

WHEN RECORDED, MAIL TO:

Valley Vu Villas HOA
PO Box 1029
West Jordan, UT 84084
15-31-102-023

8504488
01/24/2003 10:39 AM 94.00
Book - 8725 Pg - 6787-6789
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
VALLEY VU VILLAS HOA
PO BOX 1029
W JORDAN UT 84084
BY: ZJM, DEPUTY - MI 3 P.

AMENDMENTS

DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS OF EASEMENTS FOR VALLEY VU VILLAS

ARTICLE I SECTION 4: RECITALS

The undersigned Valley Vu Villas Condominiums Owners Association hereby certifies the following amendment to the Declaration of Covenants, Conditions, and Restrictions of Easements for Valley Vu Villas Article I, Section 4:

Article I, Section 4 is replaced with the following:

1.04: The Association intends by this Declaration to impose upon the Real Property mutually beneficial restrictions under a general plan of improvement for the benefit of all of said Units and the Owners thereof. Moreover, the Association intends that the Project shall be developed as a community for persons 55 or older and intends to qualify for the age restriction exemption under The Fair Housing Act (title VIII of the Civil Rights Act, 42 USC § 3601, et seq.) That allows communities to be operated for occupancy by persons 55 years of age or older and to satisfy those certain criteria set forth in the Housing for Older Persons Act (42 USC 3607(b)(2)(C)), and to adopt certain age restriction rules and regulations to be enforced by the Association.

DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS OF EASEMENTS FOR VALLEY VU VILLAS

ARTICLE 8 SECTION 6: RECITALS

The undersigned Valley Vu Villas Condominiums Owners Association hereby certifies the following addition to the Declaration of Covenants, Conditions, and Restrictions of Easements for Valley Vu Villas Article VIII:

Article VIII, Section 6 is added:

8.06 AGE RESTRICTIONS: *At least eighty percent (80%) of the occupied Units within the Project shall be occupied by at least one (1) person not less than fifty-five (55) years of age. Each Owner hereby agrees and acknowledges that in the event he or she purchased a Qualifying Unit, he or she shall be bound by the Age 55 Criteria and the Owner's rental and sale of such Qualifying Unit shall be restricted by the Age 55 Criteria. To the extent required by any applicable Federal or State law, at no time shall less than eighty (80%) percent of the Units subject to this Declaration be occupied by single families where at least one member of the single family is not at least fifty (55) years of age or older. For the purposes of this Section 8.06, a Unit is "Occupied" when an Owner of Occupant has possession of the Unit and has the right to actually use or control such*

8504488
3/80

BK 8725 PG 6787

Unit. In compliance with HOPA, the Association, shall (i) publish and adhere to Age 55 Criteria policies and procedures that demonstrate the intent to operate this Project as a community for persons who are 55 years of age or older as such intent is set forth in this Section; and (ii) shall establish policies for age verification of each Owner or Occupant by reliable surveys and affidavits, which surveys and affidavits shall be of the type that may be admissible in administrative and judicial proceedings for the purposes of such verification, such as a driver's license, birth certificate, passport, immigration card or military identification. The only exception to the Age 55 Criteria as applied to the eighty percent (80%) of Units occupied by persons age 55 or older is for the non-age qualified surviving spouse of an age qualified decedent Owner who had occupied the Qualified Unit, until such time as the non-age qualified surviving spouse remarries at which time the exception expires.

CERTIFICATION

Article XXII, Section 1 of the Declaration of Covenants, Conditions, and Restrictions of Easements for Valley Vu Villas allows "additions to, changes in, or amendment of this Declaration (or the other Condominium Constituent Documents) shall require the consent of Unit Owners exercising not less than seventy-five (75%) of the voting power of Unit Owners."

By postcard ballot sent in June 2002 to the Valley Vu Villas Condominiums Owners Association, and returned during June and July 2002, ninety-three & 0.6125 percent (93.615%) of the members approved ratification of the above mentioned amendments.

DATED: January 22, 2003

VALLEY VU VILLAS CONDOMINIUMS
OWNER ASSOCIATION



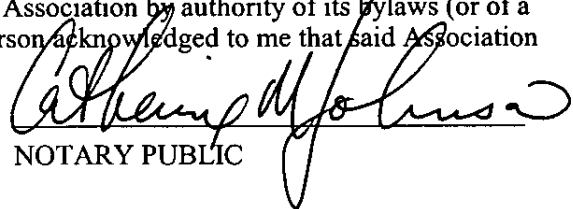
Phil Peterson, President

STATE OF UTAH)

: ss.

County of Salt Lake)

On this 22 day of January 2003, personally appeared before me Phil Peterson, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that he is the President of the Valley Vu Villas Condominiums Owner Association and that said document was signed by him in behalf of said Association by authority of its bylaws (or of a Resolution of its Board of Trustees), and said Phil Peterson acknowledged to me that said Association executed the same.



NOTARY PUBLIC



My Commission Expires: 8-8-06

DATED: January 22, 2003

VALLEY VU VILLAS CONDOMINIUMS
OWNER ASSOCIATION

LaDeane Henrichsen
LaDeane Henrichsen, Officer

STATE OF UTAH)
 : ss.
County of Salt Lake)

On this 22 day of January 2003, personally appeared before me LaDeane Henrichsen, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that she is an officer of the Valley Vu Villas Condominiums Owner Association and that said document was signed by her in behalf of said Association by authority of its bylaws (or of a Resolution of its Board of Trustees), and said LaDeane Henrichsen acknowledged to me that said Association executed the same.

Catherine M. Johnson
NOTARY PUBLIC



My Commission Expires: 8-8-06

15-31-104 -001 thru 081

BK8725PG6789