

AMENDMENT  
TO  
AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF SANDY HIGHLANDS, A PLANNED UNIT DEVELOPMENT

This Amendment to the Amended Declaration of Covenants, Conditions and Restrictions of Sandy Highlands, a planned unit development, is made this 12<sup>th</sup> day of October, 1998, by Sandy Highlands Homeowners' Association (hereinafter referred to as "Declarant" or "Association").

RECITALS:

WHEREAS, Sandy Highlands, a planned unit development, is currently subject to the Amended Declaration of Covenants, Conditions and Restrictions of Sandy Highlands, a planned unit development dated February 1989 and recorded March 16, 1989, as Entry No. 4747164 in Book 6110 at page 2196 of the Official Records of the Salt Lake County Recorder ("DCCR"); and

WHEREAS, the Association desires to amend the DCCRs; and

WHEREAS, the Association has conducted a vote of its membership; and

WHEREAS, at least Sixty-Seven Percent (67%) of the percentage interest in the Common Areas of the membership of the Association has voted in favor of this Amendment.

NOW, THEREFORE, paragraph 13.15 Structural Alterations. of the DCCRs of the Sandy Highlands Homeowners' Association is amended by deleting the current paragraph in its entirety, substituting the following:

13.15 Structural Alterations. Without the prior consent of the Board, no structural alterations of any kind or nature to any Lot, Limited Common Areas, or Common Areas shall be made, and no plumbing, electrical or similar work within the Limited Common Areas or the Common Areas shall be done; nor shall any Lot Owner cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of the building and no trellises, shutters, cables, or radio/television antennas shall be affixed to or placed upon the Limited Common Areas, Common Areas, or Lots, including, but not limited to, the exterior walls or roof, or any part thereof. The Board shall have the authority to establish standards and mandatory guidelines for the foregoing and for all exterior door colors, window coverings, levelers, shades and blinds as necessary to maintain the aesthetics and uniformity of the Community.

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Awnings and canopies are allowed at the option and expense of each Lot owner. Awnings shall be of rigid metal construction attached to the building and meet the uniform specifications of material and design approved by the Board. All awnings shall be of the same color and design and installed in a uniform manner. The Board shall determine qualified suppliers and specifications.

A satellite dish may be installed at the option and expense of each Lot owner. Only one (1) satellite dish not to exceed 24 inches in diameter shall be allowed for each Lot. The satellite dish shall be installed on the back side of a unit's roof in a non-conspicuous place, not readily visible from the street in front of the unit. All wiring shall be concealed. The location of any satellite dish shall be approved by the Board, in writing, prior to installation.

EXECUTED BY THE ASSOCIATION on the day and year first above written.

SANDY HIGHLANDS HOMEOWNERS' ASSOCIATION

By: *Gary M. Taylor*  
Gary Taylor, President

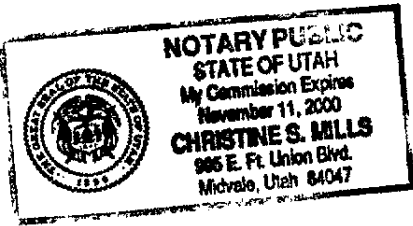
By: *Shirley H. Livingston*  
Secretary

STATE OF UTAH )  
                              : ss  
COUNTY OF SALT LAKE )

On the 12<sup>th</sup> day of September, 1998, personally appeared before me, GARY TAYLOR, President of Sandy Highlands Homeowners' Association, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

*Christine S. Mills*  
Notary Public  
Residing in Salt Lake County  
State of Utah

My commission expires:  
11/11/00



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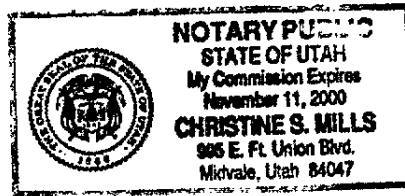
STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

On the 12<sup>th</sup> day of September, 1998, personally appeared before me Shirlee A. Livingston Secretary of Sandy Highlands Homeowners' Association, the signer of the foregoing instrument, who duly acknowledged to me that she/he executed the same.

Christine S. Mills  
Notary Public  
Residing in Salt Lake County  
State of Utah

My commission expires:

11/11/00



The undersigned being all of the Board of Trustees of Sandy Highlands Homeowners' Association hereby certify that the foregoing Amendment was approved by a vote of at least Sixty-Seven Percent (67%) of the ownership of the percentage interest in the Common Areas.

Dary M. Taylor

Edwin C Nordquist

Shirlee A Livingston

Janet L. Hall

Robert D. Bradshaw

Fannette R. Stone

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STATE  
COUNTY  
CHRISTINA  
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RECORDER, SALT LAKE COUNTY, UTAH  
ASHTON BRAUNBERGER & BOUD  
765 E 9000 S STE.A-1  
SANDY, UT 84094  
REC BY:A GARAY ,DEPUTY - WI

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