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At the annual meeting of Colina De Roble Condominiums - all units - on November 21, 1988, and pursuant to prior notice in accordance with Article XV, "Amendment of Bylaws", Article XVI of the Bylaws, "Operation and Maintenance of Condominium Project", was duly passed.

The following paragraphs are to replace everything after the end of the third sentence of Article XVI. The wording to be replaced begins "In addition..." and ends with "...folding doors".

In addition the management committee will be responsible for all reasonable painting and repair of all exterior surfaces including patios, balconies, front porches, front porch tile, uncovered atriums and safety railings but not including owner installed blinds, shade screens etc. All glass, plexiglass, and all atrium covers are the responsibility of the unit owners. The management committee will be responsible for the structural repair of exterior and interior walls, foundations, floors, ceilings, and roofs including insulation except where roof or other damage is determined to be caused by installation of atrium covers or through negligence or fault of the unit owners, their relatives, guests, and/or tenants.

The management committee will also be responsible for all plumbing from the outside meter(s) to and including the individual unit water turnoff valve, all electrical from the meter to and including the individual unit panel(s), all natural gas lines from the meter to the point at which they enter the exterior wall of the unit, all exterior painting and varnishing and all repair or replacement of the unit front doors, garage access doors and garage folding doors including garage folding door hardware but not the automatic door openers.

The unit owners shall be responsible for the repair and replacement of all the interior surface coverings of all floors, ceilings and walls including balcony and patio floor coverings. This includes paint, wallpaper, carpet, carpet padding, drapes, curtains, etc. The unit owners shall also be responsible for the repair, replacement and upkeep of all interior doors and equipment including but not limited to furnaces, refrigeration units, water heaters and softeners, and light fixtures and all appliances including but not limited to refrigerators, ranges and ovens, dishwashers, garbage disposals washers and dryers.

The unit owners shall also be responsible for the cleaning and upkeep of the interior of their units including patios, balconies, atriums, and front porches; the painting and repair of all fences serving their individual units, all decorative iron work, security panels covering their windows and doors, the iron security doors, and all window and door screens. The unit owners shall also be responsible for all other items not specifically mentioned as the responsibility

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01 FEBRUARY 91 03:38 PM
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JEANNE F CHRISTINSEN
992 OAK HILLS WAY
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REC BY: SHARON WEST , DEPUTY

of the management committee.

The project insurance may or may not provide coverage for items considered the unit owners responsibility depending upon the cause of the loss. Call the management committee for specifics at the time of the loss. All disputes arising from the implementation of this article shall be decided by the management committee and its decision shall be binding.

If there is any conflict between this Article and Article XXIV, section 3 this article shall prevail.

Jeanne F Christensen
Jeanne F. Christensen, Secretary



Reneke Olandi
Commission Expires 6/15/91

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