

7022534

**Addendum to the Declaration of Condominium for 838 East South Temple Condominiums as recorded 04/09/96 number 6325778
Nancy Workman, Recorder, Salt Lake County, Utah**

The following amendment was passed by a clear majority, exceeding 75% of the membership of the Homeowners Association on April 21, 1998:

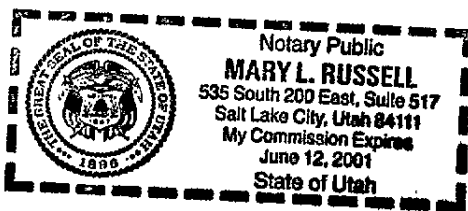
Each unit shall be entitled to exercise one undivided vote on issues and that such practice is not in violation of the published guidelines governing exercise of voting procedures and that each unit owner will be entitled to one single vote exactly, irrespective of the apportionment of ownership of common areas.

A copy of the minutes of the general meeting of the Homeowners Association Annual Meeting is attached.

Board of Directors, July 9, 1998

Nancy Cheng
Eileen Drachman
Keith J. Marshall
Henry Hecht
Steve Scott

Nancy Cheng
Eileen Drachman
Keith Marshall
Henry Hecht
Steve Scott



7022534
07/10/98 10:16 AM 57.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
838 E 50 TEMPLE CONDO ASSOC
838 E 50 TEMPLE #108
SLC UT 84102
REC BY:V ASHBY DEPUTY - WI

Mary L. Russell

BK8032PG1558

838 Condominium General Membership Meeting

838 East South Temple Street
Salt Lake City, UT 84102

Meeting: 7:00 P.M., Tuesday, April 21, 1998

1. Attending: 38 persons or their duly appointed proxies , consisting of a quorum of 88.4%
2. Agenda:
 - a. Monthly condo fee includes:
 - Risk insurance for building and common areas
 - Water, cable TV, trash collection and common area electricity, heat and air conditioning
 - Maintenance, including supplies, snow removal, yard care, elevators, common area fire alarms and smoke detectors, common area janitorial services, security, garage doors, parking areas and other common area services as required
 - Management services during business hours
 - b. Courtesy services (Not entitlements)
 - Newspaper retrieval when residents are away and request the courtesy
 - UPS and other delivery service with packages held in office if desired by a resident
 - Resident rosters for owners if desired
 - Message services
 - Proxy forms for owners if requested
 - Provide entry to units if keys are forgotten or misplaced
 - c. Services not provided:
 - Outside window washing unless planned as a budgeted item, requiring an increase in monthly condo fees
 - Managerial services during non-working hours unless budgeted
 - Any services within owner units
 - d. Rules and/or courtesies not adequately being observed
 - Monthly condo fees are paid by the fifth of the month to avoid possible penalty fees for fees not paid by the tenth of the month
 - Do not allow entry of unauthorized or unknown persons, including those unknowingly admitted by standing near front entry
 - Do not give out access codes to unauthorized persons, particularly newspaper and other delivery personnel and non-resident visitors
 - Bag and tie any trash securely if placed in the garbage chutes
 - Break down any cardboard cartons and any items too large for the garbage chutes and place in the outside trash bin
 - Garbage apt to cause unpleasant odors should only be placed in the outside trash bin
 - If keys to individual units are changed, it is mandatory to keep a key in the office to allow emergency entry to all units as required by the by-laws, to prevent an owner for being liable to damage to common areas or adjoining units. Only one owner declined to comply and was notified by registered mail of the requirement.
 - Smoking is prohibited by state law inside the building and within 25 feet of any entryway

W
MM

EJD

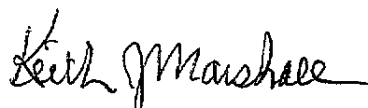
BK8032PG1559

- Underground parking is allowed only in assigned parking stalls
 - Delivery trucks may only park and make deliveries at the rear entrance to the building
 - Household goods and other freight may only be transported using the freight elevator, not the passenger elevator
- c. Representatives of the Police and Fire Departments made a presentation outlining their services and measures the homeowners should adopt to protect their persons and property.
- d. Eight homeowners were nominated to serve on the Board of Directors of the Homeowners Association. The following five were elected by secret ballot:

Nancy Cheng	#101
Eileen Drachman	#209
Keith J. Marshall	#302
Henry Hecht	#307
Steve Scott	#411

The officers will be selected at the first meeting of the Board of Directors.

- e. A Treasurer's Report, consisting of the budgeted and actual expenses of the first quarter 1998, was distributed and approved
- f. Penalties for violating the rules of the Homeowners' Association were discussed. (Amount at the discretion of the Board of Directors, possibly \$10 to \$50 per incident), including but not limited to:
- Allowed noise by residents or guests
 - Security and building access by non-residents, including newspaper & other deliveries
 - Allowed use of common areas including the recreation and exercise room, deposits and fees for damages and cleaning paid either by the user or charged to all members
 - Traffic safety and prevention of conflicting traffic between exit ramp and front door traffic circle as well as other on-property conditions
 - Approval and provision of a roster of owners and residents as well as emergency notification information
 - Rules governing parking and allotment of parking spaces
- g. Frequency of General Meetings was voted to be quarterly.
- h. A clear majority, exceeding 75% of the membership voted that each unit exercise one undivided vote on issues and agreed that such practice is not in violation of the published guidelines governing exercise of voting procedures
3. The meeting was adjourned at 9:45 PM. The date and time of the next general meeting will be announced following the first Board of Directors meeting.



Keith J. Marshall
President, Homeowners' Association

W *EJD*
HH *S*