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02/11/2003 02:16 PM 135.00  
Book - 8737 Pg - 153-164  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
JAMES R. BLAKESLEY  
2595 E 3300 S 3RD FLOOR  
SLC UT 84109  
BY: RDJ, DEPUTY - WI 12 P.

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
OAK MEADOWS  
A CONDOMINIUM PROJECT**

This FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF OAK MEADOWS is made and executed by the OAK MEADOWS HOMEOWNERS ASSOCIATION, INC. (the "Association"), a nonprofit corporation, of 4126 South 1600 West, Salt Lake City, Utah 84123.

**RECITALS**

A. The Declaration of Condominium of Oak Meadows was recorded in the office of the County Recorder of Salt Lake County, Utah on October 24, 1996 as Entry No. 6488506 in Book 7519 at Page 623 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. All of the voting requirements of Article III, Section 30 of the Declaration 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 First Amendment to Declaration of Condominium of Oak Meadows.

1. It is proposed that Article III, Section 36 of the Declaration be amended to read as follows:

36. Working Capital Fund. A working capital fund or reserve account shall be established and maintained by the Management Committee. Each Unit's contribution to the working capital fund shall be equal to two (2) monthly Assessments for the Unit. A Unit's share of the working capital fund shall be collected by the

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Management Committee and transferred to the working capital fund at the time of closing of each sale of the Unit. The purpose of the working capital fund is to pay for: (a) the impact of the transfer of ownership and/or possession of a Unit, (b) unforeseen operating expenses, (c) machinery and equipment, and (d) repairs and capital improvements, as the need arises from time to time. Sums paid into the working capital fund are not to be considered as the advance payment of assessments, maintenance charges, or that Unit's monthly allocation of the common expenses. May voluntary conveyance, the grantee of a Unit shall be jointly and severally liable with the Grantor for payment of debt contribution to the working capital fund.

2. 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 4 day of November, 2002.

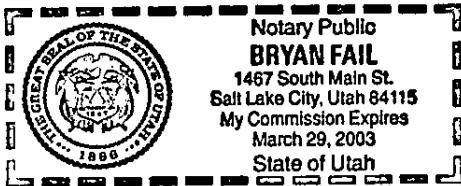
OAK MEADOWS HOMEOWNERS ASSOCIATION, INC.

By: Erich Fleischel  
Name: Erich Fleischel  
Title: President

By: Rachel Crump  
Name: Rachel Crump  
Title: Secretary

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

On the 4<sup>th</sup> day of ~~November, 2002~~ <sup>January 2003</sup>, personally appeared before me ERICH FLEISCHEL and RACHEL CRUMP, who by me being duly sworn, did say that they are the President and Secretary of the OAK MEADOWS HOMEOWNERS ASSOCIATION, INC. and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of its Board of Trustees, and said ERICH FLEISCHEL and RACHEL CRUMP duly acknowledged to me that said Association executed the same.



[Signature]  
NOTARY PUBLIC  
Residing At: S-L. County  
Commission Expires: 3/29/03

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EXHIBIT "A"

21-03-204-001-0000 OAK MDWS CONDO	B 24110
00005	U 10
00010	
21-03-204-004-0000 OAK MDWS CONDO	B 24110
00040	U 11
00045	
21-03-204-002-0000 OAK MDWS CONDO	B 24110
00055	U 20
00060	
21-03-204-005-0000 OAK MDWS CONDO	B 24110
00070	U 21
00075	
21-03-204-003-0000 OAK MDWS CONDO	B 24110
00085	U 30
00090	
21-03-204-006-0000 OAK MDWS CONDO	B 24110
00100	U 31
00105	
21-03-204-007-0000 OAK MDWS CONDO	B 24114
00122	U 10
00123	
21-03-204-010-0000 OAK MDWS CONDO	B 24114
00125	U 11
00126	
21-03-204-008-0000 OAK MDWS CONDO	B 24114
00128	U 20
00129	
21-03-204-011-0000 OAK MDWS CONDO	B 24114
00131	U 21
00132	
21-03-204-009-0000 OAK MDWS CONDO	B 24114
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00135	
21-03-204-012-0000 OAK MDWS CONDO	B 24114

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00654  
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