

5-48

12955614
03/25/2019 01:46 PM \$66.00
Book - 10763 Pg - 4108-4112
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WATERSIDE HOMEOWNERS ASSOC
2226 W HARKER FARM LANE
TAYLORSVILLE UT 84129
BY: NPP, DEPUTY - WI 5 P.

**WATERSIDE HOMEOWNERS ASSOCIATION, INC
RESOLUTION**

This resolution is made on the date set forth below by the Management Committee for the Waterside Homeowners Association, Inc., a Utah non-profit corporation (hereinafter the "Association").

RECITALS

- A. Certain real property in Salt Lake County, Utah, known as Waterside Townhomes PUD Subdivision (hereinafter the "Association"), as described in Exhibit "A" was subjected to certain covenants, conditions and restrictions pursuant to a Declaration of Covenants, Conditions and Restrictions (the "Declaration").
- B. Said Association is managed by a Management Committee which is defined in said Declaration and By-Laws and which definition remains unchanged.
- C. Said Management Committee is authorized to update rules and regulations for the Association from time to time and to make modifications to the rules and regulations of the association necessary to ensure the operation of the Association in a reasonable and efficient manner.
- D. Pursuant to Utah Coe Ann. §57-8a-208, the Association, by and through its Management Committee is authorized to levy fines as a means of enforcing the provisions of the Declaration, rules and regulations, and Bylaws of the Association.
- E. The Management Committee has reviewed the Declaration and its amendments and By Laws, Association Rules and Regulations (collectively referred to herein as the "Operating Documents") and has determined that some aspects of the Operating Documents are outdated and need to be modified to ensure that Association operates as intended and efficiently.
- F. All other aspects of the Operating Documents not identified herein remain unchanged and in full force and effect to the extent permitted by law.

- G. This Resolution was properly adopted by the necessary vote of the Management Committee and the Association in compliance with the provisions of the Bylaws of the Association.

NOW BE IT RESOLVED:

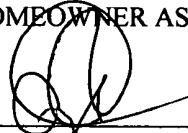
1. That the Management Committee is authorized to obtain a dba in the name of "Waterside Village" and to begin branding this newname.
2. Whenever a unit within the Association is sold, the purchaser of the unit shall deposit 2 months of assessments plus \$1000 into the Working Capital Fund. All other aspects of paragraph 39 of the Declaration remains unchanged.
3. From this day forward, the Operating Documents are modified to allow for notice regarding all Association business to be delivered to unit owners via electronic means (email, text, posting on website, etc.), as long as the Management Committee reasonably believes that notice will reach all unit owners via such electronic notice. Nothing shall preclude the Management Committee from duplicating efforts to provide notice (e.g., sending email and sending via US mail).
4. The Management Committee hereby raises the Discretionary Expenditure Limit set forth in Paragraph 18(a) of the Declaration from 10% or less of the total Annual Budget to 25% or less of the total Annual Budget. All other aspects of paragraph 18(a) of the Declaration remain unchanged.
5. The Management Committee hereby raises the Late Fee in paragraph 26 of the Declaration to \$35.00. The Management Committee is also authorized from here forward to modify and change the late fee from time to time as is reasonably necessary. Unit Owners shall be provided notice of such future changes by any means reasonable in the circumstances, including electronic means. All other aspects of paragraph 26 of the Declaration remain unchanged.
6. The following parking rules have been in effect for some time and all prior enforcement of these rules has been ratified by the Management Committee, but these rules are hereby formally adopted as part of the Declaration and take effect immediately:
 - a. There shall be no storage of any kind of campers, trailers, bumper pulls, RV's (no matter the class), tent trailers, pop up trailers or any other recreational vehicles on any street within the Association.
 - b. Street parking is limited to 24 hours at a time.
 - c. All vehicles parked on the street must be parked within painted lines---no exceptions.
 - d. All vehicles parked on the street in a designated parking area must be current on tags and registration.
 - e. All vehicles parked on the street in a designated parking area must purchase and visibly display an Association Parking Permit.
 - f. The cost of such Association Parking Permit is currently \$250.00. The Management Committee is hereby granted the authority to adjust the cost of

the Association Parking Permit as is reasonably necessary to meet its needs. Unit Owners shall be provided notice of such future changes by any means reasonable in the circumstances, including electronic means.

- g. No refunds will be given for Association Parking Permits.
- h. Association Parking Permits are non-transferrable.
- i. There is a replacement fee for lost Association Parking Permits. The current cost is \$75.00 per replacement tag. The Management Committee is hereby granted the authority to adjust the amount of the Replacement Cost as is reasonably necessary to meet its needs. Unit Owners shall be provided notice of such future changes by any means reasonable in the circumstances, including electronic means.
- j. Only 1 Association Parking Permits per unit.
- k. Association designated parking spots are available on a first-come, first-served basis.
- l. A unit owner may use any available street parking spot as long as a valid Association Parking Permit is clearly visible in the vehicle.
- m. Vehicles not complying with these parking rules are subject to tow at the owner's expense.
- n. Parking on Unit driveways is at the Unit Owners' discretion as long as the vehicle parked on such driveways is no unsightly or a nuisance or does not violate any other parking restriction herein or in the Declaration.
- o. Unit owners shall contact the current property management company to make a parking space rental request.

Dated: March 22, 2019

WATERSIDE TOWNHOMES PUD
HOMEOWNER ASSOCIATION, INC.



By: Ronald Price
Its: Authorized Representative

STATE OF UTAH)
 :ss
County of Salt Lake)

The execution of the foregoing instrument was acknowledged before me this ²⁰ 15 day of March 2019, by Ronald Price, as an Authorized Representative of WATERSIDE TOWNHOMES PUD HOMEOWNERS ASSOCIATION, INC., who is Personally known to me or who has provided an acceptable and adequate identification.

Zlata Rahimic
Notary Public

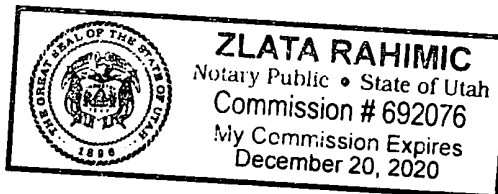


EXHIBIT A
Legal Description

**ALL UNITS AND COMMON AREA WITHIN WATERSIDE TOWNHOMES AMENDED AS SHOWN ON THE
OFFICIAL PLAT THEREOF, RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, STATE OF UTAH**

Parcel Nos.: 21042810890000 and all other parcels in Waterside Townhomes Amended.

BK 10194 PG 5272

BK 10763 PG 4112