

Return to: Alan D. Frandsen, Atty at Law, 353 East 400 South, SLC., Utah 84111

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BOOK 1169 PAGE 782

FILED AND RECORDED FOR 75/10
Alan D. Frandsen
ATTORNEY

ADDITIONAL MANAGEMENT COMMITTEE RULES TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

MILLSTREAM CONDOMINIUM

Phase Number One and Subsequent Phases

The Declaration of Covenants, Conditions, and Restrictions of Millstream Condominium Phase Number One and Subsequent Phases were recorded originally on or about July 31, 1969 in Book 931 Page 314, Weber County Recorder's Office, Ogden, Utah.

WITNESSETH:

WHEREAS, the Millstream Management Association desire to implement the original Declaration of Covenants, Conditions, and Restrictions with the following additional rules pursuant to Section 30, said House Rules will not in any way affect the original declaration except to make them more comprehensive.

Minimum Age of Unit Owners and Occupants. All unit owners and their dependents, relatives and anyone who permanently resides within the confines of the condominium unit will be eighteen (18) years of age or older.

- (a) "Permanent" will be interpreted to mean in excess of thirty (30) days.
- (b) It is the intent of the Millstream Management Association to limit the Millstream Condominium to an adult community.

WHEREAS, the Millstream Management Association desire to further implement the original Declaration of Covenants, Conditions, and Restrictions with the following additional rules pursuant to Section 34, said House Rules will not in any way affect the original declaration except to make them more comprehensive.

Sale or Lease of Condominium Unit by Owner. A unit owner will, before entering into an oral or written agreement to sale or lease his unit, give the Millstream Management Association written notice thirty (30) days prior to said agreement of the name and address of the prospective buyer or lessee.

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WITNESSETH
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Produced Pursuant to
Assignment of
Rights

- (a) The sale or lease must be approved by the Millstream Management Association and written notice of approval or disapproval to the unit owner will be given ten (10) days after the Millstream Management Association has received the written notification of the anticipated sale or lease.
- (b) Any sale or lease that is consummated by the unit owner without the written approval of the Millstream Management Association will be wholly null and void and shall confer no title or interest whatsoever upon the intended purchaser or lessee.

Effective Date. These Additional Management Committee Rules to Declaration of Covenants, Conditions, and Restrictions of Millstream Condominium will become effective on date of recording.

Legal Descriptions. The above rules pertain to Phase One and Subsequent Phases and Phase One is described as follows:

Part of the Southeast Quarter of Section 21, and the Southwest Quarter of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Beginning at a point on the North line of 16th Street, South 0 degrees 31' West 978.44 feet from the Northeast corner of said Southeast Quarter of said Section 21, said point of beginning being North 86 degrees 31' East 376.0 feet from the Northeast corner of the intersection of Brinker Avenue and 16th Street; and running thence South 86 degrees 31' West 46.04 feet; thence North 0 degrees 31' East 138.48 feet; thence South 89 degrees 29' East 228.18 feet; thence South 1 degree 20' West 122.66 feet to the North line of 16th Street; thence South 86 degrees 31' West 180.94 feet to the point of beginning.

DATED this 18th day of March, 1977.

L. J. Myer
L. J. Myer

Arthur Cooper
Arthur Cooper

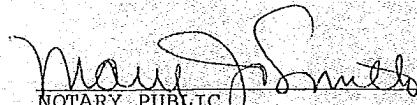
Lynwood Islaub
Lynwood Islaub

Serald Larsen
Serald Larsen

Nick Profazien
Nick Profazien

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On the 18th day of March, 1977, personally appeared before me E. J. Meyer, Luther Cooper, Lynwood Islaub, Gerald Larsen and Mick Profazier, and each duly acknowledged to me that they signed the foregoing document and that the same is true to the best of their information, knowledge and belief and that the same was signed in behalf of the Millstream Management Association.


NOTARY PUBLIC
Residing in Salt Lake City, Utah

My Commission expires:
July 13, 1978