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04/11/2011 04:09 PM \$26.00  
Book - 9917 Pg - 4912-4915  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
DENNIS K POOLE  
4543 S 700 E STE. 200  
MURRAY UT 84107  
BY: SLR, DEPUTY - WI 4 P.

When Recorded, Mail To:

Dennis K. Poole  
POOLE & ASSOCIATES, L.C.  
4543 South 700 East, Ste. 200  
Salt Lake City, Utah 84107

Space above for County Recorder's Use  
**AFFECTS THE FOLLOWING PARCEL:**  
**Parcel # 16174800010000**

**SECOND AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
OF HIGHLAND PARK PLAZA CONDOMINIUM**

This Second Amendment to the Declaration of Condominium of Highland Park Plaza Condominium is made and executed this 8 day of April, 2011, pursuant to the provisions of the Utah Condominium Ownership Act.

WHEREAS, the Highland Park Plaza Condominium is governed by the Declaration of Condominium of Highland Park Plaza Condominium and the Amendment to the Declaration of Condominium of Highland Park Plaza Condominium (collectively referred to herein as the "Declaration") and bears a legal description attached hereto as Exhibit "A";

WHEREAS, the members of the Highland Park Plaza Condominium Association (the "Association") desire to amend the Plat and the Declaration to reduce the number of units in the association from thirteen (13) to ten (10) by combining certain units as follows:

- Unit 3 and Unit 5 shall be combined to become Unit 3
- Unit 6 and Unit 8 shall be combined to become Unit 6
- Unit L2 and Unit L3 shall be combined to become Unit L2;

WHEREAS, as a part of combining Units 6 and Unit 8, the members of the Association desire to amend the Plat and the Declaration to provide that the hallway located between Units 6 and 8 shall no longer be designated as a common area, but shall become a part of the new Unit 6 as reflected on the Amended Plat;

WHEREAS, the owners selling the units have complied with Section 25 of the Declaration (Right of First Refusal) and the Management Committee has determined not to exercise its right of first refusal;

WHEREAS, Section 24 of the Declaration of Condominium of Highland Park Plaza Condominiums (the "Declaration") provides that the Unit Owners shall have the right to amend the Declaration and/or the Map upon the approval and consent of the Unit Owners representing not less than two-thirds (2/3) of the undivided interest in the Common Areas and Facilities;

WHEREAS, Utah Code Section 57-8-7(3) provides that the undivided interests of the unit owners in the common areas shall be of a permanent character and shall not be altered without the consent of two-thirds of the unit owners expressed in an amendment duly recorded;



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Beginning S0°10'25"E 10 feet from the Northwest corner of Lot 7, Block 2, View City Plat 'B', a subdivision of Sections 16 and 17, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said point lying N0°01'W 707.97 feet and N89°44'20"E 32.32 feet from the Salt Lake City survey monument at the intersection of 2100 South and 1300 East, and running thence N0°10'25" W 145.56 feet, thence N89°44'20"E 249.51 feet, thence S0°10'03"E 135.56 feet, thence S89°44'20"W 64.56 feet, thence N0°11'42"W 34.00 feet, thence S89°44'20"W 15.52 feet, thence S0°12'05"E 44.00 feet, thence S89°44'20"W 169.17 feet to the point of beginning.

**EXHIBIT "B"**

<u>SUITE</u>	<u>SQUARE FOOTAGE</u>	<u>% OWNERSHIP INTEREST</u>
1	1,731	14.610%
2	859	7.250%
3	2,168	18.299%
6	1,859	15.690%
7	1,389	11.724%
L1	918	7.748%
L2	1,554	13.116%
L4	364	3.072%
L5	911	7.689%
L6	<u>95</u>	<u>.802%</u>
Total sq. ft.	11,848	100.000%