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AMENDMENT TO CONDOMINIUM DECLARATION

THIS AMENDMENT TO CONDOMINIUM DECLARATION is made as of the 5th day of August, 1981, by the DONNER TOWERS MANAGEMENT COMMITTEE in behalf of the DONNER TOWERS ASSOCIATION OF UNIT OWNERS (the "Committee").

RECITALS

WHEREAS, Leon Peterson and Karen F. Peterson, his wife, made and executed that certain Declaration for Donner Towers Condominium (the "Declaration"), dated December 12, 1977, which pertains to certain property situate in Salt Lake County, Utah, which property is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Project"); and

WHEREAS, Katherine Papanikolas desires to purchase Unit No. 750 in the Project, to subdivide such unit into two (2) separate and distinct units, and to sell one of such units to a third party; and

WHEREAS, the Committee desires to amend the Declaration to permit the subdivision of such Unit No. 750 into two (2) separate and distinct units; and

WHEREAS, Katherine Papanikolas is relying upon this Amendment and her ability to so subdivide Unit No. 750 in purchasing Unit No. 750; and

WHEREAS, all consents and approvals required pursuant to the Declaration in order to so amend the Declaration have been obtained;

NOW, THEREFORE, in consideration of the premises, Katherine Papanikolas' purchase of Unit No. 750, and other good

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and valuable consideration, the Committee hereby agrees as follows:

1. The above recitals are incorporated herein by reference.

2. The Declaration is amended by striking the phrase "33 units" which appears on page 5 of the Declaration in the second sentence of Article V, subparagraph (b), and substituting therefor the phrase "34 units".

3. The Declaration is amended to provide for the subdivision of existing Unit No. 750 into two (2) separate and distinct units, the smallest of which shall contain not less than one thousand eight hundred (1,800) square feet of floor area. The subdivided unit which will be located in the northern portion of existing Unit No. 750 shall be known as Unit No. 750 and the subdivided unit which will be located in the southern portion of existing Unit No. 750 shall be known as Unit No. 745.

4. Exhibit "C" to the Declaration is amended by adding the following language next to the numbers "750" appearing in the column entitled "Unit": "and 745". At such time as the exact square footage of Units 750 and 745 respectively is finally determined, the Declaration shall be further amended by substituting for the existing Exhibit "C" attached to the Declaration a new Exhibit "C" which sets forth the respective square footages of Units 750 and 745 and indicates the percentage interest of each such unit in the common areas (which shall be calculated on the basis of the square footage of each of such units). At the time the amendment referred to in this Paragraph is executed, the Record of Survey Map of the

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Donner Towers Condominium, which was recorded simultaneously with the Declaration, shall be amended by filing an updated version of such map which indicates the sizes and locations of Units 750 and 745.

5. Pursuant to Article XXVII of the Declaration, the Committee hereby certifies that persons or entities owning not less than sixty-six and sixty-six one hundredths percent (66.66%) of the undivided interests in the Common Areas and Facilities (as defined in the Declaration) have consented in writing to the subdivision of existing Unit No. 750 as set forth herein.

6. Pursuant to Article XX of the Declaration, the Committee hereby certifies that as of the date hereof, all first mortgagees (as defined in the Declaration) of the individual condominium units in the Project have given their prior written approval to the subdivision of existing Unit No. 750 as set forth herein.

7. Notwithstanding the amendments hereby made to specific provisions of the Declaration, the Declaration shall be deemed to be amended in all respects necessary to include new units 750 and 745 within the definition of a "unit" as set forth in the Declaration and to confer upon Units 750 and 745 all of the rights, and impose upon Units 750 and 745 all of the obligations, which are conferred or imposed by the Declaration upon other units in the Project.

8. Except as set forth herein, the Declaration shall be unamended and shall continue in full force and effect.

9. Each member of the Committee executing this Amendment certifies that he or she is, as of the date hereof, a

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member of the Committee in good standing with full right and power to execute this Amendment as a member of the Committee and in behalf of the DONNER TOWERS ASSOCIATION OF UNIT OWNERS.

IN WITNESS WHEREOF, this Amendment to Condominium Declaration has been executed as of the date first above written.

DONNER TOWERS MANAGEMENT COMMITTEE
IN BEHALF OF THE DONNER TOWERS
ASSOCIATION OF UNIT OWNERS

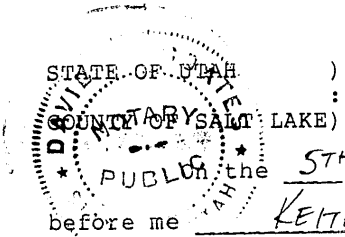
By: Keith H Bates
Title Pres.

By: Homer F. Bruggeman
Title Vice Pres

By: Bernice A. Bates
Title Sec. Treas.

the "Committee"

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STATE OF UTAH)
 : ss.

PUBLISHED the 5TH day of August, 1981, personally appeared before me KEITH H. BATES, who,

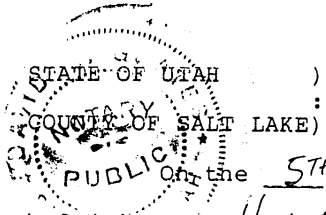
being by me duly sworn did say that he, KEITH H. BATES
_____ is a member of the DONNER TOWERS
MANAGEMENT COMMITTEE and presently holds the office of _____
PRESIDENT of such committee, and that the
foregoing Amendment to Condominium Declaration was signed in
behalf of such Committee by authority of the Declaration for
Donner Towers Condominium and the By-laws of the Donner Towers
Condominium, a Condominium Project, and KEITH H. BATES
_____ acknowledged to me that such committee
executed the same.

R.B. Soutz

Notary Public

My Commission Expires:
8-7-81

Residing at: SLC, UTAH



STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

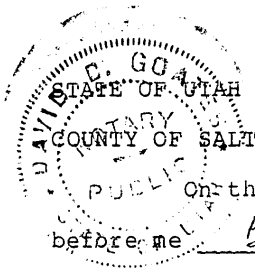
On the 5TH day of August, 1981, personally appeared before me HOMER F. BRUGGEMAN, who, being by me duly sworn did say that he, HOMER F. BRUGGEMAN is a member of the DONNER TOWERS MANAGEMENT COMMITTEE and presently holds the office of VICE-PRESIDENT of such committee, and that the foregoing Amendment to Condominium Declaration was signed in behalf of such Committee by authority of the Declaration for Donner Towers Condominium and the By-laws of the Donner Towers Condominium, a Condominium Project, and HOMER F. BRUGGEMAN acknowledged to me that such committee executed the same.

[Signature]
Notary Public

My Commission Expires: 8-7-81

Residing at: SLC, UTAH

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STATE OF UTAH)
COUNTY OF SALT LAKE) : ss.

On the 5TH day of August, 1981, personally appeared before me BERNICE T. BATES, who, being by me duly sworn did say that she, BERNICE T. BATES is a member of the DONNER TOWERS MANAGEMENT COMMITTEE and presently holds the office of SECRETARY - TREASURER of such committee, and that the foregoing Amendment to Condominium Declaration was signed in behalf of such Committee by authority of the Declaration for Donner Towers Condominium and the By-laws of the Donner Towers Condominium, a Condominium Project, and BERNICE T. BATES acknowledged to me that such committee executed the same.

DB Goetz

Notary Public

My Commission Expires: 8-7-81

Residing at: SLC, UTAH

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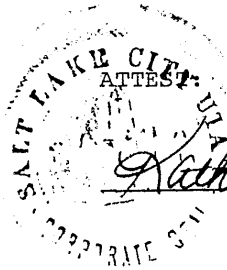
APPROVAL BY CITY

SALT LAKE CITY, a body corporate and politic, and the City in which Donner Towers Condominium is located, by and through its duly elected Mayor, does hereby give final approval to the said Project, as amended by the foregoing Declaration, to the Record of Survey Map recorded concurrently herewith, and to the attributes of the said Project which are mentioned in Section 57-8-35 (3) of the Utah Condominium Ownership Act, as amended and expanded by the Laws of Utah, 1975, Chapter 173, Section 18.

DATED: August 25, 1981

SALT LAKE CITY

BY: [Signature]
Mayor



Kathryn Marshall
Recorder

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EXHIBIT "A"

Beginning at the Southwest corner of Lot 6, Amended Plat of Oak Hills Plat "L", a subdivision of part of the Northeast 1/4 of Section 11, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 0°14'34" East 375.83 feet; thence South 63°51' East 180.54 feet to the West line of Donner Way; thence South 26°09' West along said West line 1.70 feet to a point of a 465.0 foot radius curve to the left; thence Southerly along the arc of said curve and West line 209.07 feet to a point of tangency; thence South 0°23'20" West along said West line 43.39 feet; thence North 89°46'40" West 1.50 feet; thence South 0°23'20" West 7.00 feet; thence South 89°36'40" East 1.40 feet to the aforesaid West line; thence South 0°23'20" West along said West line 16.98 feet to a point on a curve to the right, the radius point of which is North 51°52'29" West 19.12 feet; thence Southwesterly along the arc of said curve 8.62 feet to the North line of Kennedy Drive; thence North 89°36'40" West along said North line 8.51 feet, to a point of a 247.32 foot radius curve to the left; thence Westerly along the arc of said curve and North line 102.47 feet to the point of beginning.

EXHIBIT "C"

Unit	Size	% Interest in Common Areas	Initial Monthly Common Area Assessment
	891	1.309	\$ 22.00
P-100	2,389	3.509	58.00
140	2,379	3.494	58.00
150	1,637	2.404	40.00
170	1,704	2.503	42.00
180	1,605	2.357	39.00
190	2,399	3.524	59.00
240	2,499	3.670	61.00
250	1,624	2.385	40.00
270	1,648	2.421	40.00
280	1,692	2.485	41.00
290	2,399	3.524	59.00
340	2,499	3.670	61.00
350	1,624	2.385	40.00
370	1,648	2.421	40.00
380	1,692	2.485	41.00
390	2,399	3.524	59.00
440	2,499	3.670	61.00
450	1,624	2.385	40.00
470	1,648	2.421	40.00
480	1,692	2.485	41.00
490	2,399	3.524	59.00
540	2,499	3.670	61.00
550	1,624	2.385	40.00
570	1,648	2.421	40.00
580	1,692	2.485	41.00
590	2,399	3.524	59.00
640	2,499	3.670	61.00
650	1,624	2.385	40.00
670	1,648	2.421	40.00
680	1,692	2.485	41.00
690	4,023	5.909	98.00
740	2,047	3.008	50.00
745	2,100	3.082	51.00
750		100.000	

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 KATE L. DIXON
 RECORDS
 SALT LAKE COUNTY
 UTAH

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KATE L. DIXON
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