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Book - 10737 Pg - 1593-1597  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
SCALLEY & READING BATES HANSEN  
BY: eCASH, DEPUTY - EF 5 P.

**Recorded for and return to:**  
Oak Hills Gardens Homeowners Association  
c/o R. Clark Arnold, President  
998 Oak Hills Way,  
Salt Lake City, Utah 84108

**SECOND AMENDMENT TO RESTATED AND AMENDED  
DECLARATION OF CONDOMINIUM  
AND  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
OAK HILLS GARDENS CONDOMINIUM**

This Second Amendment to Restated and Amended Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Oak Hills Gardens Condominium (“**Second Amendment**”) is made and executed as of December 4, 2018 by the undersigned President and Secretary of the Board of Directors of Oak Hills Gardens Homeowners Association.

**RECITALS**

A Restated and Amended Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Oak Hills Gardens Condominium (the "**Declaration**") was recorded on April 21, 1998 in the Official Records of the County Recorder of Salt Lake County, State of Utah, as Entry No. 6936558 in Book 7952 beginning at Page 1478.

An Amendment to Restated and Amended Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Oak Hills Gardens Condominium (the "**Amendment to Declaration**") was recorded on January 10, 2007 in the Official Records of the County Recorder of Salt Lake County, State of Utah, as Entry No. 9967685 in Book 9406 at Pages 7872-7878.

The Declaration, Amendment to Declaration together with this Second Amendment are collectively hereafter referenced as the “**Condominium Declaration**.”

The Oak Hills Gardens Condominium has been fully developed upon and includes all of the land located in Salt Lake County, Utah more particularly described in Exhibit A attached hereto and by this reference incorporated herein.

As provided in Sections 16.1 and 16.2 of Article 16 to the Declaration, the Condominium Declaration may be amended only by vote or agreement of Owners of Units to which at least sixty-

seven (67%) of the votes in the Association are allocated and the amendment is effective when executed and certified by the President and Secretary of the Association and the amendment is recorded with the County Recorder of Salt Lake County, Utah.

An annual meeting of the Owners of Unit was held on November 12, 2018 at which a quorum of Owners of Units was present in person and by proxy and at such meeting an amendment to the Second Amendment of the Condominium Declaration as set forth below was proposed for adoption and was approved by the Owners of Unit.

NOW, THEREFORE, the following amendments to the Condominium Declaration are hereby adopted:

1. **Incorporation of Recitals.** The above Recitals are true, accurate and correct and by this reference incorporated into and are a substantive part of this Second Amendment.

2. **Amendment to Paragraph 10.2 of the Second Amendment of the Condominium Declaration.** The last sentence of Paragraph 10.2 of the Second Amendment of the Condominium Declaration is deleted in its entirety and the following sentence is substituted:

The Association may purchase a "property insurance policy" with a deductible up to \$25,000.

Except as amended by the above substituted sentence, Paragraph 10.2 shall remain unchanged and in full force and effect.

3. **Owner of Units Approval.** The undersigned President and Secretary of the Board of Directors of the Association hereby certify that this Second Amendment has been approved by the affirmative vote or agreement of Owners of Units of more than sixty-seven percent (67%) of the Owners of Units of Oak Hills Gardens Condominium Association (the "**Association**") at the annual meeting of the Owners of Unit held on November 12, 2018. For the annual meeting, proper notice of such meeting and proposed adoption of this Second Amendment and other business was given to all Owners of Units and at the annual meeting a quorum of Owners of Units was present in person and by proxy.

4. **Severability of Invalid Provisions.** Any provision of this Second Amendment which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction only, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions of this Second Amendment and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

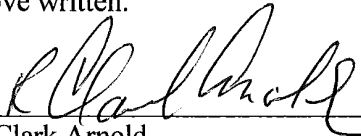
5. **Counterparts.** This Amendment may be executed in one or more counterparts, each of which, when executed and delivered, shall be an original and all of which shall together constitute one and the same instrument.

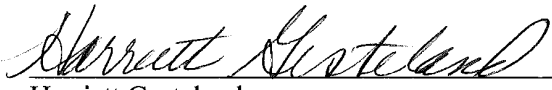
6. **Definitions.** Except as otherwise provided herein or as may be required by the context, all terms defined in the Condominium Declaration shall have such defined meanings when used in this Second Amendment.

7. **Effective Date of this Second Amendment.** The effective date of this Second Amendment shall be the date of its recording in the Official Records of the County Recorder of Salt Lake County, State of Utah.

8. **Declaration Remains in Effect.** As herein modified, the Declaration shall remain in full force and effect.

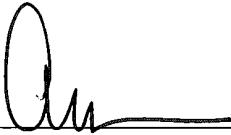
IN WITNESS WHEREOF, the undersigned, the duly elected and acting President and Secretary of the Association, have executed this Second Amendment as of the day and year first above written.

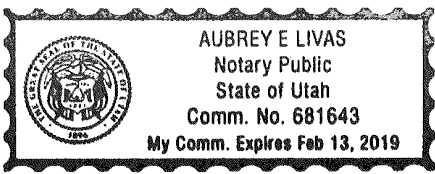
  
\_\_\_\_\_  
R. Clark Arnold,  
President and Member

  
\_\_\_\_\_  
Harriett Gestland,  
Secretary and Member

STATE OF UTAH            )  
  :SS.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me on this 1 day of December, 2018, by R. Clark Arnold and Harriett Gestland.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION OF LAND AND LOT NUMBERS INCLUDED IN**  
**OAK HILLS GARDENS CONDOMINIUM**

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

Beginning at the West Quarter Corner of Section 11, Township One South, Range One East, Salt Lake Base and Meridian; and running thence North  $0^{\circ}09'33''$  West, 33.00 feet; thence South  $85^{\circ}40'$  East 399.91 feet; thence South  $0^{\circ}09'33''$  East, 0.60 feet; thence South  $89^{\circ}40'$  East, 35.00 feet; thence North  $0^{\circ}09'33''$  West, 0.60 feet; thence South  $89^{\circ}40'$  East, 415.51 feet; thence South  $53^{\circ}05'$  East, 116.61 feet to the West Line of Oaks Hills Way; thence South  $24^{\circ}00'$  West, 135.34 feet along the West line of said Street; thence 283.79 feet around a 1366.0 foot radius curve to the left, tangent to which curve bears South  $24^{\circ}00'$  West at the point of beginning to the Northeast Corner of Oak Hills Plat "N" Subdivision; thence South  $89^{\circ}50'27''$  West, 419.61 feet; thence North  $0^{\circ}09'33''$  West, 433.93 feet; thence North  $89^{\circ}40'$  West 379.93 feet to the point of beginning.

Together with the following parcel:

Beginning at a point North  $0^{\circ}09'33''$  West 33.00 feet and South  $89^{\circ}40'$  East 445.51 feet from the West 1/4 corner of Section 11, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence North  $0^{\circ}50'29''$  East 50.00 feet; thence South  $89^{\circ}40'$  East 250.754 feet; thence South  $0^{\circ}50'29''$  West 50.00 feet; thence North  $89^{\circ}40'$  West 250.754 feet to the point of beginning.

**Tax Parcel ID No.: 16-11-301-034-0000**

**Oak Hills Gardens Condominium  
 Lot Numbers and Tax Parcel ID Numbers  
 For Condominium Units**

RXLP B FLG	OAK HILLS GARDENS CONDO BLK/BLDG	IND FLG	LOT/QUAR	BLK, LOT-QUAR PARCEL NUMBER
U			A1	16-11-301-002-0000
U			A2	16-11-301-003-0000
U			A3	16-11-301-004-0000
U			A4	16-11-301-005-0000
U			B1	16-11-301-006-0000
U			B2	16-11-301-007-0000
U			B3	16-11-301-008-0000
U			B4	16-11-301-009-0000
U			B5	16-11-301-010-0000
U			B6	16-11-301-011-0000
U			C1	16-11-301-012-0000
U			C2	16-11-301-013-0000
U			C3	16-11-301-014-0000
U			C4	16-11-301-015-0000
U			D1	16-11-301-016-0000
U			D2	16-11-301-017-0000
U			D3	16-11-301-018-0000
U			D4	16-11-301-019-0000
U			E1	16-11-301-020-0000
U			E2	16-11-301-021-0000
U			E3	16-11-301-022-0000
U			E4	16-11-301-023-0000
U			E5	16-11-301-024-0000
U			E6	16-11-301-025-0000
U			F1	16-11-301-026-0000
U			F2	16-11-301-027-0000
U			F3	16-11-301-028-0000
U			F4	16-11-301-029-0000
U			G1	16-11-301-030-0000
U			G2	16-11-301-031-0000
U			G3	16-11-301-032-0000
U			G4	16-11-301-033-0000
U			AREA	16-11-301-034-0000