

SECURITY TITLE COMPANY

MAIL TO - WESTERN MORTGAGE LOAN CO.  
455 EAST 4th SOUTH

Recorded JAN 31 1975 1227  
Request of SECURITY TITLE COMPANY.  
Fee Paid, KATIE L. DIXON  
Recorder, Salt Lake County, Utah  
\$5.80 By *MD* Deputy  
Ref: \_\_\_\_\_

AMENDMENT  
TO THE  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
OF  
2681787  
VISTA MONTANA, INC.

Let it be known hereby that the Declaration of Covenants, Conditions and Restrictions of Vista Montana, Inc., (recorded August 20, 1973, as No. 2562988 in the County of Salt Lake, State of Utah) has been amended as follows:

Article II, Section 1, Paragraph (c) of said document shall hereafter be amended to read:

(c) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of each class of members has been recorded.

The second paragraph of Article V of the Declaration shall hereafter read:

In the event that the need for maintenance or repair of a lot or the improvements thereon is caused through the willful or negligent acts of its Owner, or through the willful or negligent acts of the family, guests, or invitees of the Owner of the Lot needing maintenance or repair, the cost of such exterior maintenance shall be added to and become part of the assessment to which such lot is subject.

Article VI, Section 6 thereof shall be amended as follows:

Section 6. Allocation of Assessments. Both annual and special assessments must be levied in a consistent manner equitable to all Lot owners. Services which are identical for all Lots, or which vary in a manner not predictable from the type of dwelling unit situated upon the Lot, will be charged to all lots equally. Services which vary in magnitude as a result of differing architectural styles shall be charged to each Lot in direct proportion to the amount of such services required by each distinct type of unit.

The following sentence shall be appended to and become the final sentence of Article VI, Section 7 of the Declaration:

A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the

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Association as of the date of its issuance.

The following members of Vista Montana, Inc., hereby affix their signatures in approval of the above amendments:

Lot 41 *Jack E. Finnegan* Jack E. Finnegan *Linda V. Finnegan* Linda V. Finnegan

Lot 43 *Scott A. Nielsen* Scott A. Nielsen \_\_\_\_\_

Lot 44 *Ernest D. Carmichael* Ernest D. Carmichael *Argie Carmichael* Argie Carmichael

Lot 45 \_\_\_\_\_ Thomas K. Richins \_\_\_\_\_ Janice R. Richins

Lot 52 *John A. Jones* John A. Jones *Gloria M. Jones* Gloria M. Jones

Lot 53 *W. Kent Brown* W. Kent Brown \_\_\_\_\_

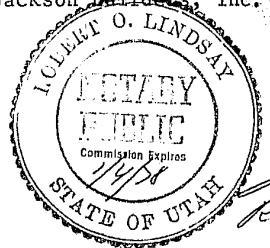
Lot 56 *Grant Evans* Grant Evans *Nelda Evans* Nelda Evans

Lot 58 *Kenneth Horsley* Kenneth Horsley *Fern R. Horsley* Fern R. Horsley

Lot 59 *Jack D. Wright* Jack D. Wright *Dorothy L. Wright* Dorothy L. Wright

Lot 60 *John H. Dierman* John H. Dierman *Charlotte O. Dierman* Charlotte O. Dierman

The 50 lots numbered 1 through 60 excluding the ten specifically listed above are currently owned by Grover & Jackson Builders, Inc. The undersigned hereby casts 50 approving votes on behalf of, and as agent for, Grover & Jackson Builders, Inc.



GROVER & JACKSON BUILDERS, INC.  
BY: *George K. Grover*  
George K. Grover, President

*no. 6. signed Jan 2, 1975  
Res. by 50 Salt Lake City*