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WHEN RECORDED RETURN TO:
James R. Blakesley
Attorney at Law
2595 East 3300 South
Salt Lake City, Utah 84109

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05/26/99 11:37 AM 71.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
JAMES R BLAKESLEY
2595 E 3300 S 3RD FLOOR
SLC, UT 84109
REC BY:Z JOHANSON ,DEPUTY - WI

FIRST AMENDMENT TO DECLARATION
OF
MILLCREEK MEADOWS CONDOMINIUMS

This FIRST AMENDMENT to the DECLARATION OF CONDOMINIUMS FOR MILLCREEK MEADOWS CONDOMINIUMS is made and executed this 5th day of April, 1999, by the MILLCREEK MEADOWS OWNERS ASSOCIATION, INC., a Utah non-profit corporation, whose principal office is located at 115 East 5460 South, Suite 63, Murray, Utah 84107 (the "Association").

RECITALS

A. The DECLARATION OF CONDOMINIUM FOR MILLCREEK MEADOWS CONDOMINIUMS was recorded in the office of the County Recorder of Salt Lake County, State of Utah on or about the 8th day of March, 1994 as Entry No. 5758790, in Book 6888 at Page 2449 of the Official Records (the "Declaration").

B. Management and control of the Project has since been transferred by the original declarant or its successors in interest to the Association.

C. This document affects the real property located in Salt Lake County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference.

D. The voting requirements of Article III, Section 23 of the Declaration have been satisfied.

E. The voting requirements of Article V, Section 1 of the By-Laws of MILLCREEK MEADOWS CONDOMINIUMS have been satisfied.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Association hereby executes this AMENDMENT to the DECLARATION OF CONDOMINIUMS for MILLCREEK MEADOWS CONDOMINIUMS for and in behalf of all of the Unit Owners.

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The Declaration is hereby modified as follows:

1. Article III , Section 18 of the Declaration is deleted in its entirety and the following language is substituted in lieu thereof:

18. Composition of Management Committee. The Committee shall be composed of six (6) members. Each member of the Committee shall have one (1) vote; provided, however, on any motion for the transaction of business the President's vote shall only count in the event of a tie and if the President is not present, then the Vice-President's vote shall only count in the event of a tie. If neither the President nor the Vice-President are present and the vote on a motion ends in a tie, then the vote of the property manager shall decide the question. The term of office of Committee members shall be as set forth in the By-Laws. The Committee members shall hold office until their respective successors have been elected and hold their first meeting. Only Unit Owners and agents of institutional Unit Owners shall be eligible for Committee membership. At each annual meeting of the Association the Percentage Interest appurtenant to a Unit may be voted in favor of as many candidates for Committee membership as there are seats on the Committee to be filled.

2. Article III, Section 3 of the By-Laws is deleted in its entirety and the following language is substituted in lieu thereof:

3. Election and Term of Office of the Committee Members. The term of office for each of the six (6) Committee members is two (2) years; provided, however, the terms of office of three (3) members of the Committee shall expire each year to ensure continuity in management. Committee members shall hold office until their respective successors have been elected and hold their first meeting.

3. Article III, Section 8 of the By-Laws is deleted in its entirety and the following language is substituted in lieu thereof:

8. Committee's Quorum. At all meetings of the Management Committee, the presence of at least three (3) members of the Committee shall constitute a quorum for the transaction of business. The presence of the President, or in his absence the Vice-President, shall be counted for purposes of having a quorum. If at any meeting of the Committee there be less than a quorum present, then the majority of those members present may elect to adjourn the meeting from time to time and until such time as a quorum may be obtained. When a quorum is obtained, then the meeting may continue, and at such meeting any business which might have been transacted at the meeting as originally called may be transacted without further notice.

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4. The effective date of this Amendment is the date it is recorded in the office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

MILLCREEK MEADOWS OWNERS ASSOCIATION, INC.

By: Brian Barnett
Title: Brian Barnett, President

By: Ned Martin
Title: Ned Martin, Secretary/Treasurer

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 30 day of April, 1999, personally appeared before me Brian Barnett and Ned Martin, who by me being duly sworn, did say that they are the President and Secretary of the HOMEOWNERS ASSOCIATION, and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of its Board of Directors, and said Brian Barnett and Ned Martin duly acknowledged to me that said Association executed the same.

Kristie Freeland
NOTARY PUBLIC
Residing At:
Commission Expires:



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EXHIBIT "A"

Real Property Description of Millcreek Meadows Condominiums.

Beginning at a point West 792.00 feet and South 00 11'03" West 331.32 feet and North 89 58'09" West 33.00 feet from the Center of Section 32, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 00 11'03" East from a county monument located in the intersection of 3900 South and 900 East and running thence South 00 11'02" West 76.59 feet; thence North 89 58'00" West 764.99 feet; thence North 00 11'22" East 153.12 feet; thence South 89 58'18" East 764.98 feet; thence South 00 11'02" West 76.60 feet to the point of beginning.
Contains 2.69 acres.

-POOR COPY-
CO. RECORDER