

MCDONALD CONDOMINIUM OWNERS ASSOCIATION

STORAGE SHED RESOLUTION

This Resolution is made this 10th day of August, 2022, by the Management Committee for the McDonald Condominium Owners Association, Inc. (the "Association").

WHEREAS, pursuant to Article III Section 13(f) of the Declaration of Covenants, Conditions and Restriction of The McDonald Condominium (the "Declaration") recorded April 9, 1981, as Entry Number 3552844 in the records of Salt Lake County, the Management Committee is authorized to adopt reasonable rules, regulations, and procedures for the Association;

WHEREAS the Management Committee desires to adopt a uniform and systematic policy regarding storage sheds upon limited common areas and common areas appurtenant to individual units;

NOW, BE IT HEREBY RESOLVED THAT:

1. As of August 1, 2022, no additional sheds shall be installed on any property.
2. Sheds existing on properties on or before August 1, 2022, shall be permitted to remain on the property pursuant to the following conditions:
 - a. Notice shall be given to owners that existing sheds located in the front or side of the Unit, must be moved to the back limited common area of the Unit;
 - b. Sheds remaining in the front or side of a Unit after August 31, 2022, must be removed entirely from the property by and at the expense of the Unit Owner;
 - c. Any existing shed removed for any purpose, shall not be replaced;
 - d. Fines may be imposed for violation of this section.
3. Sheds shall not be permanent structures and shall be installed such that they can be removed without damage to surrounding fences, structures, or landscaping.
4. Sheds shall be removed upon transfer of the Unit to a new Owner/Transferee. The Association reserves the right to record a Notice of Shed Removal Requirement on title of each property with an existing shed as of August 1, 2022. Owner and Transferee shall be jointly and severally responsible for the shed removal if shed is not removed prior to closing of the sale or transfer of title. Sellers/Transferors shall be responsible to disclose the shed

removal requirement to buyers/transferees.

5. Owner shall be responsible for maintenance of the shed in compliance with Article III Section 4 of the Declaration (and as it may be amended hereafter), which requires each Unit Owner at their own expense to "keep the Limited Common areas designed for exclusive use in connection with his Unit in a clean, sanitary and attractive condition at all times."

6. If not maintained as noted in paragraph 5 above, fines may be imposed according to the Association's Fining Policy and the Management Committee may require that the shed be removed if not restored to an acceptable condition.

7. No more than one storage shed may be installed appurtenant to a given Unit.

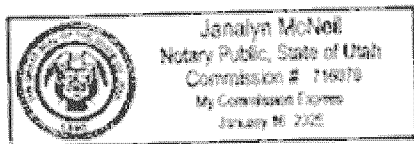
IN WITNESS WHEREOF, the undersigned secretary of the Management Committee witnesses that the foregoing resolution was passed at a meeting of the Committee on the 10th day of August, 2022 and that the Resolution was sent to the members of the Association.

Connie Robbins (sign)

Connie Robbins (print),
Secretary

State of Utah)
) SS.
County of Salt Lake)

On this 10th day of August, 2022, before me personally appeared Connie Robbins, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he/she is the Secretary of the McDonald Condominium Owners Association, a Utah nonprofit corporation, and that the foregoing document was signed by him/her on behalf of the Association by authority of its Bylaws, Declaration, or resolution of the Board, and he/she acknowledged before me that he/she executed the document on behalf of the Association and for its stated purpose.



Janalyn McNeil
Notary Public

EXHIBIT A

(Legal Description)

This Storage Shed Resolution affects the following real property, all located in Salt Lake County, State of Utah:

All Units 1A through 21B, together with all Common Area, THE MC DONALD CONDM, according to the Official Plat thereof, on file in the Office of the Recorder of Salt Lake County, State of Utah.

Parcels: 22-31-328-001-0000 through 22-31-328-043-0000