

**RESOLUTION  
OF THE WATERSIDE TOWNHOMES PUD HOMEOWNERS ASSOCIATION, INC.**

**REPEALING**

**11/15/2013 FINE RESOLUTION  
RECORDED AS ENTRY NO. 11764809.**

March 16, 2015

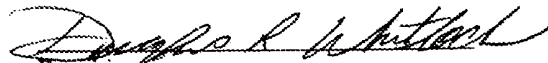
**RECITALS:**

- A. **WHEREAS**, certain real property located in Salt Lake County, Utah, known as the Waterside Townhomes PUD Subdivision, as described on Exhibit "A" hereto is subject to that certain Declaration of Covenants, Conditions, and Restrictions and Bylaws for Waterside Townhomes PUD, as the same may be amended from time to time (the "**Declaration**");
- B. **WHEREAS**, pursuant to the Declaration, the Management Committee (the "**Committee**") of the Waterside Townhome PUC Homeowners Association, Inc. (the "**Association**") is authorized to promulgate rules and regulations, policies and procedures as may be necessary and desirable to aid the Management Committee in carrying out its functions;
- C. **WHEREAS**, on or about November 15, 2013, a Fine Resolution was recorded entitled "Waterside Homeowners Association Inc. Fine Resolution" (the "**Fine Resolution**"). The Fine Resolution was recorded with the Salt Lake County Recorder as Entry No. 11764809, Book No. 10184, Page Nos. 5269-5272;
- D. **WHEREAS**, the presently existing Committee has determined that the certain of the provisions in the Fine Resolution may conflict with the Community Association Act, Utah Code § 57-8a-208 and that the recording of the Fine Resolution was not necessary and unnecessarily clouds title to homes in the community.
- E. **WHEREAS**, for the reasons stated above, the Management Committee has determined it necessary and desirable that the Fine Resolution be repealed in its entirety, that this resolution be recorded evidencing that resolution, and that any future fine provisions and rules for the community will be adopted in rules that will not be recorded, consistent with the provisions of the Community Association Act, Utah Code § 57-8a-208;

**IT IS HEREBY RESOLVED THAT:**

- A. The Fine Resolution is hereby repealed in its entirety;
- B. This Resolution shall be recorded to evidence the repeal of the Fine Resolution and that it shall have no effect whatsoever going forward (to the extent it had any legal effect at all) on title to any home in the community; and
- C. Any rules adopted by the community in the future and any fine provisions therein will not be recorded.

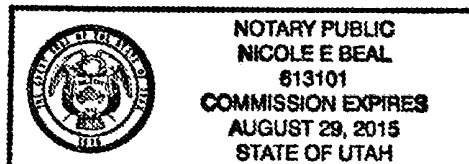
**IN WITNESS WHEREOF**, the undersigned has affixed his/her signature as the President of the Association, confirming that this Resolution of the Waterside Townhomes PUD Homeowners Association accurately represents action taken by a majority of the Committee on this 11 day of March, 2015.

  
President

Subscribed and sworn to before me this 11th day of March, 2015.

  
Notary Public

My Commission Expires: 8/29/15



**EXHIBIT A**  
**Legal Description**

ALL UNITS AND COMMON AREA WITHIN WATERSIDE TOWNHOMES AMENDED AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, STATE OF UTAH.

Parcel Nos.: 21-04-281-089 and all other parcels in Waterside Townhomes Amended.