

12-144-0001 THRU 0040
12-144-0042 THRU 0059
12-145-0001 THRU 0042
12-146-0001 THRU 0012
12-146-0014 THRU 0041
12-167-0001 \$0002
12-168-0001 \$0002
12-169-0001 THRU 0004



Homeowner's Association
PO BOX 12851, Ogden, UT 84412



W2193331

**MEADOW BROOK CONDOMINIUM ASSOCIATION
AMENDMENT TO DECLARATION**

JULY 5, 2006
E# 2193331 PG 1 OF 3
DOUG CROFTS, WEBER COUNTY RECORDER
13-JUL-06 1257 PM FEE \$160.00 DEP LF
REC FOR: MEADOWBROOK HOA

THIS AMENDMENT TO DECLARATION IS MADE AND EXECUTED ON THE DATE SHOWN BELOW BY THE MEADOW BROOK CONDOMINIUM ASSOCIATION, AFTER HAVING BEEN VOTED UPON AND APPROVED BY THE OWNERS AT MEADOW BROOK CONDOMINIUM.

RECITALS LEASING OF HOMES-RESTRICTIONS

The homeowners of Meadow Brook desire to preserve and enhance values of their community and bought homes to be used as owner occupied, single family residence.

The owners bought their property to enjoy the benefits that accompany ownership of real property, and to feel secure that owners are committed to the long-term welfare and good of the community.

The common areas of the community should be shared by home owners who have a vested interest in the property and not by those who do not own or have a vested interest in the community.

Meadow Brook homeowners realize that the value of their homes is directly related to the ability to sell the homes, and that the buyers ability to obtain financing, and the financial underwriting at financial institutions, and secondary mortgage markets restrict the percentage of non-owner occupied homes that can exist in a PRUD , and further, when too high a percentage of non-owner residents exist it directly impacts the buyers ability to get favorable and competitive mortgage rates and affects the sellers ability to sell his home and depresses the value of homes in the PRUD.

Homeowners in Meadow Brook desire to live in a community that is orderly, well maintained, and desirable, and that allow for and protect the enjoyment of all Meadow Brook residents.

Because experience has shown us that homeowners are more responsive and take a greater interest and care of their property, the following amendment to the by-laws of Meadow Brook PRUD is suggested.

The leasing of homes in Meadow Brook is prohibited with the exception that when a homeowner is called away temporarily (not more than 3 years) for military, religious, or charitable service, and leases his or her home with the intent to return when service is concluded. Nor shall the restriction apply to a parent who leases his or her home to a family member (parent, child, or sibling). To qualify for the exception, the Board of Meadow Brook HOA needs

to be notified in writing prior to the date that they will not be occupying their home, and how long the absence will be, and what exception they will be using.

Those homes that are currently occupied by non-owners may continue to be occupied by non-owners until the first of the following events occur:

A The home owner conveys his or her interest to a new owner;

B-The currant occupant of the home terminates his or her lease and moves away from the home;

C- No unit that is currently occupied by a non-owner can be occupied in the home after 2 years from the filing of this amendment.

D-A currant address for unit owner must be on file.

E- A non-owner must keep unit property in accordance with the by-laws of Meadow Brook Condominiums.

F- All leases, sub-leases, assignments of leases, all renewals of such agreements, and all changes in occupancy shall be submitted to the Meadow Brook Management Committee who shall determine compliance with this section.

G Any homeowner who violates this section shall be subject to a compliant for damages/or injunction and order to terminate the lease in violation of this section. If Meadow Brook is required to attain legal counsel to enforce this section, with or without the filing of legal process, the violating homeowner shall be liable for all attorney fees and court costs incurred by the Board in enforcing this section.

THIS AMENDMENT TO DECLATATION SHALL TAKE EFFECT UPON RECORDING.

CERTIFICATION

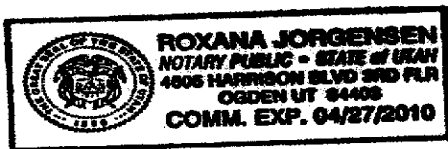
It is hereby certified that unit owners holding more than sixty-seven (67%) of the voting power of the Association has voted to approve this amendment.

IN WITNESS WHEREOF, this 12 day of July, 2006.

By *David Buckley*
President David Buckley

STATE OF UTAH)
) :ss.
COUNTY OF WEBER)

On this 12 day of July, 2006, personally appeared before me David Buckley who, being by me duly sworn, did say that (s)he is President of Meadow Brook Association and that the within and foregoing instrument was signed in behalf of said Association and (s)he duly acknowledged to me (s)he executed the same.



Roxana Jorgensen
Notary Public