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10/09/2015 08:39 AM \$94.00  
Book - 10369 Pg - 219-221  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FERNANDO SILVA  
171 3RD AVE #601  
SLC UT 84103  
BY: SMA, DEPUTY - WI 3 P.

2015 AMENDMENT OF  
TERRACE FALLS  
CONDOMINIUM OWNERS ASSOCIATION'S  
DECLARATION,  
COVENANTS, CONDITIONS, RESTRICTIONS  
AND BYLAWS

(Combined and referred to informally as its "Bylaws")

1. Unit 601 in this Association's building is smaller in size than Unit 501 directly below it. Some of the larger portions of Unit 501 have roofing extending beyond the walls of Unit 601.
2. The Owner of Unit 601 has acquired an addition of approximately 197 square feet of floor space by replacing such roofing, in order to enlarge Unit 601 and also has acquired a small closet opening onto the common hallway on the 6<sup>th</sup> floor and added its 12 square feet of space to an adjacent room in Unit 601. All of such additional space was part of the common areas of the Association.
3. The Owner of Unit 601 sought and obtained a permit to thus renovate, remodel and expand it from the Salt Lake City Department of Building Services & Civil Enforcement, and approval from the Management Committee of this Association (referred to in these Bylaws and Declaration as its Management Board).
4. Utah Code 57-8-7 provides in part,

*(3) Except as otherwise expressly provided by this act, the undivided interest of each unit owner in the common areas and facilities as expressed in the declaration shall have a permanent character and shall not be altered without the consent of two-thirds of the unit owners expressed in an amended declaration duly recorded.*

5. This Board wrote to the 77 other Unit Owners advising them of its willingness to sell such common areas to the Owner of Unit 601 for \$ 11,950, a price which it and the Owner of Unit 601 have found to be fair, with such purchase price to be added to the Association's Reserve Fund (thus not diminishing the value of any Unit Owner's share of the common areas and commonly owned other facilities) and asked for written Owner consent to such sale and to this amendment to the Bylaws.
6. Valid consents to such acquisitions and this amendment from more than two thirds of the Unit owners were timely received and recorded, to which the undersigned Officers hereby certify.
7. Acting upon such consents, this Board hereby accordingly amends this Declaration, Covenants, Conditions, Restrictions and Bylaws of Terrace Falls Condominium Owners Association so as to validate such sale, and is prepared to make such sale, upon Salt Lake City approval and its grant of a building permit, both of which will be recorded concurrently herewith.
8. The effective date of this amendment will be the date on which it is recorded in the records of the Salt Lake County Recorder.

President Von L. Sorensen

s/ Von L. Sorensen

Vice President John S. Welch

s/ John S. Welch

Secretary Jack M. Buchanan

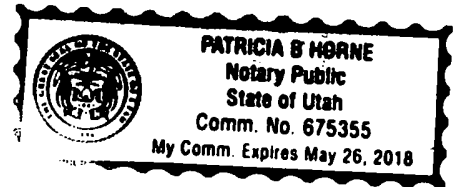
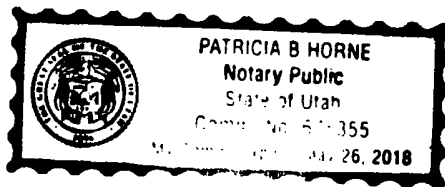
s/ Jack M. Buchanan

State of Utah  
COUNTY of Salt Lake

On April 13, 2015, Von L. Sorensen, John S. Welch and Jack M. Buchanan, known to me to be the persons whose names are subscribed above, personally appeared before me and acknowledged to me that they executed the same in the capacity of Officers.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date set forth in this certificate.

S/ Patricia Horne Patricia B Horne, Notary Public in and for said County and State (SEAL)



**LEGAL DESCRIPTION OF ASSOCIATION PROPERTY**

Beginning at the Southwest Corner of Lot 2, Block 43, Plat "D", Salt Lake City Survey and running thence South 89°26'45" East 221.00 feet along the South line of said Block 43; thence North 00°02'00" East 82.50 feet; thence North 89°26'45" West 56.00 feet to the East line of said Lot 2; thence North 00°02'00" East 247.50 feet to the Northeast Corner of Lot 3 of said Block 43; thence North 89°26'45" West 165.00 feet to the Northwest Corner of said Lot 3; thence South 00°02'00" West 165.00 feet to the Southwest Corner of said Lot 3; thence North 89°26'45" West 165.00 feet to the Northwest Corner of said Lot 1, Block 4, Plat "I" of said survey; thence South 00°02'00" West 165.00 feet to the Southwest Corner of said Lot 1; thence South 89°26'45" East 165.00 feet to the point of beginning.

Contains: 1.981 Acres

Amending unit 601, and Common Area of the Terrace Falls Condominiums being within the above described parcel.

Parcel number:

For unit 601 of the Terrace Falls Condominiums: 09-31-340-050

For Terrace Falls Condominiums Common Area: 09-31-340-001