

05-116-0001 thru 0029

**RETURNED**  
**APR 15 2008**

2357193  
BK 4512 PG 466

E 2357193 B 4512 P 466-467  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
04/15/2008 10:34 AM  
FEE \$40.00 Pgs: 2  
DEP RT REC'D FOR NEW DORDRECHT HOA

After Recording Return To:  
Richards, Kimble & Winn, PC  
2040 E. Murray-Holladay Rd, Suite 102  
Salt Lake City, UT 84117

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**AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
FOR  
NEW DORDRECHT CONDOMINIUMS  
A CONDOMINIUM PROJECT**

**This Amendment to the Declaration of Condominium for New Dordrecht Condominiums ("Declaration") is made on the date indicated below by the New Dordrecht Condominium Homeowners Association ("Association").**

**RECITALS**

A. Certain real property in Davis County, Utah, known as New Dordrecht Condominiums was subjected to certain covenants, conditions, and restrictions pursuant to a "Declaration of Condominium for New Dordrecht Condominiums," recorded on September 5, 1996, as Document Entry No. 1272059 Book 2040, Page 1699 et. seq., records of Davis County, Utah;

B. This Amendment shall be binding against the property described in the Declaration and any annexation or supplement thereto;

C. This Amendment is intended to clarify the provision of the Declaration regarding the installation, replacement, size, and design of all windows;

D. Although the buildings in the Project were constructed at different times and there are differences between them, there is a common appearance in all windows in the buildings and this Amendment is intended to preserve that common appearance;

E. This Amendment is intended to take into account that developments in window technologies and construction have shifted the industry-wide standard from aluminum windows to vinyl, and that aluminum windows are more difficult or cost-prohibitive to procure; and that the most cost effective replacement windows are white vinyl;

F. Pursuant to Article III, Section 30 of the Declaration, approval of sixty-seven percent (67%) of the voting power of the Members was duly received to adopt and record this amendment to the Declaration.

**NOW, THEREFORE,** The Association, hereby amends Article III, Section 6, Subsection g(14) of the Declaration to read as follows:

(14) Windows. All windows and window panes in the Project shall be harmonious, and comparable in size, design and quality so as not to detract from uniformity in appearance and quality of construction.

All Replacement Windows in the Project shall be sliders meaning they shall slide back and forth and not up and down. All front living room windows of a Unit shall contain sliders on the bottom portion of the window that are approximately 1/3 of the window size. No windows shall be replaced in the community until plans and specifications for such windows are submitted to, and approved in writing by, the Management Committee.

i. Replacement Windows shall mean windows that consist of new frames installed after the date of the recording of the Declaration.

Any homeowner wishing to replace their windows should consult with all other homeowners in their building to see if they wish to also replace their windows. Doing so may result in a reduced price per window. Also, using the same contractor will help insure that the windows in their building are harmonious, and comparable in size, design and quality.

IN WITNESS WHEREOF, the New Dordrecht Condominium Homeowners Association, has executed this Amendment to the Declaration as of the 14<sup>th</sup> day of April, 2008, in accordance with Article III, Section 30 of the Declaration.

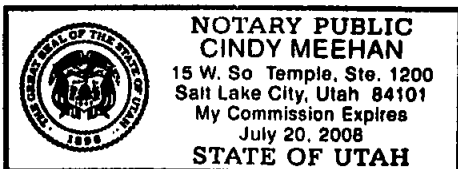
**New Dordrecht Condominium Homeowners Association**

Russell L. Radeke  
President

Karen C. Peisley  
Secretary

STATE OF UTAH    )  
                              :SS  
County of Salt Lake    )

On the 14<sup>th</sup> day of April, 2008, personally appeared Russell L. Radeke and Karen C. Peisley who, being first duly sworn, did that say that they are the President and Secretary of the Association and that said instrument was signed in behalf of said Association by authority of its Management Committee; and each of them acknowledged said instrument to be their voluntary act and deed.



Cindy Meehan  
Notary Public for Utah