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5/20/2011 12:26:00 PM \$59.00
Book - 9925 Pg - 6638-6643
Gary W. Ott
Recorder, Salt Lake County, UT
EQUITY TITLE
BY: eCASH, DEPUTY - EF 6 P.~~

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6/15/2011 10:44:00 AM \$56.00
Book - 9930 Pg - 8404-8408
Gary W. Ott
Recorder, Salt Lake County, UT
EQUITY TITLE
BY: eCASH, DEPUTY - EF 5 P.

When recorded, return to:
Paul M. King
HOOLE & KING, L.C.
4276 Highland Drive
Salt Lake City, Utah 84124

****RE-RECORDED TO CORRECT LEGAL DESCRIPTION****

**FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
CONDOMINIUM FOR 35 WEST BROADWAY CONDOMINIUMS**

This First Amendment to the Amended and Restated Declaration of Condominium for 35 West Broadway Condominiums ("First Amendment"), effective as of the 12th day of May, 2011 ("Effective Date"), is made by Sterling Partners, L.L.C., a Utah limited liability company ("Declarant").

RECITALS

WHEREAS, the Amended and Restated Declaration Of Condominium for 35 West Broadway Condominiums ("Amended Declaration") was recorded on September 23, 2008 as Entry 10526034 in Book 9644, Pages 8749-8800, in the official records of the Salt Lake County Recorder; and

WHEREAS, the Declarant desires to amend the Amended Declaration as set forth below; and

WHEREAS, this First Amendment has been properly approved by the requisite number of votes allocated to the Units of 35 West Broadway Condominiums;

NOW THEREFORE, in consideration of the covenants and agreements contained herein and in the Amended Declaration, the Amended Declaration is amended follows:

1. This First Amendment incorporates by reference the Amended Declaration as if herein set forth in its entirety.
2. All capitalized terms herein shall have the same meaning as capitalized terms defined in the Amended Declaration.
3. This First Amendment has been approved in writing by the proper number of

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EQUITY TITLE INSURANCE AGENCY, INC.
MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE. NOR DOES IT
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DOCUMENT.

votes allocated to the Units as required by Section 17 of the Amended Declaration and by the Utah Condominium Ownership Act, Utah Code Ann. § 57-8-1 et seq.

4. Effective as of the Effective Date, Section 11.18(b) of the Amended Declaration is amended and restated in its entirety, to be and state as follows:

(b) Each Residential Owner may keep up to two domestic cats or dogs (or one of each, ~~no more than two total domestic animals~~ of either type), in its Unit, so long as (i) no more than two such domestic animals are kept in a Unit at any time, regardless of the number of Owners or Guests residing in the Unit; (ii) the Residential Owner abides by the Rules and Regulations pertaining to the maintenance and care of pets; and (iii) the dogs or cats do not have a propensity for violence. No pet enclosure may be placed or maintained on the Common Areas, nor may any pet be tied to any structure outside of a Unit. Dogs outside of a Unit must be on a leash at all times. No pet will be allowed to defecate or urinate on the Common Areas, and the owner of the offending pet will immediately remove any feces or urine left on the Common Areas by the owner's pet. If any Residential Owner (or its Guest) fails to abide by the Rules and Regulations or covenants applicable to the keeping of pets, the Management Committee may bar the Residential Owner's (or its Guest's) pet from using or traveling on the Common Areas and may impose a fine for such violation. If any pet endangers the health of any Owner or creates a nuisance, as reasonably determined by the Management Committee, the offending pet must be removed from the Project within seven days after the Management Committee delivers written notice to the Owner.

5. The legal description of the Units in 35 West Broadway Condominiums, intended to be all of the Units in said condominium project, to be affected hereby, is attached hereto as Exhibit "A" and incorporated herein by this reference.

6. Except as specifically set forth herein, the terms of the Amended Declaration shall remain unchanged.

[signatures follow on succeeding page, remainder of page left blank]

IN WITNESS WHEREOF, the undersigned has executed this First Amendment to the Amended Declaration.

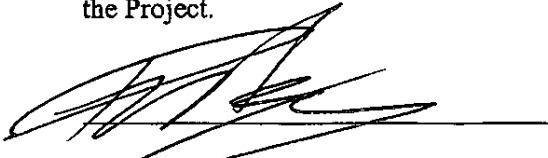
DECLARANT:

Sterling Partners, L.L.C.

By: 
Brad Andrus
Its: Manager

ATTEST:

By signature below, the Secretary of the 35 West Broadway Condominium Association, Inc., a Utah non-profit corporation (the "Association"), attests on behalf of the Association that the Amendment set forth above was approved by more than 67% of the votes allocated to the Units in the Project.

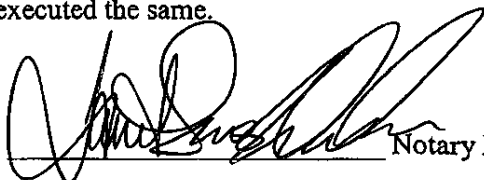

Secretary
35 West Broadway Condominium Association, Inc.

State of Utah)
 §
County of Salt Lake)

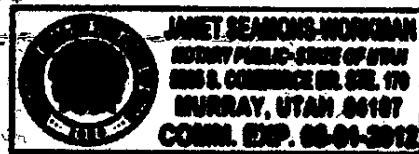
On this 19th day of May, 2011, before me personally appeared Brad Andrus, personally known or satisfactorily proved to me on the basis of satisfactory evidence, and who by me duly sworn or affirmed, did say that he is a Manager of Sterling Partners, L.L.C., and that said document was signed by him/her on behalf of said entity by authority of its Operating Agreement, and

acknowledged to me that said entity executed the same.

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Notary Public

State of Utah)
) §
County of Salt Lake)



On this 19th day of May, 2011, before me personally appeared Brad Andrus, personally known or satisfactorily proved to me on the basis of satisfactory evidence, and who by me duly sworn or affirmed, did say that s/he is the Secretary of 35 West Broadway Condominium Association, Inc., a Utah nonprofit corporation, and that said document was signed by him/her on behalf of said entity by authority of its Bylaws, and acknowledged to me that said entity executed the same.

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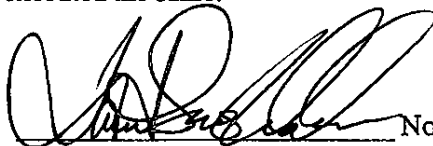

Notary Public



EXHIBIT "A"

TO

FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
CONDOMINIUM FOR 35 WEST BROADWAY CONDOMINIUMS

Legal Description of Units in said Condominium Project:

UNITS 101 THROUGH 105, 200, 201, 201A, 202 THROUGH 205, 301 THROUGH 304, 401 THROUGH 404 AND 501 THROUGH 504, TOGETHER WITH STORAGE UNITS S-1 THROUGH S-15, CONTAINED WITHIN THE 35 WEST BROADWAY, A UTAH CONDOMINIUM PROJECT. ~~AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON SEPTEMBER 04, 2008 IN SALT LAKE COUNTY, AS ENTRY NO. 10513390, IN BOOK 2008P, AT PAGE 217 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON SEPTEMBER 04, 2008 IN SALT LAKE COUNTY, AS ENTRY NO. 10513391 IN BOOK 9640 AT PAGE 2253 AND AMENDED AND RESTATED DECLARATION RECORDED ON SEPTEMBER 23, 2008 IN SALT LAKE COUNTY, AS ENTRY NO. 10526034 IN BOOK 9644 AT PAGE 8749 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)~~

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.