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ERNEST D ROWLEY, WEBER COUNTY RECORDER
08-Aug-13 0344 PM FEE \$177.00 DEP S
REC FOR: HELGESEN HOUTZ & JONES
ELECTRONICALLY RECORDED

AMENDED
DECLARATION
FOR
ROSEWOOD MANOR CONDOMINIUM

May 2013

**AMENDED
DECLARATION
FOR
ROSEWOOD MANOR CONDOMINIUM
(2013)**

This Amended Declaration for Rosewood Manor Condominium ("Amended Declaration") is made and executed on the date shown below by the Rosewood Manor Condominium Homeowners Association ("Association") after having been voted upon and approved by the Owners at Rosewood Manor Condominium ("Rosewood Manor").

RECITALS

WHEREAS, Rosewood Manor Condominium was created by "Declaration for Rosewood Manor" ("Enabling Declaration"), recorded in the records of Weber County, Utah, on January 9, 1978, in Book 1219, beginning on page 129 as entry # 724363; and

WHEREAS, the property that is the subject of this Amended Declaration is situated in and upon that certain real property located in Weber County, State of Utah, as specifically described in Exhibit "A", attached hereto and incorporated herein by this reference, and including the common Area that is appurtenant to each Unit as shown on the plat maps for Rosewood Manor Condominium, as recorded in the office of the County Recorder for Weber County, State of Utah. There are 37 Units at Rosewood Manor Condominium.

WHEREAS, Rosewood Manor Condominium Unit Owners desire to amend the Enabling Declaration to preserve and enhance the quality of life at Rosewood Manor Condominium; and

WHEREAS, The Association is responsible for the enforcement of the provisions of the Enabling Declaration, amendments to the Enabling Declaration, and the Association's Bylaws (collectively referred to as the "Governing Documents"); and

WHEREAS, it is the desire of the Unit Owners of Rosewood Manor Condominium to live in a condominium community that is orderly, peaceful, well maintained and desirable, and that will allow for and protect the comfortable enjoyment of all residents of Rosewood Manor Condominium.

NOW THEREFORE, To accomplish the Unit Owners' objectives, the Association hereby amends the Governing Documents recorded against the real property located in Weber County, Utah, known as Rosewood Manor Condominium. If there is any conflict between this Amended Declaration and the Enabling Declaration, any amendments to the Declaration or the Bylaws, this document shall control.

This Amendment shall become effective upon recording. The Rosewood Manor Condominium Enabling Declaration and Bylaws are hereby amended as follows:

AMENDMENT

ARTICLE I SMOKING RESTRICTIONS

WHEREAS, the Unit Owners at Rosewood Manor desire to (1) preserve and enhance the quality of life at Rosewood Manor, (2) prevent disregard for the welfare and consideration of others, (3) prevent nuisances and inconvenience to the residents of Rosewood Manor, and (4) improve the environment by reducing those elements that create an unhealthy atmosphere; and

WHEREAS, it is the desire of the Board of Directors of Rosewood Manor, as well as the Unit Owners and the residents who reside in Rosewood Manor, to live in a community that will allow for and protect the comfortable enjoyment of all residents of Rosewood Manor; and

WHEREAS, the Utah Legislature has adopted findings by the federal Environmental Protection Agency (EPA) determining that environmental tobacco smoke is a Group A carcinogen, in the same category as other cancer-causing chemicals such as asbestos; that there is no acceptable level of exposure to Class A carcinogens; and that exposure to environmental tobacco smoke also causes an increase in respiratory diseases and disorders among exposed persons; and furthermore, the Utah Legislature has found that environmental tobacco smoke generated in a rental or condominium unit may drift into other units, exposing the occupants of those units to tobacco smoke, and that standard construction practices are not effective in preventing this drift of tobacco smoke (see Utah Code Ann. §78b-6-1105); and

WHEREAS, the Utah Legislature has defined as a public nuisance "tobacco smoke that drifts into any residential unit a person rents, leases, or owns, from another residential or commercial unit and the smoke is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property" (see Utah Code Ann. §78b-6-1101); and

WHEREAS, the Utah Legislature amended the Utah Condominium Ownership Act, Utah Code Ann. §57-8-16, granting the power to condominium Unit Owners to amend their bylaws to restrict the use of tobacco products in condominiums; and

WHEREAS, the Board of Directors has received complaints about tobacco smoke drifting into units from the common area and between the walls of units at Rosewood Manor; and

WHEREAS, the members of the Association desire to take affirmative steps to address the tobacco smoke problem and improve the quality of life for all residents at Rosewood Manor; and

WHEREAS, a resident at Rosewood Manor who might fall asleep while smoking creates a danger of fire within the smoker's unit and in units within the same building; and

WHEREAS, allowing smoking in units, hallways and in buildings increases the risk of fire, which risk may increase the cost of insurance; and

WHEREAS, tobacco smoke spreads throughout the ventilation system of a building from a smoker's unit to other units and can cause SIDS in babies while exacerbating allergies and other respiratory problems in the residents of Rosewood Manor.

- 1.1 **Smoking Defined.** The term "smoke", "smoking" or "tobacco smoke" as used herein includes the inhaling, exhaling, burning, or carrying of any lighted cigarette, cigar or other tobacco product, marijuana, illegal substance, or any other substance or item that emits smoke or a smoke-like substance.
- 1.2 **Business Invitee Defined.** The term "business invitee" as used herein includes but is not limited to, any contractor, agent, household worker, or other person hired by the Association, a Unit Owner, tenant or Resident to provide a service or product to the Association, Unit Owner, tenant, or resident.
- 1.3 **No Smoking.** No Unit Owner, family member of a Unit Owner, tenant, lessee, resident, occupant, guest, business invitee, visitor or any other person (collectively referred to as "Resident") shall smoke inside any unit, within five (5) feet of any building or within the entry ways of units. However, smoking shall be permitted on balconies, carports and in garages if the smoking does not create a nuisance to other residents.
- 1.4 **Enforcement.** In the event a Unit Owner, resident, occupant, or a guest occupying a unit violates the provisions of this Amended Declaration, any Unit Owner or Resident at Rosewood Manor may bring an action to enforce this Amended Declaration. The Board of Directors may bring an action to enforce this Amended Declaration, but shall not be required to do so unless it determines it is in the best interest of the Association to bring such an action.
- 1.5 **Violation by Non Owners.** In the event any Resident, tenant, occupant, or a guest occupying or visiting Rosewood Manor violates the prohibition against smoking at Rosewood Manor, the Board or any resident at Rosewood Manor may notify the Owner of the offending unit and the Unit Owner shall take prompt action to see that all smoking permanently ceases. If the Resident who violates this Amendment is not a Unit Owner, the Unit Owner shall evict the tenant if the tenant violates the provisions of this Amended Declaration after receiving one warning. If the Unit Owner fails to permanently cure the smoking violation within fifteen (15) days of receiving notice, the Board of Directors may, in behalf of the offended Unit Owner, file eviction proceeding against the violating Resident based on unlawful detainer resulting from the Residents's violation of this Amended

Declaration, which is deemed to be incorporated into each rental agreement. Both the tenant and the Unit Owner shall be named as defendants in the action and the Board shall be entitled to receive: i) an order requiring the tenant to vacate the premises, ii) damages, and iii) recovery of its costs and attorney fees from the Unit Owner.

- 1.6 **Attorney Fees.** The Board or any Resident who brings legal action against a Resident that violates this Amended Declaration shall be entitled to recover costs and attorney fees from the offending Unit Owner and/or resident.
- 1.7 **Residents My Enforce Restrictions.** Nothing herein shall be construed to prevent any Resident of Rosewood Manor from bringing an action hereunder or under the laws of the State of Utah to seek an injunction or damages against any Resident who creates a nuisance through smoking or using tobacco in a unit at Rosewood Manor, nor shall any provision hereof be construed as authorization from the Board or the Association for a Resident to smoke in a unit in such a manner so as to create a nuisance.
- 1.8 **Disclosure to Buyers.** Any Owner who sells his unit shall specifically disclose to all potential buyers and real estate agents that smoking is prohibited within the units or hallways. Any Owner who rents or otherwise allows someone other than the Owner to reside within or occupy the unit shall disclose to all persons who reside within his or her unit that smoking is prohibited within all units and hallways prior to their residency or occupancy.
- 1.9 **Rules and Fines.** The Board of Directors shall have the authority and power to enact rules and regulations which it deems necessary to enforce this restriction, including a schedule of fines which may be imposed for violation hereof, after proper notice and a hearing.
- 1.10 **Severability.** If any of the provisions of this Amended Declaration or any paragraph, sentence, clause, phrase or word or the application thereof in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of the Amended Declaration and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.

ARTICLE II RENTAL RESTRICTIONS

WHEREAS, it is the desire of the Unit Owners within Rosewood Manor to live in a condominium community that is orderly, peaceful and desirable, and that will allow for and protect the comfortable enjoyment of all residents of Rosewood Manor; and

WHEREAS, the Unit Owners within the Association desire to amend the Governing Documents to preserve and enhance the quality of life at Rosewood Manor Condominium; and

WHEREAS, the Unit Owners desire to amend the Declaration to place reasonable restrictions

on the percentage of renters who may occupy units at Rosewood Manor; and

WHEREAS, the Unit Owners within the Association desire to preserve and enhance the quality of life at Rosewood Manor and have purchased their units at Rosewood Manor for the purpose of using their unit as an Owner occupied single family residence; and

WHEREAS, the Unit Owners have purchased a unit in a condominium because they understand the condominium living concept was developed to create a real property interest wherein individuals could own their own real property and enjoy the benefits and stability that accompany ownership of real property, both individually and as a neighborhood, as well as the security that comes to a high density condominium community by having residents who are owners and are committed to the long-term welfare and good of the community; and

WHEREAS, the Unit Owners realize that the value of their units is directly related to the ability to sell their units, that the ability to sell their units is directly related to the ability of prospective borrowers to obtain FHA and other forms of financing, and that FHA underwriting standards as well as the underwriting standards at financial institutions and secondary mortgage markers restrict the percentage of non-owner occupied units that can exist in a condominium; and further, when too high a percentage of non-owner occupied units exist in a condominium project, a buyer will not be able to qualify for favorable and competitive market interest rates and financing terms, thus inhibiting a Unit Owner's ability to see a unit and depressing the value of all the units at Rosewood Manor; and

WHEREAS, as the result of a variety of economic factors beyond the control of the Association and the owners, permitting a limited percentage of units to be leased may reduce the financial hardship to owners who must move or sell their unit due to circumstances beyond their control, while still protecting the integrity of Rosewood Manor and permitting Rosewood Manor to achieve the objectives described above.

- 2.1 **Owner Defined.** As used herein, "Owner" or "Unit Owner" means an individual or entity that holds a fee title interest in a condominium unit at Rosewood Manor an Owner as shown on the records of the Weber County Recorder.
- 2.2 **Non-Owner Defined.** As used herein, "Non-Owner" means an individual or entity that is not an Owner as shown on the records of the Weber County Recorder.
- 2.3 **Rent and Lease Defined.** As used herein, "rent" (or a variation of the word) or "lease" (or any variation of the word) means a Unit that is owned by an Owner that is occupied by one or more Non-Owners while no Owner occupies the Unit as the Owner's primary residence. The payment of compensation to an Owner by a Non-Owner shall not be required to establish that the Non-Owner is leasing a Unit. Failure of a Non-Owner to pay compensation of any kind to the Owner shall not be considered when determining if a Unit is a rental Unit.

- 2.4 **Occupied Defined.** As used herein, "occupied" means to reside in a Unit as a full time renter or to reside in a Unit for ten (10) or more days in a thirty (30) day period. A Unit is deemed to be occupied by a Non-Owner if the Unit is occupied by an individual(s) other than the Unit Owner and the Owner is not occupying the Unit as the Owner's primary residence.
- 2.5 **Single Family Defined.** "Single family" means: (a) a single person living alone or with the person's children, (b) up to three unrelated persons, or (c) a husband/wife relationship with or without children.
- 2.6 **Temporary Defined.** Nothing herein shall prohibit an Owner from permitting a guest or visitor from temporarily residing in his or her Unit, while the Owner is present. As used in this paragraph, "temporarily" mean for a period not exceeding fifteen (15) days in any thirty (30) day period.
- 2.7 **Limited Leasing Permitted.** Not more than thirty percent (30%) of the Units within Rosewood Manor may be leased at any time, which leasing must be consistent with the provisions of this Amended Declaration. If less than thirty percent (30%) of the Units at Rosewood Manor are occupied by non-Unit Owners, an Owner may Lease his Unit as set forth herein.
- 2.8 **Board Approval.** All leases, subleases, assignments of leases, and all renewals of such agreements shall be first submitted to the Rosewood Manor Board of Directors who shall determine if less than thirty percent (30%) of the Units are currently rented and to verify compliance with the leasing restrictions of this Amended Declaration.
- 2.9 **Board List.** The Board shall maintain a list of those Unit Owners who have notified the Board of intent to lease their Unit and shall grant permission to Unit Owners to lease their Unit, which permission shall be granted in the same order the Board receives the written notice of intent to lease a Unit from the Unit Owners. Permission shall be granted to lease a Unit only when less than thirty percent (30%) of the Units at Rosewood Manor are occupied by a non-Unit Owner. The Board shall create, by rule or resolution, procedures to determine and track the number of rentals and Units in Rosewood Manor subject to the provisions described above, and shall ensure consistent administration and enforcement of the rental restrictions in this Amended Declaration.
- 2.10 **Restrictions Not Applicable.** The rental restrictions contained in this Amended Declaration shall not apply:
- a. if a Unit Owner is a member of the military and is required to move from the Unit during a period of military deployment and desires to lease the Unit during the period of deployment;
 - b. if a parent, grandparent, or child leases their Unit to a family member who is a parent, grandparent, child, grandchild, or sibling of the Owner;

- c. to an Owner if an employer relocates an Owner for period of less than two years;
- d. if a Unit Owner moves from a Unit due to temporary (less than three years) humanitarian, religious or charitable activity or service and leases the Unit with the intent to return to occupy the Unit when the humanitarian, religious or charitable service has concluded, or
- e. to a Unit owned by a trust or other entity created for estate planning purposes, if the trust or other estate planning entity was created for the estate of the current Resident of the Unit or the parents, grandparent, child, grandchild, or sibling of the current Resident of the Unit.
- f. Units that are leased under these exceptions contained in this Paragraph 2.10 shall not be counted toward the thirty percent (30%) cap on rental restrictions.
- g. Current rental units are grandfathered in and will be part of the thirty percent (30%) cap. When unit is sold it will need to be sold as an owner occupied unit.

2.11 Transfer of Unit. For purposes of this Amended Declaration, a transfer occurs when one or more of the following occur:

- a. the Owner conveys, sells, or transfers a Unit by deed;
- b. the Owner grants a life estate in the Unit; or
- c. if the Unit is owned by a limited liability company, corporation, partnership, or other business entity, the sale or transfer of more than 75% of the business entity's share, stock, membership interests, or partnership interests in a 12-month period.

2.12 Violation. Any Unit Owner who violates this Amended Declaration shall be subject to a complaint for damages and/or injunction and order seeking to terminate the lease in violation of this Amended Declaration. If Rosewood Manor is required to retain legal counsel to enforce this Amended Declaration, with or without the filing of legal process, the violating Unit Owner shall be liable for all costs and expenses incurred by the Association, including but not limited to attorney fees and court costs incurred by the Board in enforcing this Amended Declaration.

ARTICLE III AMENDING DOCUMENTS

Paragraph 13 of the Enabling Declaration, to the extent not consistent herewith, is amended as follows:

- 3.1 **Amendment.** The affirmative vote, with or without a meeting, of not less than sixty seven percent (67%) of the undivided ownership interest in the Common Areas and Facilities shall be required and shall be sufficient to amend the Governing Documents. Any amendment so authorized shall be accomplished through the recordation of an instrument executed by the Association's board of directors ("Board"). In such instrument the Board shall certify that the vote required by this paragraph has occurred, and, if approval of a specified percentage of Eligible Mortgagees is required for such amendment, that such approval has been obtained. The foregoing right of amendment shall, however, be subject to the following:
- a. **The Amendment Must Be In Writing and Recorded.** All amendments approved by the Unit Owners must be in writing and shall be effective upon recordation in the Office of the County Recorder of Weber County, Utah.
 - b. **Consent in Lieu of Vote.** In any case in which an amendment requires the vote of the Owners for authorization or approval, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such amendment from Owners who collectively hold the required percentages, subject to the following conditions:
 - i. **Ninety-Day Limit.** All necessary written consents must be obtained prior to the expiration of ninety (90) days from the date the first written consent is obtained; and
 - ii. **Change In Ownership.** Any change in ownership of a Unit which occurs after a written consent has been obtained from the Owner having an interest therein shall not be considered or taken into account for any purpose and the written consent of the new Owner must be obtained.

ARTICLE IV MORTGAGEE PROTECTION

- 4.1 **Mortgagee Protection.** The lien or claim against a Unit for unpaid Common Expenses or any Assessment shall be subordinate to any Mortgage recorded on or before the date such payment or Assessment becomes due, subject to the following;
- a. **Effects of Voluntary and Involuntary Sale.** The lien or claim against a Unit for such unpaid Common Expenses or Assessments shall not be affected by any sale or transfer of such Unit, except that a sale or transfer pursuant to a foreclosure of the Mortgage affecting such Unit or the exercise of a power of sale available thereunder shall extinguish any debt payable prior to such sale or transfer. Nevertheless, a lien

securing any such unpaid Common Expenses or Assessments which is extinguished in accordance with the foreclosure of the Mortgage affecting such Unit or the exercise of a power of sale available thereunder shall extinguish any debt payable prior to such sale or transfer. Nevertheless, a lien securing any such unpaid Common Expenses or Assessments which is extinguished in accordance with the foreclosure or power of sale laws in Utah shall not relieve the purchaser or transferee of such Unit from personal liability for, nor shall it relieve such Unit from a lien securing payment of any Common Expenses or Assessments which become due thereafter.

- 4.2 **Books and Records Available for Inspection.** The Board or the Association shall make available to the Owners, Mortgagees, lenders, holders, insurers, or guarantors of any Mortgage current copies of the Project Documents as well as the books, records, and financial statements of the Board and the Association, at cost. The term "Available" as used in the Paragraph, shall mean reasonably available for inspection upon request during normal business hours or under other reasonable circumstances. The Association shall have the right to recover its out of pocket costs, photocopying and service charges incurred in making the inspection and photocopying available.
- 4.3 **Right to Financial Statement.** The holder, insurer or guarantor of any Mortgage shall be entitled, upon written request, to a copy of the financial statement for the Association and/or Management Board for the immediately preceding fiscal year. Any financial statement requested pursuant hereto shall be furnished to the requesting party within a reasonable time following such request.
- 4.4 **Eligible Mortgage Designation.** Upon written request to the Board or the Association by the holder, insurer, or guarantor of a Mortgage (which request identifies the name and address of such holder, insurer, or guarantor and the Unit Number or address of the property encumbered by the Mortgage held or insured by such holder, insurer, or guarantor), such holder, insurer, or guarantor shall be deemed thereafter to be an "Eligible Mortgagee" or "Eligible Guarantor," as the case may be, shall be included on the appropriate lists maintained by the Association, and shall be entitled to timely written notice of any of the following:
- a. **Condemnation Loss or Award.** Any condemnation loss or any casualty loss which affects a material portion of the Project or any Unit on which there is a Mortgage held, insured, or guaranteed by such Eligible Insurer or Guarantor.
 - b. **Delinquency.** Any delinquency in the payment of Common Area Assessments owed by an Owner of a Unit subject to a Mortgage held, insured or guaranteed by such Eligible Insurer or Guarantor, which delinquency remains uncured for a period of sixty (60) days.
 - c. **Lapse of Insurance.** Any lapse, cancellation, or material modification of any

insurance policy of fidelity bond maintained by the Board or the Association.

- d. **Consent Required.** Any proposed action which would require the consent of a specified percentage of Eligible Mortgagees.

- 4.5 **No Right of First Refusal.** The right of an Owner to sell, transfer, or otherwise convey his Unit shall not be subject to any right of first refusal or similar restriction.

ARTICLE V PHASE TWO SUPPLEMENT

WHEREAS, the record of survey map for Rosewood Manor, Phase 1, was filed in the office of the Weber County recorder on January 9, 1978, as entry number 724364 (hereinafter the "Phase 1 Map", attached as Exhibit "B"), and the record of survey map for Rosewood Manor, Phase 2, was filed in the office of the Weber County recorder on December 9, 1987, as entry number 1032920 (hereinafter the "Phase 2 Map", attached as Exhibit "C"), however, no Supplemental Declaration was recorded in conjunction with the record of survey map for Rosewood Manor, Phase 2; and

WHEREAS, the condominium units described in the Phase 2 Map were constructed and have been a part of Rosewood Manor Condominium since 1987, and (1) the Unit Owners have received deeds wherein they were notified they were receiving deeds to a condominium unit; (2) reference to the Enabling Declaration was disclosed in the deeds owners received to their condominium unit; (3) owners have been paying Association assessments and receiving benefits from Association membership, (4) owners have been subject to the Association's insurance, and (5) in every way all Unit Owners have been a part of the Association since 1987; and

WHEREAS, the Enabling Declaration granted to the declarant the right and option to expand the Rosewood Manor project at any time within seven years of creating the first phase of Rosewood Manor by adding the land described as Phase 2 to the project; and

WHEREAS, the declarant failed to expand Rosewood Manor within seven years as required by law, which failure has been overlooked for over twenty-five years, and the Association desires now to ratify the fact that Phase 1 and Phase 2 have been for all purposes one condominium association; and

WHEREAS, the Association stands in the shoes of and is successor to the declarant and thereby authorized to add the real property contained in the Phase 2 Map to Rosewood Manor; and

WHEREAS, as a result of the declarant's oversight in failing to record the Supplemental Declaration at the time the Phase 2 Map was recorded and the Phase 2 units were constructed, the Unit Owners who constitute members of the Association hereby adopt this Amended Declaration to correct the declarant's oversight and to formally submit the property and units described on the Phase 2 Map to the provisions of the Enabling Declaration and all the Governing Documents of

Rosewood Manor.

NOW THEREFORE, the Unit Owners of Rosewood Manor Condominium hereby amend the Governing Documents recorded against the real property located in Weber County, Utah, known as Rosewood Manor Condominium and more fully described on Exhibit "A" attached hereto, by adopting this amendment.

- 5.1 **Submission of Property.** The owners and the Association hereby submit the real property and units described in Exhibit "A" and as set forth in the Phase 2 Map, to the provisions of the Enabling Declaration. The real property and units described and set forth in the Phase 2 Map shall in every way be treated the same as the real property and units described and set forth in the Phase 1 Map and shall be subject to the Enabling Declaration.
- 5.2 **Equal Treatment.** The real property and units described in the Phase 2 Map have in every way been treated as and subject to the provisions of the Enabling Declaration since 1987. This Supplemental Declaration formally corrects the declarant's oversight and hereby subjects the real property and units described in the Phase 2 Map to the provisions of the Enabling Declaration.
- 5.3 **Adoption of Phase 2 Map.** The data and the legal descriptions set forth in the Phase 2 Map are hereby adopted as part of this Amended Declaration. To comply with the requirements of Paragraph 10 of the Enabling Declaration, the description of the buildings located on the land, the unit numbers, the description of the limited common area and the percentage of the undivided ownership interest in the common area for the Phase 2 property are hereby adopted from the Enabling Declaration and from the Phase 2 Map, as applicable.
- 5.4 **Equal Assessments.** Exhibit "A" to the Enabling Declaration is hereby amended to state the percentage of undivided ownership interest each Unit Owner has in the Rosewood Manor Condominium common area. Each Owner shall have and has an equal (1/37) 2.7027% undivided ownership interest in the common areas of Rosewood Manor Condominium.

CERTIFICATION

It is hereby certified that this Amended Declaration has been consented to and approved by Unit Owners representing seventy-five percent (75%) or more of the Owners at Rosewood Manor Condominium, and that seventy-five percent or more of the Unit Owners at Rosewood Manor Condominium have executed this Amendment as evidenced by the signatures contained in the attached pages, which signatures have been provided for the purpose of providing a recordable instrument evidencing their consent and approval. It is further certified that this Amended Declaration has been properly adopted according to the requirements of the Rosewood Manor Enabling Declaration and Bylaws.

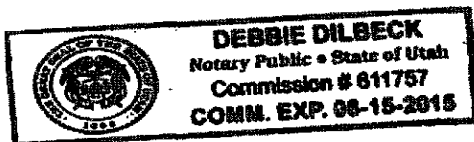
IN WITNESS WHEREOF, this 8 day of Aug, 2013.

ROSEWOOD MANOR CONDOMINIUM

By [Signature]
President

STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

On this 8 day of August, 2013, personally appeared before me Hevan Craythorn who, being by me duly sworn, did say that (s)he is President of the Rosewood Manor Condominium Homeowners Association and that the within and foregoing document was signed as an officer of the Association and in behalf of said Association and (s)he duly acknowledged to me (s)he executed the same.



[Signature]
Notary Public

EXHIBIT "A"**Legal Description of Units**

The following Units in the buildings indicated, in Rosewood Manor Condominium,
Roy City, Weber County, Utah.

Building	Units	Tax I.D. #	
A	1 through 6	09-203-0001 through 09-203-0006	✓ NP
B	7 through 11	09-203-0007 through 09-203-0011	✓ NP
C	12 through 18	09-203-0012 through 09-203-0018	✓ NP
D	19 through 24	09-203-0019 through 09-203-0024	✓ NP
E	29 through 30	09-218-0005 through 09-218-0006	✓ NP
F	31 through 32	09-218-0007 through 09-218-0008	✓ NP
G	33	09-218-0009	✓ NP
H	34	09-218-0010	✓ NP
I	35 through 38	09-218-0012 through 09-218-0015	✓ NP
J	39	09-218-0020	✓ NP
K	40 through 43	09-218-0022 through 09-218-0025	✓ NP

EXHIBIT "B"
MAP OF PHASE 1

I, Lloyd J. Neuffer, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 627, as prescribed by the laws of the State of Utah and I have made a survey of the following described property:

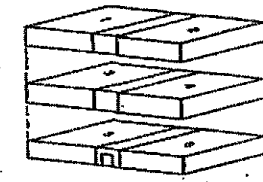
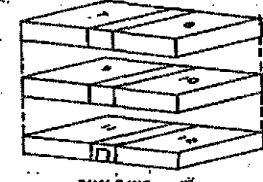
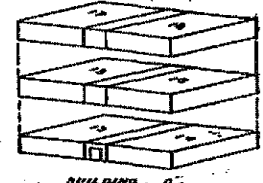
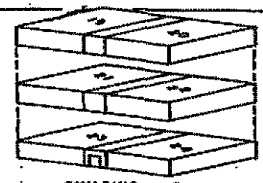
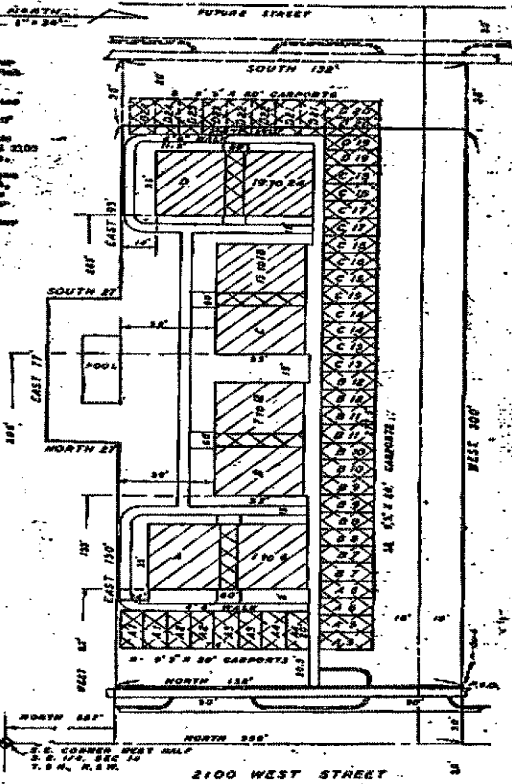
A part of the Southwest quarter of Section 14, T.33 N., R.33 E., Salt Lake Base and Meridian, U. S. Survey, beginning at a point on the West line of 2100 West Street which is 122 feet and 30 inches from the Southwest corner of the West half of the Southwest quarter of said Section 14; running thence West 20 feet thence North 122 feet; thence East 73 feet; thence North 27 feet; thence East 77 feet; thence North 122 feet to the point of beginning containing 0.06 acre.

I further certify that the above description correctly describes the land upon which said house, or will be constructed hereinafter, is to be located in accordance with the Utah Condominium Ownership Act. I further certify that the reference markers as shown on these plans are or will be located as shown and approved by the Utah Department of Hereditary Land Surveyors. I further certify that the building specifications of all buildings throughout the project shall be submitted to me or will be on file on this date.

Dated this 10th day of December 1977

Lloyd J. Neuffer

2562 Granhercy Ave.,
Ogden, Utah 84401

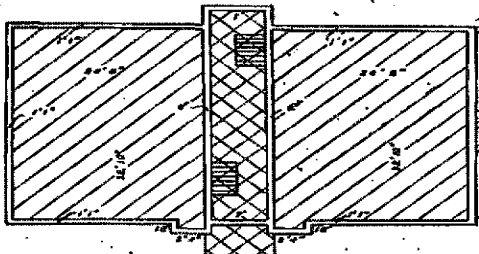


BUILDING A
NO SCALE

LEGEND:

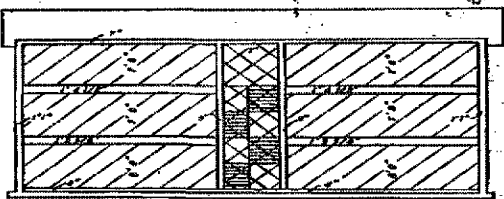
- 1- ALL AREAS NOT CROSS HATCHED ARE COMMON.
- 2- ALL SINGLE CROSS HATCHED AREAS ARE PRIVATE.
- 3- ALL DOUBLE CROSS HATCHED AREAS ARE LIMITED COMMON.
- 4- ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
- 5- ALL ELEVATIONS ARE U.S.C.S. DATUM.

S.M. 1977.04 MON. 1999 S. 2100 W.



PLAN VIEW FIRST FLOOR, 2ND & 3RD FLOOR SAME.

SCALE 1" = 10'



FRONT ELEVATION

OWNER'S CERTIFICATE OF CONSENT TO RECORD

The undersigned, Harvey F. Hill, and wife Marion H. Hill, and Earl K. Hill, owners of the land described herein and the Rosewood Manor Condominium project, do hereby certify that they have caused a survey to be made and these plans consisting of one sheet to be prepared and said owners hereby consent to the recording hereof pursuant to the Utah Condominium Ownership Act.

In witness whereof, the undersigned owners have duly signed this certificate this 10th day of December 1977

Harvey F. Hill *Marion H. Hill* *Earl K. Hill*
Harvey F. Hill and wife Marion H. Hill, Earl K. Hill

STATE OF UTAH
COUNTY OF WARD

On this 10th day of December 1977, personally appeared before me Harvey F. Hill, Marion H. Hill, and Earl K. Hill, who, exhibiting duly sworn by me O.S. say that they are the owners of the herein described land and that the within and foregoing owners' certificate of consent to record the Rosewood Manor Condominium project is true and correct and that they intend to convey and

BUILDING AND UNIT	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR	
	PLANS	DEPT. NO.	PLANS	DEPT. NO.	PLANS	DEPT. NO.
A 1			4597.27	4597.27	4544.71	4597.27
A 2			4597.27	4597.27	4544.71	4597.27
A 3	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 4	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 5	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 6	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 7	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 8	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 9	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 10	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 11	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 12	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 13	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 14	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 15	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 16	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 17	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 18	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 19	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 20	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 21	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 22	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 23	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27
A 24	4597.27	4597.27	4597.27	4597.27	4544.71	4597.27

724364

FILED AND RECORDED FOR
HARVEY HILL
JAN 9 PM 12 05
IN BOOK 21 OF PLATS, MAP 14
RUTH EAMES OLSEN
WEBER COUNTY RECORDER
DEPUTY

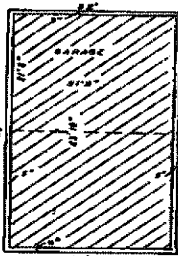
RECORD OF SURVEY MAP OF
ROSEWOOD MANOR
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 14, T.33 N., R.33 E., S.43 E.
ROY CITY WEBER COUNTY UTAH
PREPARED BY LLOYD J. NEUFFER SNO. & SUR.
2562 GRANHERCY AVE. OGDEN, UTAH
DEC. 1977 REG. NO. 829

EXHIBIT "C"
MAP OF PHASE 2

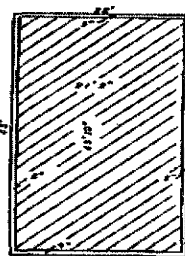
ROSEWOOD MANOR NO. 2 CONDOMINIUM

E# 2649760 PG 19 OF 52

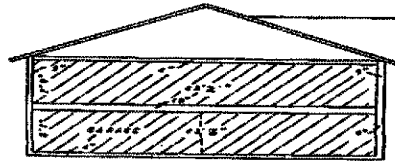
22-39



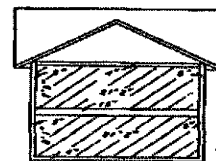
FIRST FLOOR



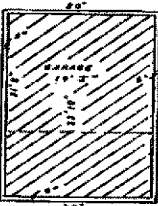
SECOND FLOOR



BUILDING H, UNITS 34-45



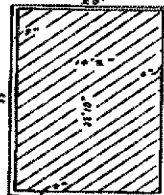
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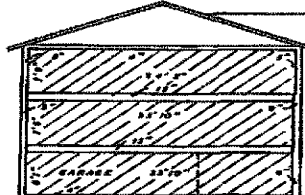
FIRST FLOOR



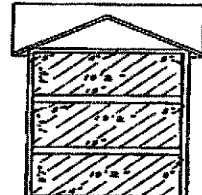
SECOND FLOOR



THIRD FLOOR

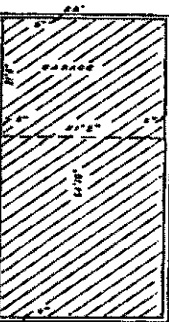


SIDE

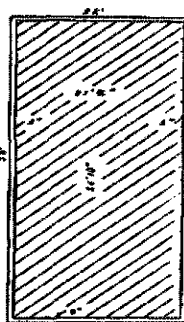


FRONT

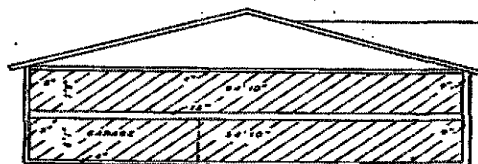
BUILDING I, UNITS 36 TO 38 & 41 TO 44



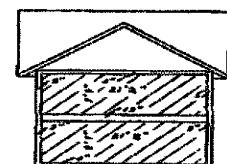
FIRST FLOOR



SECOND FLOOR



BUILDING J, UNITS 39, 40



END

SCHEDULE OF FLOOR AND CEILING ELEVATIONS

UNIT/NO.	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
1	4250.00	4250.00	4250.00	4250.00
2	4250.00	4250.00	4250.00	4250.00
3	4250.00	4250.00	4250.00	4250.00
4	4250.00	4250.00	4250.00	4250.00
5	4250.00	4250.00	4250.00	4250.00
6	4250.00	4250.00	4250.00	4250.00
7	4250.00	4250.00	4250.00	4250.00
8	4250.00	4250.00	4250.00	4250.00
9	4250.00	4250.00	4250.00	4250.00
10	4250.00	4250.00	4250.00	4250.00
11	4250.00	4250.00	4250.00	4250.00
12	4250.00	4250.00	4250.00	4250.00
13	4250.00	4250.00	4250.00	4250.00
14	4250.00	4250.00	4250.00	4250.00
15	4250.00	4250.00	4250.00	4250.00
16	4250.00	4250.00	4250.00	4250.00
17	4250.00	4250.00	4250.00	4250.00
18	4250.00	4250.00	4250.00	4250.00
19	4250.00	4250.00	4250.00	4250.00
20	4250.00	4250.00	4250.00	4250.00
21	4250.00	4250.00	4250.00	4250.00
22	4250.00	4250.00	4250.00	4250.00
23	4250.00	4250.00	4250.00	4250.00
24	4250.00	4250.00	4250.00	4250.00
25	4250.00	4250.00	4250.00	4250.00
26	4250.00	4250.00	4250.00	4250.00
27	4250.00	4250.00	4250.00	4250.00
28	4250.00	4250.00	4250.00	4250.00
29	4250.00	4250.00	4250.00	4250.00
30	4250.00	4250.00	4250.00	4250.00
31	4250.00	4250.00	4250.00	4250.00
32	4250.00	4250.00	4250.00	4250.00
33	4250.00	4250.00	4250.00	4250.00
34	4250.00	4250.00	4250.00	4250.00
35	4250.00	4250.00	4250.00	4250.00
36	4250.00	4250.00	4250.00	4250.00
37	4250.00	4250.00	4250.00	4250.00
38	4250.00	4250.00	4250.00	4250.00
39	4250.00	4250.00	4250.00	4250.00
40	4250.00	4250.00	4250.00	4250.00
41	4250.00	4250.00	4250.00	4250.00
42	4250.00	4250.00	4250.00	4250.00
43	4250.00	4250.00	4250.00	4250.00
44	4250.00	4250.00	4250.00	4250.00
45	4250.00	4250.00	4250.00	4250.00

DEED'S CERTIFICATE

I, Lloyd J. Meffer, do hereby certify that I am a registered land surveyor and that I hold Certificate No. 620, as prescribed by the laws of the State of Utah and I have made a survey of the following described property:

A part of the Southwest quarter of Section 14, T 5 S, R 2 E, Salt Lake Base and Meridian, U. S. Survey, beginning at a point on the West line of 2100 West Street in Salt Lake City which point is North 227 feet and East 30 feet from the Southwest corner of the North half of the Southwest quarter of said Section 14, running thence North 130 feet thence South 77 feet thence West 77 feet thence North 27 feet thence South 77 feet thence West 116 feet thence North 17 feet thence South 77 feet to the West line of said 2100 West Street thence North 127 feet to the point of beginning containing 1.21 acres.

I further certify that the above description accurately describes the land upon which has been, or will be constructed Rosewood Manor No. 2, a Utah Condominium project, in accordance with the Utah Condominium Act. I further certify that the reference markers on above on these plans are or will be located as shown and are or will be sufficient to readily return or reestablish this survey. I further certify that the boundaries throughout Rosewood Manor No. 2 Condominium are or will be as shown on these plans.

Dated this 21st day of November, 1979

Signed: Lloyd J. Meffer L. S.
Lloyd J. Meffer
2505 Greenway Ave., Ogden, Utah. 84403



I hereby certify that I have carefully investigated the lines of survey of the above described property and find them to be correct and agree with the monuments of the Utah County Surveyor's Office and hereby approve said plan.

Dated this 21st day of May, 1979

Signed: Raymond L. Peterson
Ray City Planner



I hereby certify that this plan of Rosewood Manor No. 2 Condominium as shown, sheets 1 and 2, of the Rosewood Manor No. 2 Condominium are approved by said Councilman.

Dated this 21st day of May, 1979.

Signed: James A. Carson
Chairman

This is to certify that this plan of Rosewood Manor No. 2 Condominium as shown, sheets 1 and 2, are hereby approved and accepted by the Mayor and City Council of Ray City, Utah County, Utah.

Dated this 21st day of May, 1979.

Signed: James A. Carson
Ray City Mayor

Signed: Robert L. Peterson
Ray City Recorder

OWNER'S CERTIFICATE OF CONVEY TO SPOUSE

The undersigned, Harvey F. Hill and wife Sharon M. Hill, and Kent R. Hill, owners of the land described herein and the Rosewood Manor No. 2 Condominium project, do hereby make this certificate for and in behalf of said owners that they have caused a survey to be made and these plans consisting of two sheets, to be prepared, and said owners do hereby consent to the recording hereof pursuant to the Utah Condominium Ownership Act.

In witness whereof the undersigned owners have duly signed this certificate this 21st day of May, 1979.

Harvey F. Hill and wife Sharon M. Hill

Kent R. Hill

Kent R. Hill

ACKNOWLEDGMENT

STATE OF UTAH

MYER COUNTY

On this 21st day of May, 1979.

Personally appeared before me Harvey F. Hill, Sharon M. Hill and Kent R. Hill, who, being duly sworn by me did say that they are the owners of the herein described land and that the within and foregoing owner's certificate of consent to record was signed by them and the said owners and that they signed it freely and voluntarily and for the true therein contained.

Kathy L. Lammiman Scott E. Lammiman
Myer County Clerk

My Commission expires 1-28-82

RECORD OF SURVEY MAP OF ROSEWOOD MANOR NO. 2.

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,

T 5 S, R 2 E, Salt Lake Base and Meridian,

RAY CITY, MYER COUNTY, UTAH.

Prepared by Lloyd J. Meffer, L. S. Sub. No. 620

March 27, 1979

Scale 3" = 30'

SHEET 2 OF 2

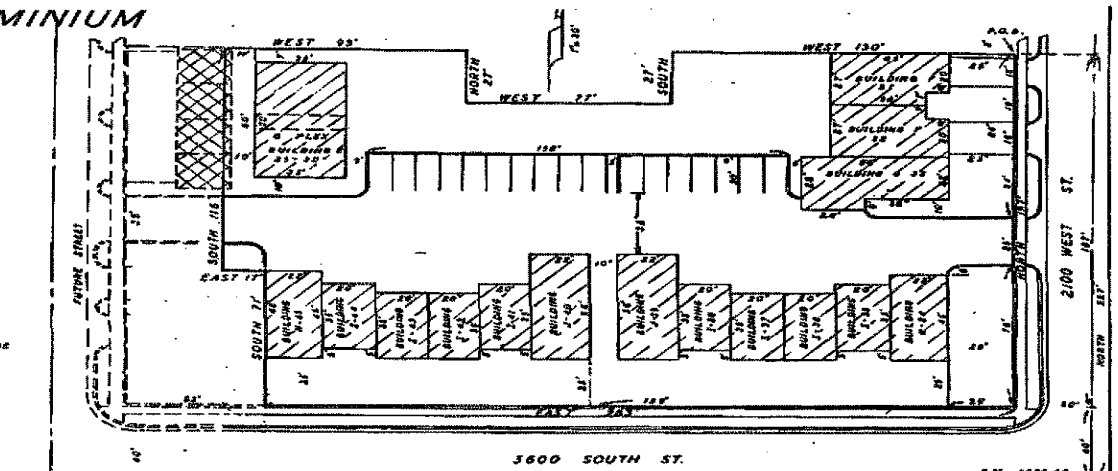
22-39

CONDOMINIUM

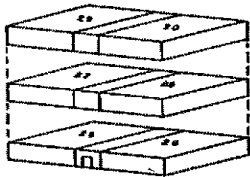
E# 2649760 PG 20 OF 52

LEGEND

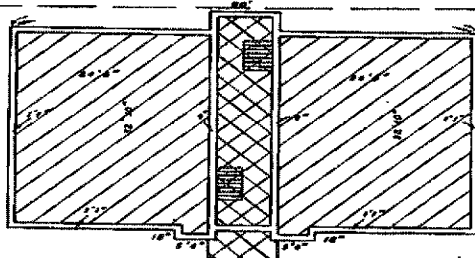
1. ALL AREAS NOT CROSS HATCHED ARE COMMON AREAS
2. ALL SINGLE CROSS HATCHED ARE PRIVATE
3. ALL DOUBLE CROSS HATCHED AREAS ARE LIMITED COMMON
4. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES
5. ALL ELEVATIONS ARE HERE SHOWN
6. ALL DISTANCES SHOWN FROM BUILDINGS TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE



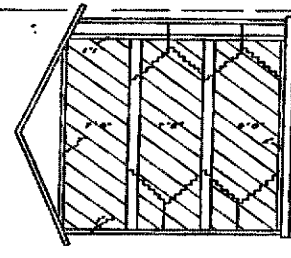
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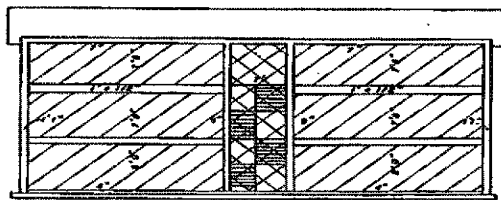
BUILDING E
UNITS NO. 21-26



PLAN VIEW FIRST FLOOR AND A 3RD FLOOR SAME
SCALE 1/4\"/>

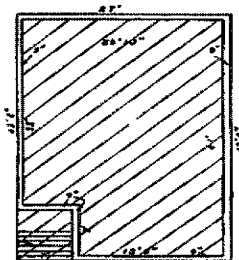


END ELEVATION

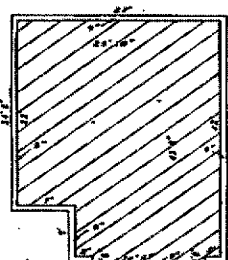


FRONT ELEVATION BLDG. E
UNITS NO. 21-26

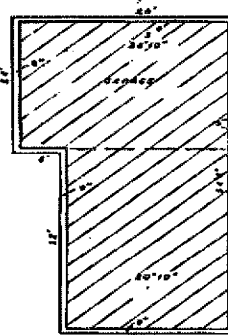
SCHEDULE OF FLOOR AND OWNER RELATIONS					
UNIT NO.	OWNER	UNIT NO.	OWNER	UNIT NO.	OWNER
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24	1571.00	25	1571.00	26	1571.00
27	1571.00	28	1571.00	29	1571.00
30	1571.00	31	1571.00	32	1571.00
33	1571.00	34	1571.00	35	1571.00
36	1571.00	37	1571.00	38	1571.00
39	1571.00	40	1571.00	41	1571.00
42	1571.00	43	1571.00	44	1571.00
45	1571.00	46	1571.00	47	1571.00
48	1571.00	49	1571.00	50	1571.00



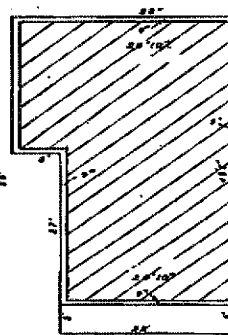
FIRST FLOOR



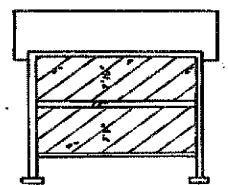
SECOND FLOOR



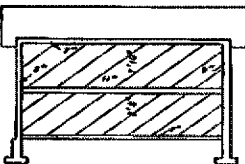
FIRST FLOOR



SECOND FLOOR



END ELEVATION



END ELEVATION

BUILDING F, UNITS 27, 28

BUILDING G, UNIT 32

RECORD OF SURVEY MAP OF ROSEWOOD MANOR NO. 2
A UTAH CONDOMINIUM PROJECT LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 16, T.8N., R.2E., S.1E. & N.
ROY CITY, WEBER COUNTY, UTAH
PREPARED BY LLOYD J. HEUPFER L.S. REG. NO. 829
MARCH 27 1975 SHEET 1 OF 2 SCALE AS SHOWN

22-40

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 21 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: JULY 8th, 2013

Owner: Daniel Schmitt

Unit # A-1

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Daniel Schmitt

Unit# A-1

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 22 OF 52

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Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:


☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

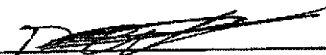
The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 07/13, 2013

Owner: 

Unit # 2

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: 

Unit# 2

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 23 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:


☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 7-9 2013

Owner:  Unit # 4

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner:  Unit# 4

WRITTEN BALLOT

Rosewood Manor Condominium Homeowners Association

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

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☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

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☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: _____ 2013

Owner: Geniel Lewis Unit # 7
Greg Lewis

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Geniel Lewis Unit# 7
Greg Lewis

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 25 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 08 JULY 2013, 2013

Owner: [Signature] Unit # 6

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: [Signature] Unit# 6

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 22, 2013

Owner: Melissa Crowder Unit # 7

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Melissa Crowder Unit # 7

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 17, 2013

Owner: Karen Peacock Unit # 9

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Karen Peacock Unit# 9

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 28 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 8, 2013

Owner: Thomas Butterfield Unit # 10

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Thomas Butterfield Unit# 10

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 22 July, 2013

Owner: Howard N. Clark

Unit # B11

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Howard N. Clark

Unit# B11

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 7-22 2013

Owner: Virginia Griego Unit # B-12

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Virginia Griego Unit# B-12

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☐ I vote in favor of Article III (Amending Documents) ☒ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 16, 2013

Owner: Florence L. Leany Unit # 13

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Shirley W. Leany Unit# 13

WRITTEN BALLOT

Rosewood Manor Condominium Homeowners Association

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Unit 14 is a grandfathered rental unit.

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 7/29, 2013

Owner: John Dietzler

Unit # 14

[Signature]

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: John Dietzler

Unit# 14

[Signature]

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 33 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: JULY 24th, 2013

Owner: Wendy Grump Unit # C16

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Wendy Grump Unit# C16

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 34 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 12, 2013

Owner: Don Jenkins Unit # 18

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Don Jenkins Unit# 18

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 35 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☐ I vote in favor of Article III (Amending Documents) ☒ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 17 2013

Owner: Curtis F. Nations Unit # 19

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner:  Unit# 19

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on pay 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

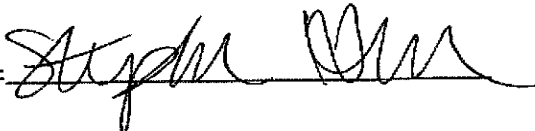
☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

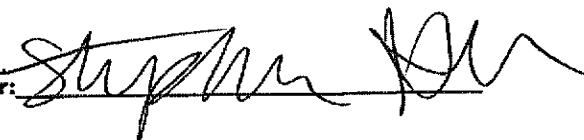
☐ I vote in favor of Article V (Phase Two Supplement) ☒ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 1-22, 2013

Owner:  Unit # 21

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner:  Unit# 21

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 37 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

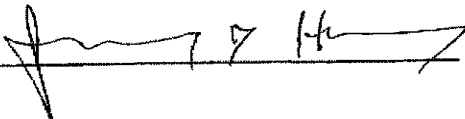
☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

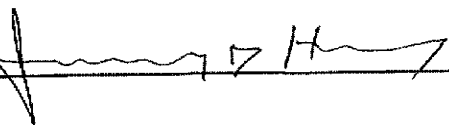
☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 13, 2013, 2013

Owner:  Unit # 022

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner:  Unit# 022

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 38 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☐ I vote in Favor of Article I (Smoking Restriction) ☒ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☐ I vote in favor of Article III (Amending Documents) ☒ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 7/9/ 2013

Owner: Marla Aereff Unit # D-23

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Marla Aereff Unit # D-23

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 39 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 15/ 2013

Owner: TODD CRUMAR Unit # 24

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: [Signature] Unit# 24

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 40 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

X I vote in Favor of Article I (Smoking Restriction) ___ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

X I vote in Favor of Article II (Rental Restriction) ___ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

X I vote in favor of Article III (Amending Documents) ___ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

X I vote in favor of Article IV (Mortgagee Protection) ___ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

X I vote in favor of Article V (Phase Two Supplement) ___ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 7/18/13, 2013

Owner: 

Unit # 5565

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: 

Unit# 5565

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 9, 2013

Owner: Dale J. Ferguson Unit # 32

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Dale J. Ferguson Unit# 32

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 42 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☐ I vote in Favor of Article I (Smoking Restriction) ☒ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☐ I vote in favor of Article III (Amending Documents) ☒ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 7/9/ 2013

Owner: Maria Averett Unit # 33-5573 So. 2100 W.

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Maria Averett Unit # 33-5573 So. 2100 W.

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 43 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 9, 2013

Owner: Rsh + 2 M Miller Unit # _____

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Rsh + 2 M Miller Unit # _____

2102

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 44 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☐ I vote in Favor of Article I (Smoking Restriction) ☒ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☒ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 25 July, 2013

Owner: Becky S Brown Unit #: 35

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Becky S Brown Unit#: 35

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

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☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☐ I vote in favor of Article III (Amending Documents) ☒ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement


☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 12 July, 2013

Owner: Kitty Lam, President Unit # 36

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner:  Unit# 36
Kitty Lam

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 46 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☐ I vote in Favor of Article I (Smoking Restriction) ☒ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☐ I vote in favor of Article III (Amending Documents) ☒ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 24, 2013

Owner: Danielle Feasel Unit # 37

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Danielle Feasel Unit# 37

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 47 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 21, 2013

Owner: Andrea Taylor

Unit # 38

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Andrea Taylor

Unit# 38

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 48 OF 52

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

Voting by written ballot will have the same validity as if voting had taken place at a meeting of the Association.

I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

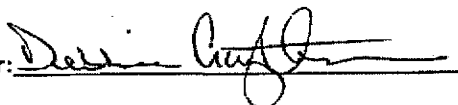
☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

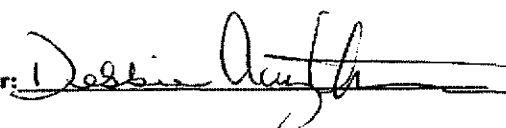
☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 11 July 2013 2013

Owner:  Unit # 34

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner:  Unit# 39

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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I hereby cast my vote in reference to the proposed 2013 Amended Declaration as follows:

Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 22, 2013

Owner: Emily J. Sandhøj

Unit # 2136, 2138, 2140, 2142

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Emily J. Sandhøj

Unit# 2136, 2138, 2140, 2142

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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Article I – Smoking Restrictions:

☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 22, 2013

Owner: Emily J. Sandberg

Unit # 2136, 2138, 2140, 2142

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Emily J. Sandberg

Unit# 2136, 2138, 2140, 2142

WRITTEN BALLOT
 Rosewood Manor Condominium Homeowners Association

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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☒ I vote in Favor of Article I (Smoking Restriction) ☐ I vote against Article I (Smoking Restriction)

Article II – Rental Restrictions:

☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 22, 2013

Owner: Emil J. Sandhøj

Unit # 2136, 2138, 2140, 2142

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Emil J. Sandhøj

Unit# 2136, 2138, 2140, 2142

WRITTEN BALLOT
Rosewood Manor Condominium Homeowners Association

The action proposed by this written ballot is to amend the Declaration for Rosewood recorded in Weber County on January 9, 1978, in book 1219, beginning on page 129 as entry #724363 (the "2013 Amendment").

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☒ I vote in Favor of Article II (Rental Restriction) ☐ I vote against Article II (Rental Restriction)

Article III – Amending Documents:

☒ I vote in favor of Article III (Amending Documents) ☐ I vote against Article III (Amending Documents)

Article IV – Mortgagee Protection:

☒ I vote in favor of Article IV (Mortgagee Protection) ☐ I vote against Article IV (Mortgagee Protection)

Article V – Phase Two Supplement

☒ I vote in favor of Article V (Phase Two Supplement) ☐ I vote against Article V (Phase Two Supplement)

The undersigned confirms that that the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 22, 2013

Owner: Emily J. Sandhøj

Unit # 2136, 2138, 2140, 2142

Consent & Approval – By Rosewood Manor Condominium Unit Owners to the Amendment to the Declaration of Rosewood Manor:

Owner: Emily J. Sandhøj

Unit# 2136, 2138, 2140, 2142