence South 10°21'15" West 44.74 feet; thence South 0°01' East 71.46 feet; thence North 89°58'07" East 15.00 feet to the point of beginning.

Also a right of way over the following: Beginning at a point which is North 89°58'19" East 41.75 feet from the Northwest corner of Lot 6 of said Block 45, and running thence North 89°58'19" East 9.50 feet; thence South 0°01' East 165.0 feet; thence South 89°58'19" West 9.50 feet; thence North 0°01' West 165.0 feet to the point of beginning.

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08/24/1999 11:50 AM 18.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
ISABELLE PATTERSON  
251 S 700 E #18  
SLC UT 84102  
BY: JLP, DEPUTY - WI 4 P.

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