

WHEN RECORDED, PLEASE MAIL TO:

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8492464
01/14/2003 03:38 PM 51.00
Book - 8720 Pg - 4983-4986
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
PARR WADDOUPS BROWN GEE &
185 S STATE #1300 LOVELESS
SLC UT 84111-1536
BY: RDJ, DEPUTY - WI 4 P.

8492464

**SECOND AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR STATION PLACE CONDOMINIUMS**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR STATION PLACE CONDOMINIUMS (the "Amendment") is entered into this 13 day of December, 2002, by Station Place Condominium Association, Inc., a Utah non-profit corporation (the "Association").

RECITALS

A. Whereas Station Place Associates, Inc., a Utah corporation ("Declarant"), executed and caused to be recorded that certain Declaration of Condominium for Station Place Condominiums (as amended, the "Declaration") dated June 29, 2000, and caused the same to be recorded in the office of the Salt Lake County Recorder on June 30, 2000, as Entry No. 7671597 in Book 8372 at Page 2477-2542; and

B. Whereas Declarant and the Association executed and caused to be recorded that certain First Amendment to Declaration of Condominium for Station Place Condominiums (the "First Amendment") dated September 19, 2001, and caused the same to be recorded in the office of the Salt Lake County Recorder on October 1, 2001, as Entry No. 8017614 in Book 8506 at Page 5996-6004; and

C. Whereas the Declaration subjects that certain real property more particularly described on Exhibit A hereto to the provisions of the Act; and

D. Whereas Section 18.03 of the Declaration provides that the Declaration may be amended by the Owners at any time by a vote of at least sixty-seven percent (67%) of the votes allocated to all Units; and

E. Whereas, pursuant to a duly called meeting of the Owners held on [October 25, 2002], Owners representing at least sixty-seven percent (67%) of the votes allocated to all Units

authorized the Association, acting on behalf of such Owners, to amend the Declaration as more specifically set forth herein; and

F. Whereas the Association desires to amend the Declaration as stated herein pursuant to the vote of the Owners.

NOW, THEREFORE, in consideration of the mutual obligations set forth herein and other good and valuable consideration, the parties hereto agree as follows:

AMENDMENT

1. *Sub-Section 6.01 of the Declaration is hereby amended and restated in its entirety as follows:*

6.01 Number and Election of Directors.

The Management Committee shall consist of Seven (7) Directors. The Directors shall hold office until the election of their successors at the next annual meeting. Thereafter, subject to the terms and conditions of Sections 6.03, 6.04, and 6.05 below, each Director will hold office for a term of one (1) year, and the Owners shall elect the Directors at the annual meetings.

2. *To the extent the terms of this Amendment modify or conflict with any provisions of the Declaration, the terms of this Amendment shall control. All other terms of the Declaration not modified by this Amendment shall remain the same and are hereby ratified and affirmed. Capitalized terms not specifically defined herein shall have the same meaning as set forth in the Declaration unless a contrary intent is clearly implicated.*

ENTERED INTO AND AGREED TO on the date first set forth above.

“Association”

Station Place Condominium Association, Inc., a Utah non-profit corporation


Christine Smith, President

STATE OF UTAH)
) SS:
COUNTY OF SALT LAKE)

On this 13 day of December, 2002, personally appeared before me Christine Smith, who acknowledged herself to be the President of Station Place Condominium Association, Inc., a Utah non-profit corporation, and being authorized to do so, she executed the foregoing instrument for the purposes therein contained, by signing the name of the foregoing corporation, by herself as such officer.

[Notary Seal]

Christine Smith
Christine Smith
Notary Public
SHARON BALLE
10771 S. 1st Dr.
Salt Lake City, Utah 84113
My Commission Expires
October 17, 2003
State of Utah

Exhibit A
to
Second Amendment to
Declaration of Condominium
for
Station Place Condominiums

(Legal Description of the Land)

Beginning at a point South 00°25'45" East 1355.81 feet (1355.05 per deed) and North 89°51'38" East 138.74 feet (139.00 feet per deed) to a brass cap monument located at the intersection of State Street and Wasatch Avenue (8000 South) and North 89°51'38" East 1461.57 feet and South 00°08'22" East 198.00 feet from the Northwest corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, running thence South 00°08'22" East 351.45 feet; thence South 89°51'38" West 460.23 feet to a point on the Easterly right-of-way line of 150 East Street; thence Northwesterly along said East right-of-way line the following three courses: North 23°38'31" West 164.01 feet; thence North 24°55'22" West 201.00 feet; thence North 27°56'12" West 20.98 feet; thence North 89°51'38" East 619.68 feet to the point of the beginning.

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