

After Recording Return To:  
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Holladay, UT 84117

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08/12/2004 10:55 AM \$75.00  
Book - 9024 Pg - 9428-9429  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
HIGHLAND SPRINGS HOA  
PO BOX 1029  
W JORDAN UT 84034  
BY: ELF, DEPUTY - WI 2 P.

**AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
FOR  
HIGHLAND SPRINGS  
(a Utah condominium Project)**

**This Amendment to the Declaration of Condominium for Highland Springs ("Declaration") that established a condominium project known as Highland Springs is made on the date evidenced below by The Highland Springs Homeowners Association, Inc. ("Association").**

RECITALS

A. Certain real property in Salt Lake County, Utah, was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration of Condominium April 26, 1999, and recorded as Document Entry No. 7333033, records of Salt Lake County, Utah;

B. This amendment shall be binding against the property described in the Declaration and any annexation or supplement thereto.

C. This amendment permits the Association to assess larger units a higher assessment amount than smaller units so long as the assessment amount for all of the larger units are equal to each other and the assessment amount for the smaller units are equal to each other.

D. The Management Committee of the Association deems it necessary to adjust the assessments as outlined herein to more fairly and accurately allocate the common profits, losses and expenses of the Association based upon the size of the units utilizing the common benefits of Association membership.

E. Pursuant to Article III, Section 31 of the Declaration, the necessary approvals to amend the Declaration were duly received to adopt and record this amendment.

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**NOW, THEREFORE,** the Association, by and through its Management Committee,


hereby amends Article III, Section 20(e) of the Declaration of Condominium for Highland Springs to read as follows:

III. COVENANTS, CONDITIONS AND RESTRICTIONS

20(e) Apportionment. The common profits, losses, and voting rights of the Project shall be distributed among and the common expenses shall be charged to the residential Unit Owners equally except for purposes of these calculations, each residential Unit shall be considered one (1) billable unit and each Garage Unit shall be considered one-quarter (1/4) of a billable unit. The monthly assessments for the larger A and D units shall be equal but twenty dollars (\$20.00) more per month than the smaller sized B and C units, which also shall be equal. This monthly differential shall not affect any other rights or obligations of the Unit Owners.

IN WITNESS WHEREOF, THE HIGHLAND SPRINGS HOMEOWNERS ASSOCIATION has executed this Amendment to the Declaration of Condominium for Highland Springs as of the 5<sup>th</sup> day of AUGUST, 2004, in accordance with Article III, Section 31 of the Declaration.


**THE HIGHLAND SPRINGS HOMEOWNERS ASSOCIATION**

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

STATE OF UTAH                    )  
  ) ss  
County of Salt Lake        )

On the 5<sup>th</sup> day of August, 2004, personally appeared Stuart George and Bart Wherritt who, being first duly sworn, did that say that they are the President and Secretary of the Association and that the seal affixed to the foregoing instrument is the seal of said Association and that said instrument was signed and sealed in behalf of said Association by authority of its Management Committee; and each of them acknowledged said instrument to be their voluntary act and deed.

  
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Notary Public for Utah  
My Commission Expires: 5-30-06

