

AMENDMENT TO THE CONDOMINIUM DECLARATION FOR STONEGATE (AN EXPANDABLE CONDOMINIUM)

RECITALS

1. The Declaration of Stonegate (an Expandable Condominium) ("the Declaration") was executed on June 24, 1987 and recorded as Entry No. 10117352 in the Weber County Recorder's Office beginning on page 417 of Book 1521.

2. Stonegate (an Expandable Condominium) ("Stonegate") is contained within the real property described in Exhibit "A."

3. During its existence, Stonegate has allowed unit owners to lease their units to tenants without first consulting the owners' association.

4. A number of the unit owners have leased their units to tenants.

5. Some of these tenants have caused problems at Stonegate and have detracted from the peace and enjoyment of other residents of the condominium.

6. The unit owners wish to retain some measure of control over the tenants who live at the project and maintain a right to evict tenants who consistently violate the governing documents of the project.

Therefore, the owners of the units at Stonegate do hereby adopt the following amendment to the Declaration.

SECTION ONE

There is hereby added a new paragraph to Article XV of the Declaration, which shall read as follows:

In the event a Unit Owner leases his Unit to a lessee and the lessee violates this Declaration or the Rules and Regulations adopted by the Management Committee, the Management Committee shall notify the Unit Owner of the violation in writing. If a lessee violates this Declaration or the Rules and Regulations on three or more separate occasions and the Unit Owner has received notice of at least three violations and the lessee continues to violate this Declaration or the Rules and Regulations, the Management Committee shall have authority to evict the lessee. The eviction shall be accomplished by bringing an action against the lessee and the Unit Owner in compliance with the provisions of Title 78, Chapter 36 of the Utah Code governing eviction of tenants on the grounds of nuisance. In such an action, the Management Committee shall be the plaintiff and both the Unit Owner and the lessee shall be named as defendants. The Management Committee shall be entitled to an order of restitution against the lessee and shall be entitled to collect its costs and attorney's fees from the Unit Owner.

E# 1711318 BK2077 61157
DOUG CROFTS, WEBER COUNTY RECORDER
15-JUN-00 1006 AM FEE \$97.00 DEP JPM
REC FOR: STONEGATE.CONDO.ASSOC

SECTION TWO

This amendment shall take effect when recorded.

CERTIFICATION

It is hereby certified that the unit owners representing at least sixty-six and two-thirds percent (66 2/3%) of the undivided interests in the common areas and facilities in Stonegate (An Expandable Condominium, and fifty-one (51%) of the eligible holders of first mortgages on units to mortgages appertain have approved and consented to the amendments stated herein.

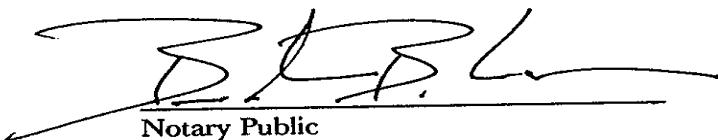
In witness hereof, executed this 16 day of May, 2000.

STONEGATE CONDOMINIUM MANAGEMENT COMMITTEE

BY: Brandon Bandy
Its: President

STATE OF UTAH)
: ss.
COUNTY OF WEBER)

On the 16 day of May, 2000, personally appeared before me Brandon Bandy of President of The Stonegate Condominium Management Committee and that the within and foregoing instrument was signed on behalf of said management committee, acknowledged to me that he is the signer of the above instrument, that he has been authorized by the management committee and the owners' association to execute this document, and that the information contained therein is true and correct to the best of his/her knowledge.



Notary Public



E# 1711318 BK2077 #1158

Exhibit "A"

Units 1 through 12, Stonegate Phase 1, A Condominium Project, Washington Terrace City, Weber County, Utah.

07-324-0001 through 07-324-0012.

Units 13 through 24, Stonegate Phase 2, A Condominium Project, Washington Terrace City, Weber County, Utah.

07-330-0001 through 07-330-0012.

Units 37 through 48, Stonegate Phase 3, A Condominium Project, Washington Terrace City, Weber County, Utah.

07-333-0001 through 07-333-0012.

Units 25 through 36, Stonegate Phase 4, A Condominium Project, Washington Terrace City, Weber County, Utah.

07-334-0001 through 07-334-0012.

Units 49 through 60, Stonegate Phase 5, A Condominium Project, Washington Terrace City, Weber County, Utah.

07-351-0001 through 07-351-0012.

Units 61 through 72, Stonegate Phase 6, A Condominium Project, Washington Terrace City, Weber County, Utah.

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07-357-0001 through 07-357-0012.

Units 73 through 84, Stonegate Phase 7, A Condominium Project, Washington Terrace City, Weber County, Utah.

07-366-0001 through 07-366-0012.