

When recorded, return to:
Cindy Christensen, Secretary
Aberdeen HOA Board
5029 Riverside Drive
Murray, UT 84123

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11/09/2020 09:48 AM \$102.00
Book - 11056 Pg - 4331-4333
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
CINDY CHRISTENSEN
5029 RIVERSIDE DR.
MURRAY UT 84123
BY: ADA, DEPUTY - MI 3 P.

AMENDMENT
to
ABERDEEN HOMEOWNERS ASSOCIATION, INC.
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS AMENDMENT to the Aberdeen Homeowners Association, Inc. ("HOA") By-Laws and Covenants, Conditions and Restrictions ("CC&Rs") is made on this 6th day of November, 2020, by the HOA Board of Directors ("Board").

WITNESSETH:

1. On September 6, 2002, the HOA's CC&Rs were executed by the Declarant at the time (Aberdeen Moors, LLC) and recorded in the Salt Lake County Recorder's Office (BK8367174).

2. On September 27, 2002, the HOA's By-Laws were executed by the Declarant at the time (Aberdeen Moors, LLC) and recorded in the Salt Lake County Recorder's Office (BK8655).

3. The Community Association Act, 57-8a-502(b), UCA, provides that the period of administrative control for the Declarant is terminated seven years after all Declarants have ceased to offer lots for sale in the ordinary course of business. Pursuant to this provision, the period of administrative control by the Declarant has terminated

4. The Community Association Act, 57-8a-501, UCA, provides that a Board acts in all instances on behalf of the Association.

5. 11.9(b) of the CC&Rs provides that an amendment shall be effective when executed by the HOA Board President and recorded in the Salt Lake County Recorder's Office.

6. The Board having determined that the fine schedule for violations of the CC&Rs, Bylaws and policies needs to be set out with more clarification,

NOW, THEREFORE, the HOA's fine schedule is amended as follows:

1. Violations of Section 2.21(d) "Lease Agreement"

- A. For any portion of a month wherein a violation of Section 2.21(d) occurred, the violating unit owner shall be assessed a fine of \$500.00; and
- B. If the violation continues in excess of three (3) months, the fine will increase to \$750.00 per month.

2. All other violations:

- A. First violation: Written Warning
Second violation: \$25.00
Third violation: \$35.00
Fourth violation: \$45.00
Fifth violation: \$55.00
- B. Subsequent violations will increase incrementally by \$10.00 per occurrence over the previous fine.

Fines must be paid to the Aberdeen HOA within 30 days of receipt of the notice of violation and fine. Checks shall be mailed to the following:

Aberdeen Homeowners Association
% Welch-Randall Real Estate
5300 S. Adams Avenue #8
South Ogden, UT 84405

SIGNED by the HOA Board President on the day hereinabove written.

**ABERDEEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

By 
Steve Madsen, President

ATTEST:


Cindy Christensen, Secretary
Aberdeen HOA Board of Directors

STATE OF UTAH)
 :SS
County of Salt Lake)

On the 6th day of November, 2020, personally appeared before me **Steven Madsen**, the signer of the foregoing Amendment, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC
Residing in Salt Lake County, Utah

My Commission Expires:
4/15/2023

