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Rashelle Hobbs, Recorder, Salt Lake County, Utah
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**SECOND AMENDMENT TO THE
NORTHPOINT ESTATES AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
AND BYLAWS**

This Second Amendment to the Northpoint Estates Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Bylaws (“Amendment”) is made on the date evidenced below by the Northpoint Estates Homeowners Association (“Association”), through its Management Committee to correct certain typographical and/or scrivener errors in the Declaration and Bylaws as defined below.

RECITALS

A. WHEREAS, certain real property in Salt Lake County, Utah, known as the Northpoint Estates Condominiums project (“Project”) was subjected to certain covenants, conditions, and restrictions pursuant to the Northpoint Estates Amended and Restated Declaration of Covenants, Conditions and Restrictions (“Declaration”), and Bylaws attached as Appendix A thereto (“Bylaws”), and recorded on January 18, 2000, as Entry Number 7555619 in the Recorder’s Office for Salt Lake County, State of Utah, as amended by an Amendment to the Declaration recorded on October 29, 2013, as Entry Number 11749628 in the Recorder’s Office for Salt Lake County, State of Utah;

B. WHEREAS, this Amendment shall be binding against the property described in the Declaration and Bylaws and any annexation or supplement thereto, as described in **Exhibit A**.

C. WHEREAS, the Association is incorporated under the provisions of the Utah Revised Nonprofit Corporation Act, Utah Code § 16-6a-101 *et seq.*, and registered with the Utah State Division of Corporations and Commercial Code as a Utah, domestic, non-profit corporation under the formal name “Northpoint Estates Homeowners Association”;

D. WHEREAS, this Amendment is intended to correct certain typographical and/or scrivener errors in the Declaration and Bylaws pertaining to inconsistencies in the precise name used to reference the legal entity comprising the association of unit owners, which is the Northpoint Estates Homeowners Association corporate entity;

E. WHEREAS, for all purposes identified in the Declaration and Bylaws the Association shall mean the Northpoint Estates Homeowners Association and for all purposes under the Utah Condominium Ownership Act, Utah Code § 57-8 *et seq.*, the association shall mean the Northpoint Estates Homeowners Association;

F. WHEREAS, this Amendment does not make any substantive changes to the Declaration or Bylaws or any covenants, conditions, restrictions, easements, or other

rights or obligations established thereunder, and therefore no vote of the membership has been conducted, as the changes in this Amendment are reasonably believed to have been typographical errors in the original recorded version of the Declaration and Bylaws, and the clear and obvious intent of the drafter was to refer to the same corporate entity in all instances despite the minor variances in the actual name references;

NOW THEREFORE, the Declaration and Bylaws of the Association are hereby amended in accordance with the amendments and provisions set forth below:

AMENDMENTS

1. All references to the “**Northpoint Estates Homeowners Association, Inc.**” in the Declaration or the Bylaws are hereby deleted and replaced with the name “**Northpoint Estates Homeowners Association,**” including, but not limited to the following:

a. The reference on the title page of the Declaration to the “Northpoint Estates Homeowners Association, Inc.” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

b. The reference in the preamble on page 1 of the Declaration to the “Northpoint Estates Homeowners Association, Inc.” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

c. The reference in Article 2, Section 2.3 to “Northpoint Estates Homeowners Association, Inc.” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

d. The reference in Article 2, Section 2.15 to “Northpoint Estates Homeowners Association, Inc.” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

2. All references to the “**Northpoint Estates Condominiums Homeowners Association**” in the Declaration or the Bylaws are hereby deleted and replaced with the name “**Northpoint Estates Homeowners Association,**” including, but not limited to the following:

a. The reference in the signature line on page 38 of the Declaration to “Northpoint Estates Condominiums Homeowners Association” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

b. The reference in the notary acknowledgment on page 39 of the Declaration to “Northpoint Estates Condominiums Homeowners Association” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

c. The reference in the signature line on page 49 of the Bylaws to “Northpoint Estates Condominiums Homeowners Association” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

d. The reference in the notary acknowledgment on page 50 of the Bylaws to “Northpoint Estates Condominiums Homeowners Association” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

3. All references to the “Northpoint Estates Association” in the Declaration or the Bylaws are hereby deleted and replaced with the name “Northpoint Estates Homeowners Association,” including, but not limited to the following:

a. The reference in Article 26 on page 35 of the Declaration to “Northpoint Estates Association” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

b. The reference in the title on the first page of the Bylaws (Appendix A, page 40 of the Declaration) to “Northpoint Estates Association” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

c. The reference in the preamble on the first page of the Bylaws (Appendix A, page 40 of the Declaration) to “Northpoint Estates Association” shall be corrected and amended to read “Northpoint Estates Homeowners Association.”

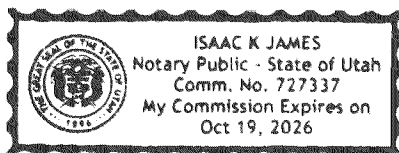
IN WITNESS WHEREOF, the NORTHPOINT ESTATES HOMEOWNERS ASSOCIATION has executed this Amendment to the Declaration and Bylaws as of the 27th day of December, 2023.

NORTHPOINT ESTATES HOMEOWNERS ASSOCIATION

Maxine Johnson
Maxine Johnson
Management Committee Member and Authorized Representative

STATE OF UTAH)
)
) :SS
COUNTY OF Salt Lake)

On the 27th day of December, 2023, personally appeared before me Maxine Johnson, who being by me duly sworn did that say that she is a member of the Management Committee of the Association and that she signed said instrument on behalf of said Association by authority of its Management Committee; and acknowledged the signing of said instrument to be their voluntary act and deed.



Isaac K James
Notary Public

EXHIBIT A

Legal Description

All Units in the Northpoint Estates Condo Amd Subdivision, including Parcel Numbers 09-30-452-002-000 through 09-30-452-050-0000; and

All Units in the Northpoint Estates Condo 2nd Amd Subdivision, including Parcel Numbers 09-30-452-051-0000 through 09-30-452-052-0000.