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E# 2649760 PG 1 OF 52  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
08-AUG-13 0344 PM FEE \$177.00 DEP SC  
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 Resident'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 May 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 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 foreclose 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.

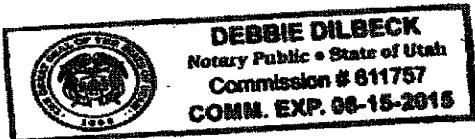
IN WITNESS WHEREOF, this 8 day of Aug, 2013.

ROSEWOOD MANOR CONDOMINIUM

By   
President

STATE OF UTAH )  
:ss.  
COUNTY OF WEBER )

On this 8 day of August, 2013, personally appeared before me Hevan Crayhorn 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.



  
Notary Public

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

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

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

**EXHIBIT "B"**

**MAP OF PHASE 1**

RECORDED - OCTOBER 2000

I, Lloyd J. Harter, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 437, as prescribed by the Law of the State of Utah and I have made a survey of the following described ground:

A peak of the Northeastern Range of mountains, 14,750 feet, 2 1/2 miles east of Marquette, U. S. Surveyor Beckwith, who made the first accurate survey of which extends to about 1550 feet and 300 feet from the Government center of 14,750 feet, is about 1200 feet above the Marquette River, about 1300 feet to the west base of 14,750 feet, and about 1200 feet to the west base of 14,750 feet.

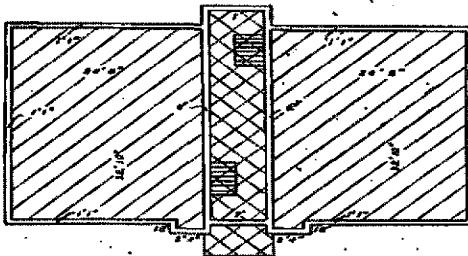
Received this first day of December 1971

### **sector contribution rates**

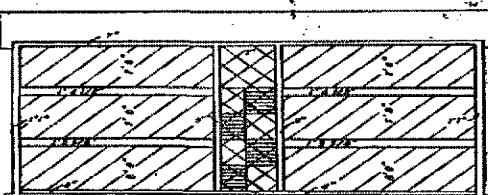


SECRET

- ALL AREAS NOT CROSS HATCHED ARE COMMUNICATED
- ALL SINGLE CROSS HATCHED AREAS ARE "PRIVATE"
- ALL DOUBLE CROSS HATCHED AREAS ARE "UNITED COMMON"
- ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES
- ALL ELEVATIONS ARE U.S.G.S. ELEVATIONS
- D.W. INDICATES NUMBER FROM E. 1000 FT.



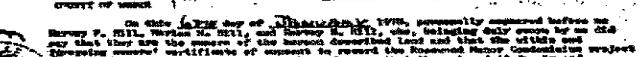
PLAN VIEW FIRST FLOOR. 2ND & 3RD. FLOOR SAME.  
SCALE 1" = 15'



FRONT ELEVATION

In witness whereof, the undersigned names have duly signed this instrument this 20th day of May, 1970.

*Marion M. Wolf*  
Loring F. Wolf and wife Marion M. Wolf



On this 15th day of December, 1946, personally examined before me, Harry F. GILL, Notary Public, and having been advised that he is the owner of the property described and that he is within his power, certifies to record the Roanoke Motor Corporation project

724364  
FILED AND SECURED FOR  
MARVY HALL  
1958 JAN 9 PM 12 05  
NO BOND. BAIL PLATE NUMBER 14  
RUTH EAMES OLSEN  
WEBER COUNTY RECORDER  
REPO'D.

RECORD OF SURVEY MAP OF  
ROSEWOOD MANOR  
A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 14, T.S.M., R.R.W., S.L.C.M.  
ROY CITY WEBER COUNTY UTAH  
PREPARED BY LLOYD A. HUNTER ENG. & SUR.  
2522 GRANERCY AVE. OGDEN, UTAH  
DEC. 1977 REC. NO. 825

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 16, T. 25N. R. 20W. SLABSBY  
ROY CITY WEBER COUNTY UTAH  
PREPARED BY LLOYD J. NOUFFED, SNG. E. 3  
2522 GRANERY AVE. OGDEN, UTAH  
TEL. 334-1111 REC. NO. 429

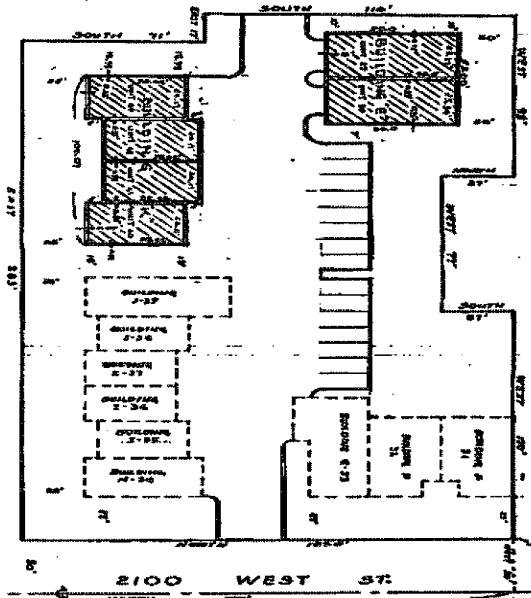
**EXHIBIT "C"**

**MAP OF PHASE 2**

ROSEWOOD MANOR NO. 2

LOCATED IN THE S.E. 1/4 OF SEC. 14, T. 3 N., R. 2 W., SALT LAKE CITY, UTAH.

AMENDED PLAT, UNITS 25-30, UNITS 46-49



Great hatched areas are private property.  
Interior dimensions are to be found on section.  
All elevations are as of date.  
Distances from buildings to property line  
are perpendicular to the property line.  
Annotated notes are: U.S. 20 and 30 miles east  
of, desktop, White, 20 and 30 and 40 as  
shown on the Original Record of Survey, etc.

OWNER'S CERTIFICATE OF CONSENT TO RECORD

નિયમીક

OWNER'S CERTIFICATE OF CONSENT TO RECORD

નિયમીક

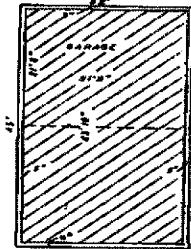
SURVEYOR'S CERTIFICATE

In Harry W. Postlewait, do hereby certify that John, real estate, L. and Harry, and that said certificate has \$350.00 as presented by the  
State of Utah, and I have made an affidavit to the record  
of Surveyor, for Rosewood, Water No. 2, Coalfield, as was approved  
by my City, and recorded in the Wasatch County Recorder's Office on  
June 1, 1919 in Book 12 of Plats, pages 39 and 49, and described as follows:

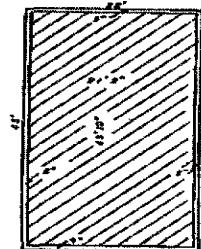
ROY CITY COUNCIL APPROVAL

ROSEWOOD MANOR NO. 2  
CONDOMINIUM

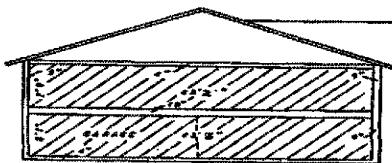
E# 2649760 PG 19 OF 52



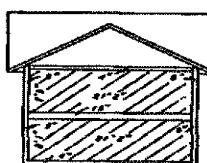
FIRST FLOOR



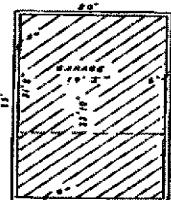
SECOND FLOOR



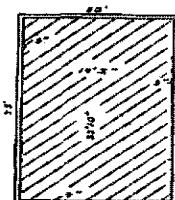
BUILDINGS H, UNITS 34-45



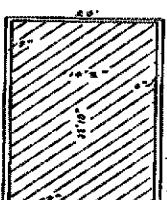
END



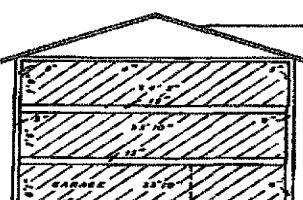
FIRST FLOOR



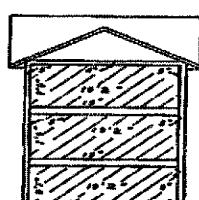
SECOND FLOOR



THIRD FLOOR

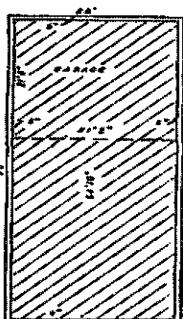


SIDE

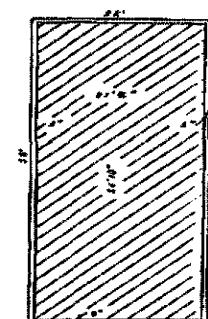


FRONT

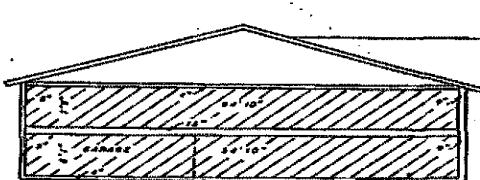
BUILDINGS J, UNITS 34 TO 38 & 41 TO 44



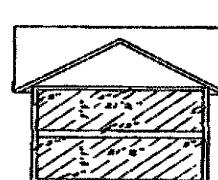
FIRST FLOOR



SECOND FLOOR



BUILDING J, UNITS 39, 40



END

DET. CITY PLANNING COMMISSION CERTIFICATE OF APPROVAL

I hereby certify that I have carefully investigated the location of property of the Rosewood Manor No. 2 Condominium project, as shown on the attached map, description of the land entered thereon, found them to be in accordance with the requirements of the State of Utah and hereby approve the same.

Dated this 21st day of May, 1979. Signed: *Lloyd J. Snuffer*



DET. CITY PLANNING COMMISSION CERTIFICATE OF APPROVAL

The City of Pleasant Grove hereby certifies that the foregoing plan, sheets 1 and 2, of the Rosewood Manor No. 2 Condominium are approved by said Commission.

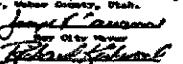
Dated this 21st day of May, 1979. Signed: *James E. Olsen*



DET. CITY PLANNING COMMISSION CERTIFICATE OF APPROVAL

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 Pleasant Grove, Utah.

Dated this 21st day of May, 1979. Signed: *James E. Olsen*



DET. CITY PLANNING COMMISSION CERTIFICATE OF APPROVAL

The undersigned, Harvey P. Hill and wife, Marlene M. Hill, and Kent H. Hill, do hereby certify that we are the sole and undivided owners of the land described in the Rosewood Manor No. 2 Condominium project, do hereby make this certificate for the benefit of said owners, that they have been fully advised of the terms and conditions of the agreement to be prepared, executed and recorded concerning the same, to be prepared, and said owners do hereby consent to the same being prepared and recorded in the name of the Rosewood Manor No. 2 Condominium Condominium Association.

In witness whereof the aforesigned and undersigned did sign this certificate this 21st day of May, 1979.

*Harvey P. Hill* and wife *Marlene M. Hill*

*Kent H. Hill*

ACCREDITED SURVEYOR

STATE OF UTAH

UTAH COUNTY

DET. CITY

1979

Personally examined before me Harvey P. Hill, and wife Marlene M. Hill, wife, both duly sworn to be true to the best of their knowledge and belief, that the above described land and the witness and property described in the plan of Rosewood Manor No. 2 Condominium, is the same land described in the plan of Rosewood Manor No. 2 Condominium, as recorded in the office of the Clerk of the County of Utah, on the 21st day of May, 1979.

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EXCERPT OF SURVEY MAP OF ROSEWOOD MANOR NO. 2.

A STATE CONDOMINIUM PROJECT

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14 -

T 3 N, R 2 W, U. S. G. S. 1:24,000

DET. CITY, UTAH COUNTY, UTAH

Proposed by: Lloyd J. Snuffer, Esq., 300 S. Main, Suite 200

March 21, 1979

22-39

DET. CITY PLANNING COMMISSION

DET. CITY, UTAH COUNTY, UTAH

Proposed by: Lloyd J. Snuffer, Esq., 300 S. Main, Suite 200

March 21, 1979

22-39

DET. CITY PLANNING COMMISSION

DET. CITY, UTAH COUNTY, UTAH

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March 21, 1979

22-39

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22-39

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March 21, 1979

22-39

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March 21, 1979

22-39

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March 21, 1979

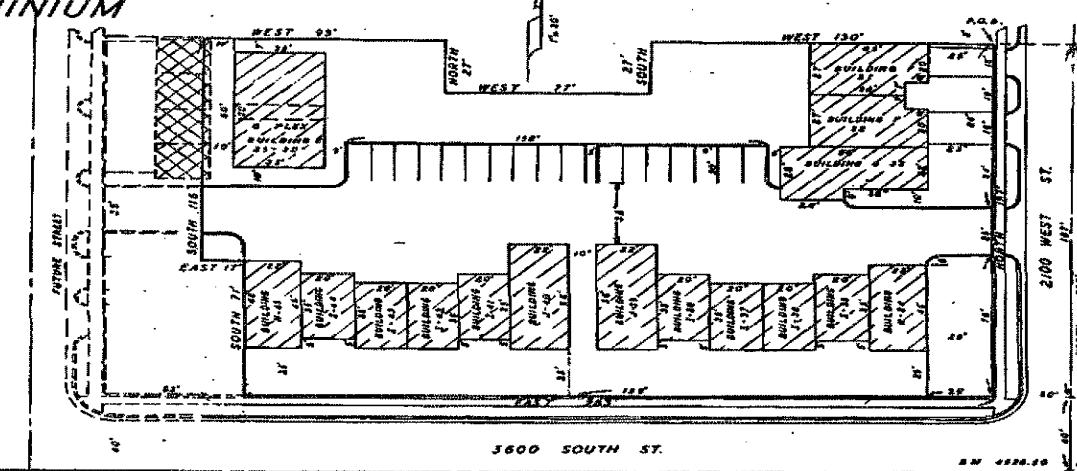
22-39

# CONDOMINIUM

E# 2649760 PG 20 OF 52

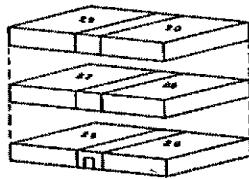
LEGEND

- ALL AREAS NOT CROSS HATCHED ARE COMMON AREAS
- ALL SINGLE CROSS HATCHED AREAS ARE PRIVATE
- ALL DOUBLE CROSS HATCHED AREAS ARE LIMITED COMMON
- ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES
- ALL ELEVATIONS ARE USED DAYON
- ALL DISTANCES SHOWN FROM BUILDINGS TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE

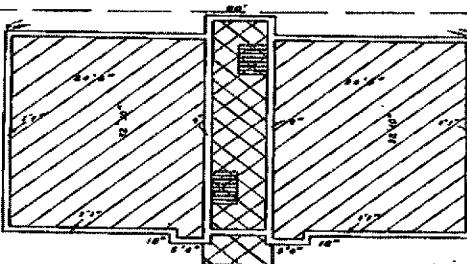


BLW 4550.50

S.E. CORNER WEST HALF  
SOUTHEAST QUARTER SEC. 14  
T. 24 S. R. 8 E. U. S. G. S. S. M.



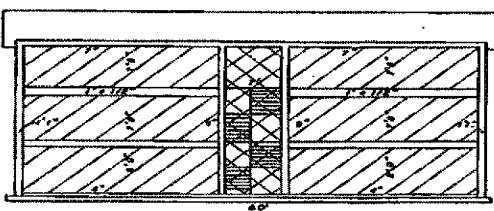
BUILDING 2  
UNIT NO. 2A-2D



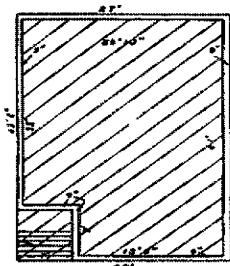
PLAN VIEW FIRST FLOOR AND 2ND FLOOR SAME  
SCALE PLAT 1"

SCHEDULE OF FLOOR AND CEILING HEIGHTS

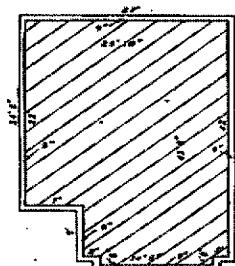
BUILDING	FLOOR	CEILING HEIGHT	FLOOR HEIGHT	CEILING HEIGHT
2	1	8'0"	7'10"	8'0"
2	2	8'0"	7'10"	8'0"
2	3	8'0"	7'10"	8'0"
2	4	8'0"	7'10"	8'0"



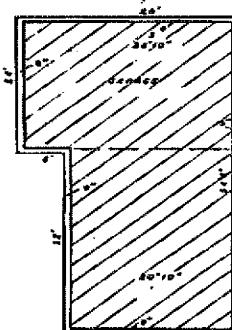
FRONT ELEVATION BLDG. 2  
UNIT NO. 2A-2D



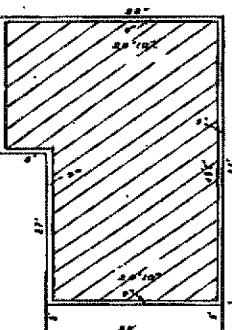
FIRST FLOOR



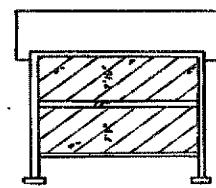
SECOND FLOOR



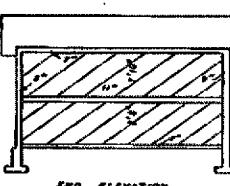
FIRST FLOOR



SECOND FLOOR



END ELEVATION



END ELEVATION

BUILDING 2, UNIT NO. 2A-2D

RECORD OF SURVEY MAP OF ROSEWOOD MANOR NO. 2  
A UTAH CONDOMINIUM PROJECT LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 14, T.S.M., R.8 E., S.L.B. M.  
ROY CITY, WEBER COUNTY, UTAH  
PREPARED BY LLOYD J. HEFFER L.S. REG. NO. 629  
MARCH 27 1979 SHEET 1 OF 8  
SCALE AS SHOWN

## 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 8<sup>th</sup>, 2013

Owner: Daniel Johnson Unit # A-1

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

Owner: Daniel Johnson Unit# A-1

WRITTEN BALLOT  
Rosewood Manor Condominium Homeowners Association

E# 2649760 PG 22 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:

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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 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").

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:

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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 the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 7-9, 2013

owner: Donald Madsen Unit # 4

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

Owner: Donald Madsen 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").

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:

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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: \_\_\_\_\_ 2013

Owner: Geniel Lewis Greg Lewis <sup>7</sup> Unit # \_\_\_\_\_

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

Owner: Geniel Lewis Greg Lewis <sup>7</sup> Unit# \_\_\_\_\_

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:

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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: 08/11/2013, 2013

Owner: Kathy Dorn

Unit # 6

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

Owner: Kathy Dorn

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 the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 22, 2013

Owner: Mellie Corder Unit # 7

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

Owner: Mellie Corder 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

## 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 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 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 Brieg Unit # B-12

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

Owner: Virginia Brieg Unit# B-12

**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 16, 2013

Owner: Florence S. Seay Unit # 13

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

Owner: Lloyd W. Seay Unit# 13

## 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)

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

John Dietzler

Unit # 14

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

Owner: John Dietzler

John Dietzler

Unit# 14

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").

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<sup>th</sup>, 2013

Owner: Wendy Elmore Unit # C 16

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

Owner: Wendy Elmore Unit# C 16

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").

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 12 2013

Owner: John Jenkins

Unit # 18

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

Owner: John 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").

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: Curtis F. Nations Unit # 19

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

owner: Amber Unit# 19

**WRITTEN BALLOT**  
Rosewood Manor Condominium Homeowners Association E# 2649760 PG 36 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 the undersigned has received a copy of the proposed 2013 Amendments.

Dated: 1-22, 2013

Owner: Stephen Wm Unit # 21

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

Owner: Stephen Wm 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)

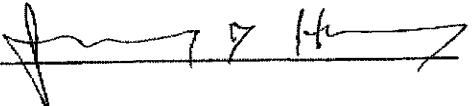
Article V – Phase Two Supplement

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

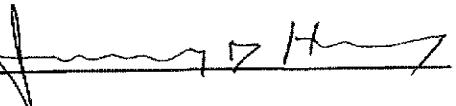
---

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

Dated: July 13, 2013 2013

Owner:  Unit # 1022

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

Owner:  Unit# 1022

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").

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: 7/9/ 2013

Owner: Marla Aerey Unit # D-23

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

Owner: Marla Aerey Unit # D-23

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 15/ 2013

Owner: Todd Cranor Unit # 24

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

Owner: Todd Cranor 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:

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: 7/18/13, 2013

Owner: 

Unit # 5565

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

Owner: 

Unit# 5565

**WRITTEN BALLOT**  
Rosewood Manor Condominium Homeowners Association. E# 2649760 PG 41 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 the undersigned has received a copy of the proposed 2013 Amendments.

Dated: July 9, 2013

Owner: Dale J. Rognan Unit # 32

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

Owner: Dale J. Rognan 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").

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: 7/9/ 2013

Owner: Morda Arnest Unit # 33-5573 So. 2100 W.

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

Owner: Morda Arnest 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").

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: Rohrt 2 W Miller Unit #                   

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

Owner: Rohrt 2 W Miller Unit #                   

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## 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: 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").

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: 12 July, 2013

Owner: Kathy Lam, Deed Unit # 36

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

Owner: Kathy Lam Unit# 36

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)

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

Dated: July 24, 2013

Owner: Danielle Teasel Unit # 37

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

Owner: Danielle Teasel Unit# 37

WRITTEN BALLOT

E# 2649760 PG 47 OF 52

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:

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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)

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

Dated July 21, 2013

Owner:

Unit # 38

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

Owner:

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)

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

Dated: 11 July 2013, 2013

Owner: Debbie Augli Unit # 39

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

Owner: Debbie Augli 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").

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 22, 2013

Owner: Emily J. Sandt 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. Sandt 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").

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 22, 2013

Owner: Emily J. Sandt 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. Sandt 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").

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 22, 2013

Owner: Erin J. Sandity Unit # 2136, 2138, 2140, 2142

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

Owner: Erin J. Sandity 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").

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: Emily Sandt Unit # 2136, 2138, 2140, 2142

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

Owner: Emily Sandt Unit # 2136, 2138, 2140, 2142