

CITYCREST CONDOMINIUM
OWNERS ASSOCIATION
131 FIRST AVENUE NO. 102
SALT LAKE CITY, UTAH 84103

1 of 4

5677353

AMMENDMENT TO DECLARATION OF ESTABLISHMENT

OF

BASIC PROTECTIVE RESTRICTIONS, LIMITATIONS, CONDITIONS

FOR

CITYCREST CONDOMINIUM

A CONDOMINIUM PROJECT

11400

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07 DECEMBER 93 03:34 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
CITYCREST CONDOMINIUM OWNERS ASSN
REC BY: DOROTHY SINFIELD, DEPUTY

This Declaration, made as of this First day of December 1993 by the undersigned owners of units in Citycrest Condominium, who are hereinafter collectively referred to as "Declarant"

WITNESSETH

WHEREAS, it is the desire and the intention of declarant to ammend the Declaration heretofore recorded on Dec. 13, 1978, as entry number 3167371 in the office of the County Recorder in Book 4738 page 912 through pages 948 inclusive; and,

WHEREAS, declarant is desirous of showing of record the adoption by the unit owners of those certain by-laws of Citycrest Condominium Owners Association a copy of which was recorded September 13, 1978, as an attachment to entry 3167371 and appears in Book 4738 pages 949 through 970 in the office of County Recorder of Salt Lake County Utah.

NOW THEREFORE, the Declarant hereby amends the said Declaration by adding to the By-Laws, ARTICLE IX, three additional paragraphs, (7) (8) and (9) to read:

(7) "EFFECTIVE JANUARY 1, 1994, The Citycrest Board of Governors, Citycrest Manager, and all other officers, are required to establish, in a reputable commercial bank, a "SPECIAL" maintenance account in the name of CITYCREST CONDOMINIUM. The account is to be designated and established for a single purpose, to be known as the (CITYCREST ROOF REPLACEMENT ACCOUNT.) Present and future, duly elected Governing Boards, Managers, and any other Officers, are hereby enjoined to deposit from Citycrest monthly receipts, not less than \$600.00 each month over a 5 year period, beginning January 1, 1994 and continuing through December 31, 1998, or until the total deposits equal, \$36,000.00"

(8) "The above described funds may not be used for any other purpose than REPLACEMENT of the building ROOFING SURFACES."

(9) "After 1998 this special account may be renamed by the Board of Governors and used for other purposes, or discontinued if deemed appropriate by the Board of Governors and Homeowners."

BK6821Pg1129

The real property comprising the Citycrest Condominium is more particularly described on exhibit "A" attached.

IN WITNESS WHEREOF, the undersigned as "DECLARANT" has executed this amendment to the Declaration as of the day and year first-above.

Jeanette Earl Hunt #1703 *Howard Frankson* 601
Maryann Ruler #404 *Howard Frankson (prop)* 301
Paul [unclear] #305 *Howard Frankson (prop)* 502
Paul G. Begum #101 *Earl L. New* 605
Barbara M. Mervel #701 *Earl L. New* 606
Paul Kohn #506 *Howard Frankson (prop)* 505
Lillian P. Bagley ³⁰² _____
Leona P. Jensen 502 _____
B. Hughes 306 _____
Jack [unclear] 303 _____
[unclear] 503 _____
[unclear] 603 _____
[unclear] 402 _____
[unclear] 406 _____
Anna Beaver 706 _____
Ray Taylor 403 _____

STATE OF UTAH)
SALT LAKE COUNTY)

On the 1st day of December 1993, personally appeared before me the undersigned a Notary Public in and for Salt Lake County, State of Utah. The signers of the foregoing document, each of whom acknowledged to me that he or she executed the same.

My Commission Expires: 2-5-95

Jane Ottengrass

Notary Public:



JANE OTTENGRASS
NOTARY PUBLIC - STATE OF UTAH
1380 EAST 5300 SOUTH
SALT LAKE CITY, UTAH 84117
COMM. EXP. 02-05-95

BR6821PG1130

Residing At: L.L.C.

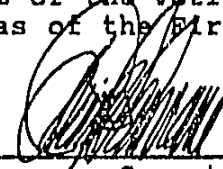
EXHIBIT A

. . . Real property located in the County of Salt Lake,
State of Utah, and more particularly described as follows:

Commencing 49.53' west of the southwest corner of Lot 2,
Block 2, Plat I Salt Lake City Survey, thence North 00 02'
10" East 167.40' thence South 89 58' 01" East 115.53'
thence South 00 02' 10" West 167.40' North 89 58' 01" West
115.53' to the point of beginning.

known as the Citycrest Condominium. . .

The undersigned, Secretary of the Board of Governors of Citycrest Condominium, hereby certifies that each of the persons signing the foregoing amendment to the Declaration, including those persons signing the attached voting certificates, is a unit owner in the Citycrest Condominium and hereby further certifies that the persons signing the same represent more than 51% of the voting power of the members of the Association as of the first day of December, 1993.

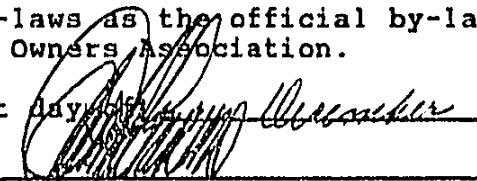


Secretary

CERTIFICATE OF ADOPTION OF BY-LAWS

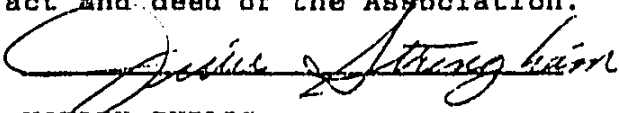
The undersigned, Secretary of the Board of Governors of Citycrest Condominiums, hereby certify that each of the persons signing the foregoing and attached Amendment to the Declaration also voted to adopt the by-laws of the Association as they are referred to and described. The undersigned certifies that said persons represent more than 51% of the voting power of the members of the Association did adopt the recorded by-laws as the official by-laws of Citycrest Condominium Owners Association.

Dated this First day of December 1993



Secretary

On the First day of December 1993, Personally appeared before me Patrick Lawrence, Secretary of the Board of Governors of the Home Owners Association of Citycrest Condominiums and acknowledged to me that he executed the foregoing certificates for and on behalf of the Association and as the act and deed of the Association.



NOTARY PUBLIC:

Residing at: S.L.C. UT.

My Commission Expires:

2-5-95



BK6821PG132