

Cottonwood Hills H.O.A.
8210 Cottonwood Hills Cr
Sandy, Ut 84094

4711366

7350

AMENDMENT TO DECLARATION

FOR

COTTONWOOD HILLS CONDOMINIUMS

4711366
07 DECEMBER 88 02:10 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD HILLS CONDOMINIUMS
REC BY: D DANGERFIELD, DEPUTY

This amendment to Declaration of Condominium for Cottonwood Hills Condominium as amended ("Declaration"), is made and executed by Cottonwood Hills Homeowners Association this 21st day of August, 1987 pursuant to:

- A. The right and power to amend the Cottonwood Hills Declaration is in accordance with Section 14 of the Covenants, Conditions and Restrictions for Cottonwood Hills Condominium, a condominium project.

WITNESSETH:

WHEREAS, Declarant executed that certain declaration entitled "Declaration" containing Covenants, Conditions and Restrictions for Cottonwood Hills Condominiums, a condominium project, which declaration was recorded November 30, 1979, in the office of the Salt Lake County Recorder at Entry Number 3371141, Book 4996, Page 247; and

WHEREAS, Declarant recorded an amendment to Declaration for Cottonwood Hills Condominium to expand the project, recorded October 10, 1980, at the office of the Salt Lake County Recorder at Entry Number 3494563, Book 5169, Page 768,

NOW, THEREFORE, The Association hereby submits the following amendments according to the provisions of the Act and Recorded Declaration:

AMENDMENTS

- A. Paragraph 7, entitled Common Areas and Facilities, Limited Common Areas and Facilities - Defined and Described, shall be deleted in its entirety, and the following substituted in lieu thereof:

7. Common Areas and Facilities, Limited Common Areas and Facilities - Defined and Described. The common areas and facilities as defined in Section 57-0-3(5), Utah Code Annotated, 1953, as amended, and/or as shown on the record of survey map are hereby set aside for the use and benefit of the respective unit owners in accordance with and for all purposes set forth by the Condominium by the Condominium Ownership Act; provided however, that lower unit patios and upper unit decks, obviously for use by particular units, as shown on the record of survey map, are hereby declared to be limited common areas and facilities for use by such particular unit or units as indicated on said record of survey map to the exclusion of other units, and are to be maintained

2025 087 1381

and/or replaced by that particular unit's owner. Maintenance for, and replacement of patios and decks shall conform to community standards. These standards will be set by the management committee. All utility and furnace room areas, excluding mechanical equipment, and all entranceways and stairways, as indicated on said Record of Survey Map, are hereby declared to be limited common areas and facilities, subject to the limitations and restrictions described in Paragraph 19. All parking spaces shown on the Record of Survey map are hereby declared to be limited common areas and facilities, subject to the limitations and restrictions described in Paragraph 19. Furthermore, notwithstanding the provisions of Section 57-8-3(5), "common areas and facilities" shall mean all land and all portions of property not located within any unit. Declarant expressly reserves the right to construct storage units and/or facilities on the common areas located North of the parking spaces designated on the record of survey map. Upon completion of any such individual storage facilities, the same shall thereupon become limited common areas and shall be maintained by the Management Committee until such time as a storage unit is conveyed to an individual owner, at which time that individual owner shall maintain his unit to community standards. These standards will be set by the management committee. This reservation of the right to construct storage facilities shall not be construed so as to create any rights to storage facilities by other unit owners. Any such construction of storage facilities shall be at the expense of Declarant or the unit owner for whose benefit the storage facility is constructed. The right to use any storage facility shall be transferable to subsequent owners by any unit owner who has paid valuable consideration for the construction of any such storage facility.

- B. Paragraph 19, entitled Parking, shall be deleted in its entirety and the following substituted in lieu thereof, along with exhibit "A" entitled Assigned Covered Parking:

19. Parking. The management committee shall assign carports and parking spaces to unit owners, which assignments will be permanent and considered limited common area. Each unit owner shall be entitled to a minimum of one covered carport parking space (See Exhibit A - Assigned Covered Parking). Any unit owner desiring an additional covered parking space may pay to Declarant or to the management committee an amount equal to the cost of constructing a single carport. Thereafter, upon completion of construction of the additional carport over a parking space, the unit owner and his subsequent successors in interest shall be entitled to be permanently assigned two covered parking spaces by the management committee. Any construction of additional covered carports over parking spaces shall first be approved by the management committee and shall conform to the layout and design of the overall condominium project.

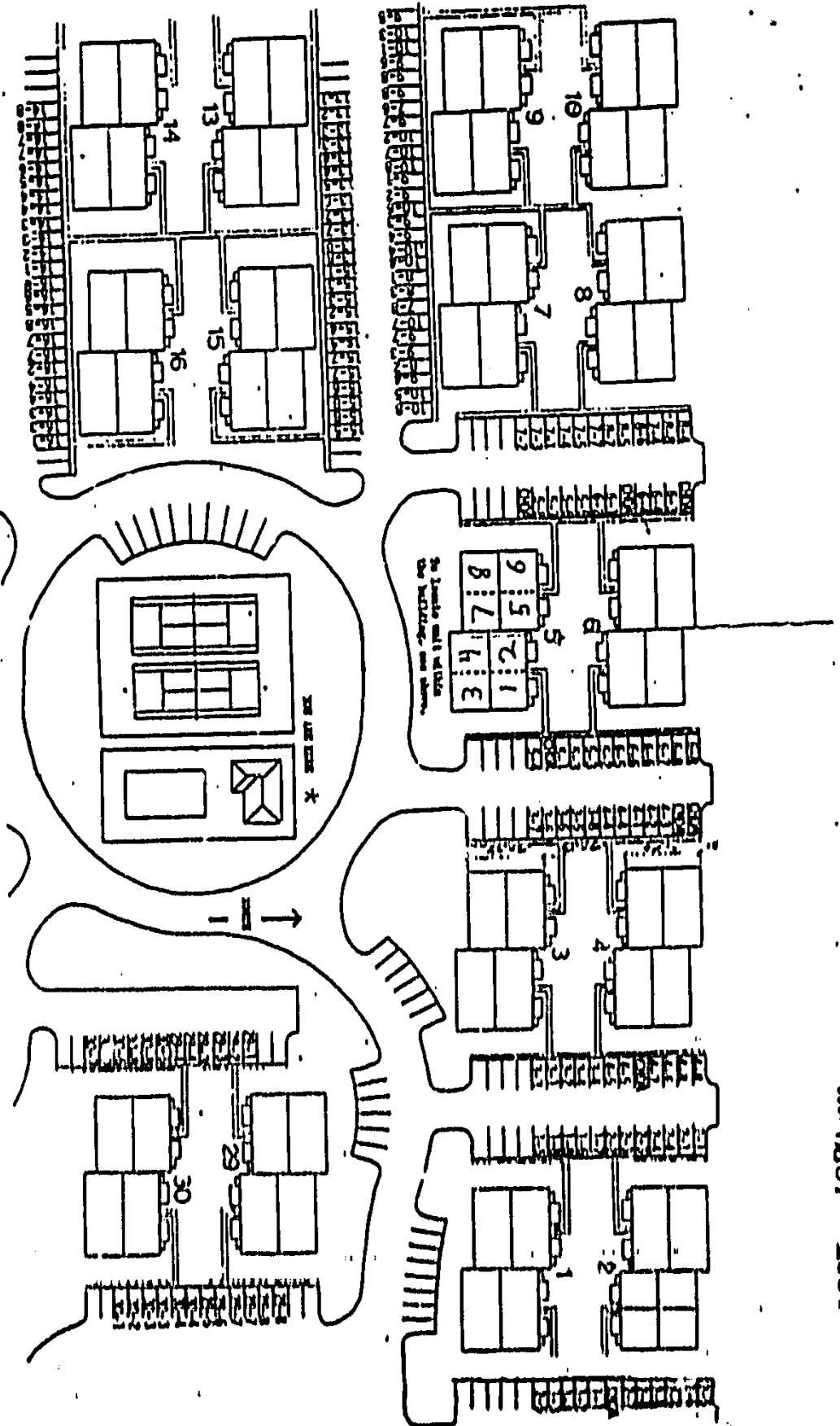


EXHIBIT "A", as of 7/28/87. To be updated as needed.