

10049384

When Recorded, Please Return to:
Gateway Town Homes
c/o Carol A. McCracken
242 N. Bliss Court
Salt Lake City, Utah 84116

10049384
03/29/2007 10:00 AM \$45.00
Book - 9442 Pg - 342-345
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
GATEWAY TOWN HOMES
C/O CAROL A MCCRACKEN
242 N BLISS CT
SLC UT 84116
BY: MEH, DEPUTY - WI 4 P.

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ARTICLES OF AMENDMENT
TO THE
DECLARATION OF PLANNED UNIT DEVELOPMENT
AND
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
GATEWAY TOWN HOMES
A RESIDENTIAL PLANNED UNIT DEVELOPMENT PROJECT
IN
SALT LAKE CITY, UTAH

Article 7 of the Declaration of Planned Unit Development and Declaration of Covenants, Conditions and Restrictions for Gateway Town Homes, recorded as Entry Number 6767927 at Book 7785 Pages 2867-2927, in the books and records of the Salt Lake County Recorder is hereby amended as follows:

7.7 Acceleration of Assessment Installments Upon Default. If a unit owner shall be in default in the payment of an installment upon an assessment, the Board of Directors or the Management Committee may accelerate the remaining installments of the assessments upon notice thereof to the unit owner, and thereupon the unpaid balance of the assessment shall come due upon the date stated in the notice, but not less than ten (10) days after delivery thereof to the unit owner, or not less than twenty (20) days after the mailing of such notice to him by regular mail.

7.8 Continued Default. In such event, a unit owner, for more than twenty (20) days after mailing of notice provided in Section 7.7 above, shall be taxed in addition to such assessment an additional penalty of \$5.00 for each and every day that said assessment shall remain unpaid. In lieu of the above, the Board of Directors may proceed in accord with any other remedies according by the laws of Utah. In any proceeding by the Board, it shall be entitled to recover all costs together with a reasonable attorney fee.


7.9 Utility Service. Right of Access and Use. If a unit owner shall be in default in the payment of an installment upon an assessment, the Board of Directors may terminate utility services paid as a common expense. Before terminating utility services, the manager or Board of Directors shall give written notice to the unit owner in the manner provided in Subsection 7.7. The notice shall inform the owner: (a) that utility service will be terminated if payment of the assessment is not received within the time provided in Subsection 7.7; (b) of the amount of the assessment due, including any interest or late payment fee; and (c) the right to request a hearing.

A unit owner, who is given notice as set forth above, may request an informal hearing to dispute the assessment by submitting a written request to the Board of Directors within fourteen (14) days after the date on which the owner receives said notice. The hearing shall be conducted by the Board of Directors in accordance with the standards provided by the American Arbitration Association. If a hearing is requested, utility services or right of access and use of recreational facilities may not be terminated until after the hearing has been conducted and a final decision has been entered.

Upon payment of the assessment due, including any interest or late payment fee, the manager or Board of Directors shall immediately take action to reinstate the terminated utility services.

Executed this 28th day of March 2007.

Gateway Town Homes
Home Owners Association


By: Jane Symes
President, Board of Directors


By: Carol McCracken
Secretary/Treasurer

STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)

On the 28th day of March 2007, personally appeared before me **Jane Symes** and **Carol McCracken**, who, being by me first duly sworn, did say that they are Directors of the Gateway Town Homes Home Owners Association and that they did sign the above and foregoing Articles of Amendment on behalf of said Organization and that said Organization did execute the same.



NOTARY PUBLIC



**GATEWAY TOWN HOMES
A RESIDENTIAL PLANNED UNIT DEVELOPMENT PROJECT
IN
SALT LAKE CITY, UTAH**

PARCEL ID	ADDRESS	LEGAL DESCRIPTION
08363050580000	239 North Bliss Court	Lot 1, Gateway Townhouses PUD. 7785-2867
08363050570000	241 North Bliss Court	Lot 2, Gateway Townhouses PUD. 7785-2867
08363050560000	243 North Bliss Court	Lot 3, Gateway Townhouses PUD. 7785-2867
08363050550000	245 North Bliss Court	Lot 4, Gateway Townhouses PUD. 7785-2867
08363050540000	251 North Bliss Court	Lot 5, Gateway Townhouses PUD. 7785-2867
08363050530000	253 North Bliss Court	Lot 6, Gateway Townhouses PUD. 7785-2867
08363050520000	255 North Bliss Court	Lot 7, Gateway Townhouses PUD. 7785-2867
08363050510000	257 North Bliss Court	Lot 8, Gateway Townhouses PUD. 7785-2867
08363050490000	271 North Bliss Court	Lot 9, Gateway Townhouses PUD. 7785-2867
08363050480000	273 North Bliss Court	Lot 10, Gateway Townhouses PUD. 7785-2867
08363050470000	275 North Bliss Court	Lot 11, Gateway Townhouses PUD. 7785-2867
08363050460000	277 North Bliss Court	Lot 12, Gateway Townhouses PUD. 7785-2867
08363050450000	279 North Bliss Court	Lot 13, Gateway Townhouses PUD. 7785-2867
08363050590000	278 North Bliss Court	Lot 14, Gateway Townhouses PUD. 7785-2867
08363050600000	276 North Bliss Court	Lot 15, Gateway Townhouses PUD. 7785-2867
08363050610000	274 North Bliss Court	Lot 16, Gateway Townhouses PUD. 7785-2867
08363050620000	272 North Bliss Court	Lot 17, Gateway Townhouses PUD. 7785-2867
08363050630000	270 North Bliss Court	Lot 18, Gateway Townhouses PUD. 7785-2867
08363050640000	268 North Bliss Court	Lot 19, Gateway Townhouses PUD. 7785-2867
08363050650000	260 North Bliss Court	Lot 20, Gateway Townhouses PUD. 7785-2867
08363050660000	258 North Bliss Court	Lot 21, Gateway Townhouses PUD. 7785-2867
08363050670000	256 North Bliss Court	Lot 22, Gateway Townhouses PUD. 7785-2867
08363050680000	254 North Bliss Court	Lot 23, Gateway Townhouses PUD. 7785-2867
08363050690000	248 North Bliss Court	Lot 24, Gateway Townhouses PUD. 7785-2867
08363050700000	246 North Bliss Court	Lot 25, Gateway Townhouses PUD. 7785-2867
08363050710000	244 North Bliss Court	Lot 26, Gateway Townhouses PUD. 7785-2867
08363050720000	242 North Bliss Court	Lot 27, Gateway Townhouses PUD. 7785-2867
08363050730000	240 North Bliss Court	Lot 28, Gateway Townhouses PUD. 7785-2867
08363050740000	238 North Bliss Court	Lot 29, Gateway Townhouses PUD. 7785-2867