

WHEN RECORDED RETURN TO:

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 Book - 9103 Pg - 3947-3950
GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 JAMES R. BLAKESLEY
 2595 E 3300 S 3RD FLOOR
 SLC UT 84109
 BY: ZJM, DEPUTY - WI 4 P.

**AMENDMENT TO DECLARATION
 OF
 COVENANTS, CONDITIONS AND RESTRICTIONS, AND BY LAWS,
 OF BRITTANY CONDOMINIUMS**

This Amendment to Declaration of Covenants, Conditions and Restrictions, and Bylaws, of Brittany Condominiums is executed by the Brittany Homeowners Association, of P.O. Box 548, West Jordan, UT 84048 (the "Association").

RECITALS

- A. The Declaration of Covenants, Conditions and Restrictions, and Bylaws, of Brittany Condominiums was recorded in the office of the County Recorder of Salt Lake County, Utah on July 8, 1999 as Entry No. 7407313 in Book 8292 at Pages 7235-7283 of the official records (the "Declaration").
- B. 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.
- C. All of the voting requirements of the Declaration and Bylaws have been satisfied.

AMENDMENTS

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 Declaration of Covenants, Conditions and Restrictions, and Bylaws, of Brittany Condominiums for and on behalf of all of the unit owners.

1. Article 4, Section 16(11) of the Declaration is deleted in its entirety and the following provision is substituted in lieu thereof.

(11) Artificial Vegetation, Exterior Sculptures, Signs, and Similar Items. Artificial vegetation, exterior sculptures and similar items are permitted within the flowerbeds and porch areas of each unit, subject to the rules adopted by the Management Committee from time to time. Such items should be decorative and non-permanent in nature. The maintenance of such items is the responsibility of the

unit owner. No signs, banners or similar items shall be displayed on the interior of any unit so as to be prominently visible from the exterior of the unit, except for signs pertaining to the sale of the unit as outlined expressly in other sections of the Declaration and Bylaws.

2. Article 4, Section 16(12) of the Declaration is deleted in its entirety and the following provision is substituted in lieu thereof.

(12) Lighting. No permanent exterior lights may be installed or displayed by unit owners or occupants. Non-permanent garden lighting and decorative holiday lights may be displayed by the unit owners or occupants upon application and subject to the approval and discretion of the Management Committee.

3. Article 4, Section 20(d) of the Declaration is deleted in its entirety and the following provision is substituted in lieu thereof:

(d) Late Fees. Payments are due in advance on the 1st day of the calendar month. A late fee or penalty may be charged by the Management Committee in a sum not less than the greater of Twenty and No/100ths Dollars (\$20.00) or Ten Percent (10%) of the payment for payments, including partial payments, received after the 10th day of the month

4. Article 2, Section 4 of the Bylaws is deleted in its entirety and the following provision is substituted in lieu thereof:

4. Annual Meeting. The annual meeting of the Association shall be held in March of each year, the specific date and time to be fixed by the Management Committee. If the annual meeting is to be held at a place other than at the principal office of the Association, the place of the meeting shall be at a location in Salt Lake County, Utah specified in the notice of meeting.

5. 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 22 day of February, 2005.

BRITTANY HOMEOWNERS ASSOCIATION

By: *Anthony Romanello*
Name: Anthony Romanello
Title: President

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

On the 22 day of February, 2005, personally appeared before me Anthony Romanello, who by me being duly sworn, did say that he is the President of the BRITTANY HOMEOWNERS ASSOCIATION, and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of a resolution of its Board of Trustees, and said Anthony Romanello duly acknowledged to me that said Association executed the same.

Robyn Sleight
NOTARY PUBLIC
Residing At: *Sandy, Utah*
Commission Expires: *Aug. 19, 2006*

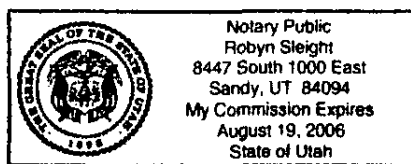


Exhibit "A"
LEGAL DESCRIPTION

BRITTANY CONDOMINIUMS

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

21-30-102