



W3166704

EH 3166704 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
08-JUL-21 2:34 PM FEE \$40.00 DEP TN
REC FOR: GRAND TETON

GRAND TETON OWNERS ASSOCIATION

AMENDMENTS TO THE BY-LAWS

The following items/changes were amended by voting at the annual meeting August 13, 2020. All proposed amendments were proposed by the Board of Directors and approved by the membership of the Association per the by-laws dated April 16, 2001.

MOTION ONE:

Proof of Insurance: Each homeowner will have H03 homeowner's insurance. Grand Teton Owner's Association will be listed as additional insured. This will allow Grand Teton Owner's Association to be notified of cancelled/changed policies.

MOTION TWO:

Patio Covers: Retractable awnings are allowed and will be white, taupe or a color that is approved by the Board. Owner is responsible for any damaged caused by awning. Any non-permanent patio covers to be approved by Board.

MOTION THREE:

Increasing patio sizes: Patio sizes can be 12 feet long (out from the back door) and 14 feet wide (across the back of the unit) unless patio was in place prior to March 11, 2004 which will be grandfathered in. The increases can be by concrete, patio pavers or non-permanent patio/deck as approved by Board.

MOTION FOUR:

Rental Units: No one can purchase a unit with the intent to rent. Disclosure of this by-law is the responsibility of the seller and/or seller's agent to the buyer. Buyer must contact Board and sign form stating that they received this information. Fines up to \$5000 per responsible party if a unit is purchased for/or used as a rental. No more than 2 townhomes may be used for rentals. The homeowner is required and responsible for providing the Board with a background check from a reputable company for any new renters.

MOTION FIVE:

Common Areas: There is to be no dumping of any kind in the common areas.

MOTION SIX:

Damages: Homeowner's are responsible for any outside damage caused by tenants and/or visitors.

MOTION SEVEN:

Flower gardens in front of units: The flower garden in front of the units are the homeowner's responsibility to keep maintained. If you are unable to maintain your flower bed the homeowner will notify the Board.

The following items/changes were amended by voting on May 7, 2021 . All proposed amendments were proposed by the Board of Directors and approved by the membership of the Association per the by-laws dated April 16, 2001.

MOTION ONE:

Increase the patio size to 12 feet from the back of the house out and 25 feet across the back of the house.

Legal Description

ALL OF LOTS 1 THROUGH 24, GRAND TETON VILLAGE TOWNHOMES, PRUD, OGDEN CITY, WEBER COUNTY, UTAH.

SURVEY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 800 NORTH STREET AND THE EAST BOUNDARY LINE OF RON-CLAIRE VILLAGE NO. 3, SAID POINT BEING N89.57'00"W 147.87 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND SAID 800 NORTH STREET (BASIS OF BEARINGS BEING N00.03'00"R ALONG THE CENTERLINE OF JEFFERSON AVENUE); THENCE N89.57'00"W ALONG THE CENTERLINE OF 800 NORTH STREET 373.81 FEET; THENCE NORTH 293.00 FEET; THENCE S89.57'00"E 374.07 FEET TO THE WEST BOUNDARY OF RON-CLAIRE VILLAGE NO. 3; THENCE S00.03'00"W ALONG SAID WEST LINE 293.00 FEET TO THE POINT OF BEGINNING.

~~11-316-001 THRU 0025~~ 11-316-0001 THRU 0025



Tara Rodriguez

7/8/2021

Date:

President Grand Teton Homeowners Association

Subscribed and sworn to before me this 8 day of July 2021



