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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
JAMES R BLAKESLEY
2595 E 3300 S
SLC UT 84109
BY: LTP, DEPUTY - WI 6 P.

WHEN RECORDED RETURN TO:
James R. Blakesley, #0364
Attorney at Law
2595 East 3300 South
Salt Lake City, UT 84109
(801) 485-1555
jim@blakesleylaw.com

15-34-252-097
**AMENDMENT
TO
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
RENAISSANCE CONDOMINIUMS**

This Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions of Renaissance Condominium (the "Amendment") is made and executed by Renaissance Condominium Owners Association, Inc., a Utah nonprofit corporation, whose address is 3713 South Donatello Ct, #D, West Valley City, UT 84119 (the "Declarant").

RECITALS

A. The Declaration of Covenants, Conditions and Restrictions of Compass Renaissance Condominium was recorded in the office of the County Recorder of Salt Lake County, Utah on October 5, 2000, in Book 8392 beginning at Page 6318, Entry No. 7733313 of the official records (the "Original Declaration").

B. The Amended and Restated Declaration of Covenants, Conditions and Restrictions of Renaissance Condominium was recorded in the office of the County Recorder of Salt Lake County, Utah on July 30, 2001 as Entry No. 7959902 in Book 8483 at Pages 6856-6900 of the official records (the "Declaration").

B. This document affects the real property located in Salt Lake County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

C. All of the voting requirements have been satisfied.

D. The Declarant desires to amend the Declaration to satisfy the requirements of and qualify for FHA financing.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Declarant hereby executes this Amendment for and on behalf of and for the benefit of all of the Owners.

1. **Amendment.** Section 12.2 of the Declaration, entitled "Lease Terms," is hereby deleted in its entirety.


2. **Conflict.** In the event of any conflict, inconsistency or incongruity between the provisions of the Declaration and this Amendment, the latter shall in all respects govern and control. In the event of any conflict between the provisions of the Declaration regarding "Rentals" or "Leases" and the applicable state statutes, the latter shall in all respects govern and control.

3. **Incorporation By Reference.** It is expressly agreed by the undersigned that this Amendment is supplemental to the Declaration (as amended or supplemented), which is by reference made a part hereof, and all the terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to this Amendment and are made a part of this Amendment as though they were expressly rewritten, incorporated, and included herein.

4. **Effective Date.** The effective date of this Amendment shall be the date on which said instrument is filed for record in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, the Declarant has hereunto set his hand this 29 day of July, 2015.

DECLARANT:
RENAISSANCE CONDOMINIUM OWNERS ASSOCIATION, INC.
a Utah nonprofit corporation

By: 
Name: Brad Fritz
Title: President

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

On the 29th day of July, 2015, personally appeared before me Brad Fritz, who by me being duly sworn, did say that he is the President of Renaissance Homeowners Association, and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of its Board of Directors, and the vote of the members of the Association as required by the Declaration of Condominium for Compass Renaissance, and said Brad Fritz, duly acknowledged to me that said Association executed the same.

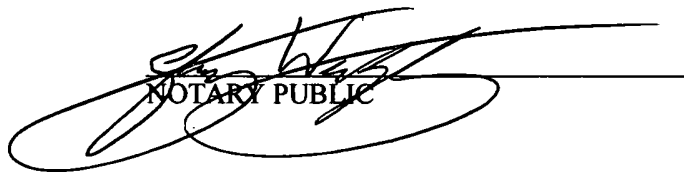

NOTARY PUBLIC



EXHIBIT "A"
LEGAL DESCRIPTION

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Beginning at a point on the East line of Redwood Road located 802.92 feet North and 50 feet East from the Southwest corner of the Northeast 1/4 of Section 34, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 86.5 feet; thence South 81N14' 44" East 114.12 feet; thence South 82N52' 30" East 202.77 feet; then South 150 feet; thence East 870 feet; thence North 407.02 feet; thence West 751.46 feet; thence South 188.5 feet, thence West 115.54 feet; thence North 88N15' 06" West 196.19 feet; thence North 81N14' 44" West 118.36 feet; thence West 86.92 feet to a point on the East line of Redwood Road; thence along said East line South 42.52 feet; thence West 3 feet and South 7.56 feet to the point of beginning.

Parcel No. 15-34-251-014; 15-34-252-001 through 097

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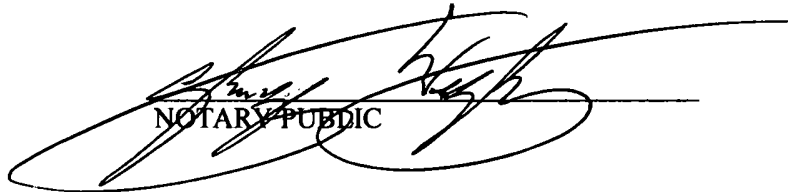
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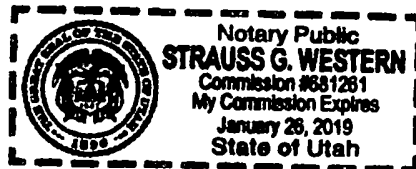


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