

**AMENDMENT
TO THE
DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP
PURSUANT TO UTAH CODE ANNOTATED 57-8-1 ET SEQ (1953)
FOR
GRAYSTONE PINES CONDOMINIUM**

This Amendment is adopted and recorded by the Board of Managers of Graystone Pines Condominium Homeowners Association ("the Association").

Recitals

- A. The DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP PURSUANT TO UTAH CODE ANNOTATED 57-8-1 ET SEQ (1953) is recorded in the Salt Lake County Recorder's office as Entry No. 2770639, beginning at Book 4058, Page 261 ("the Declaration").
- B. Other amendments to the Declaration have been recorded and are a matter of record.
- C. As evidenced by this instrument, the Board of Managers has obtained the vote of at least 66 2/3% of all unit owners to further amend the Declaration, as provided for in Paragraph 13 of the Declarations.

NOW, THEREFORE, pursuant to the foregoing, the Board of Managers hereby records this amendment to the Declaration which shall be effective as of its recording date.

1. Section 3 [Buildings]: the word "gas" is hereby deleted from the second (2nd) sentence of the second (2nd) paragraph.
2. Exhibit A [Description of Buildings]: the heading of the sixth (6th) column is hereby deleted and replaced with the following:

Percentage of Interest in Common Areas (not determinative of interest in common expenses or voting rights)

3. Exhibit B [By-Laws], Article I [Plan of Unit Ownership], Section 4 [Office] is hereby deleted in its entirety.
4. Exhibit B [By-Laws], Article II [Board of Managers], Section 1 [Number and Qualification]: Last sentence shall be deleted in its entirety and replaced with the following:

Thereafter, the board of managers shall be composed of at least three (3) persons, all of whom shall be owners or spouses of owners or mortgagees of units.

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GARY, W. OTT
RECORDER, SALT LAKE COUNTY, UTAH

PROPERTY MANAGEMENT SYSTEMS
262 E 3900 S STE. 200
SLC UT 84107-1550
BY: ZIM, DEPUTY - 01 4 P.

5. Exhibit B [By-Laws], Article III [Unit Owners], Section 1 [Annual Meetings]: The third (3rd) sentence shall be deleted in its entirety and replaced with the following:

Annual meetings of the unit owners shall be held in October each year.

6. Exhibit B [By-Laws], Article III [Unit Owners], Section 4 [Notice of Meetings] is hereby deleted in its entirety and replaced with the following:

The board of managers shall mail or deliver to each unit owner of record a notice of each annual or special meeting of the unit owners, at least ten (10) days but not more than sixty (60) days prior to such meeting, stating the purpose thereof as well as the time and place where it is to be held. Each such notice shall be mailed or delivered to the building or at such other address as such unit owners shall have designated by written notice to the board of managers. The mailing or delivery of notice of a meeting in the manner provided in this section shall be considered service of notice.

7. Exhibit B [By-Laws], Article III [Unit Owners], Section 8 [Voting]: The third (3rd) sentence shall be deleted in its entirety and replaced with the following:

The total number of votes of all unit owners shall be thirty six (36) and each unit owner (including the board of managers if the board of managers or its designee shall then hold title to one or more units) shall be entitled to cast one vote for each unit then owned.

8. Exhibit B [By-Laws], Article IV [Officers], Section 1 [Designation]: Shall be deleted in its entirety and replaced with the following:

The principal officers of the condominium shall be the president, secretary and treasurer, each of whom shall be elected by the board of managers. The president, secretary and treasurer must be members of the board of managers.

9. Exhibit B [By-Laws], Article IV [Officers], Section 5 [Secretary-Treasurer]: Shall be deleted in its entirety and replaced with the following:

Section 5a. Secretary. The secretary shall take the place of the president and perform his duties whenever the president shall be absent or unable to act. The secretary shall keep the minutes of all meetings of the unit owners and of the board of managers; he shall have charge of such books and papers as the board of managers may direct; and he shall, in general, perform all the duties incident to the office of secretary of a stock corporation organized under the Business Corporation Law of the State of Utah. The board of managers shall have the power to hire one or more

secretaries to assist the secretary in the performance of his responsibilities hereunder.

Section 5b. Treasurer. The treasurer shall have the responsibility for condominium funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial statements. He shall be responsible for the deposit of all monies and other valuable effects in the name of the board of managers, or the managing agent, in such depositories as may from time to time be designated by the board of managers; and he shall, in general, perform all the duties incident to the office of treasurer of a stock corporation organized under the Business Corporation Law of the State of Utah. The board of managers shall have the power to hire one or more bookkeepers to assist the treasurer in the performance of his responsibilities hereunder.

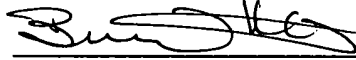
10. Exhibit B [By-Laws], Article V [Operation of the Property], Section 1 [Determination of Common Expenses and Common Charges]: The first (1st) sentence shall be deleted in its entirety and replaced with the following:

The board of managers shall from time to time, and at least annually, prepare a budget for the condominium, determine the amount of the common charges required to meet the common expenses of the condominium, and allocate and assess such common charges against the unit owners equally.

11. Exhibit B [By-Laws], Article V [Operation of the Property], Section 18 [Gas] shall be deleted in its entirety.
12. "Graystone Pines July 2001 Amendment", recorded in the Salt Lake County Recorder's office as Entry No. 7978982, beginning at Book 8490, Page 8522 is hereby amended as follows
- a. "Article V; Records" is hereby corrected to read "Article V; Operation of the Property"
 - b. The last word of Section 12 ["change"] is hereby corrected to read "charge".

IN WITNESS THEREOF, the undersigned hereby affirms that the Association has obtained the vote of at least 66 23/% of the unit owners to amend the Declaration as provided for in Paragraph 13 of the Declaration, and that this ADMENDMENT TO THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP PURSUANT TO UTAH CODE ANNOTATED 57-8-1 ET SEQ (1953) FOR GRAYSTONE PINES CONDOMINIUM is hereby executed this ___ day of _____, 2012

President of the Association



(Signature)

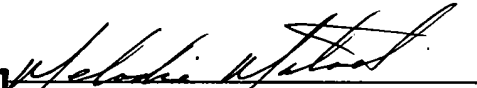
BONNIE KILGORE

(Print)

STATE OF UTAH)
)ss
County of Salt Lake)

On the 19 day of November, 2012, personally appeared before me BONNIE KILGORE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the above document and acknowledged that she executed it.





NOTARY PUBLIC

