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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
PRINCE YEATES & GELDZAHLER  
175 E 4TH S STE.900  
SLC UT 84111  
BY: KLD, DEPUTY - WI 13 P.

**SECOND AMENDMENT  
TO THE AMENDED AND RESTATED  
DECLARATION AND BYLAWS  
OF  
MAYFLOWER CONDOMINIUM  
A Utah Condominium Project**

This document is made and executed by the Condominium Owners joining in this document all of which are owners of units in the Mayflower Condominium located at 1283 East South Temple, Salt Lake City, Salt Lake County, State of Utah with legal description attached hereto as Exhibit "A" and incorporated herein. This document is executed by the required number of owners under Section 20 of the Amended and Restated Declaration of Mayflower Condominium as amended such that this document constitutes an instrument in writing signed and acknowledged by the unit owners who own three fourths (3/4) of the aggregate ownership interests in the common areas and facilities thereby making this amendment effective upon recording. The certification to this document by the president of the management committee certifies that the required number of unit owners in Mayflower Condominium signed and agreed to this document.

**RECITALS**

A. The original Declaration of Condominium of Mayflower Condominium, was recorded on March 18, 1976 as Entry No. 2795771 in Book 4139 beginning at Page 41 of the official records of Salt Lake County, State of Utah. This document established Mayflower Condominium as a Utah Condominium Project.

B. By document recorded on August 2, 1995 and titled Second Amendment to the Declaration and Bylaws of the Mayflower Condominium Association, which document was recorded as Entry No. 6133076 in Book 7198 beginning at Page 2341 of the official records of Salt Lake County, State of Utah, the Declaration of Condominium of Mayflower Condominium was "amended to read in full as set forth" in that document; specifically, that document amended and restated in its entirety the Declaration of Condominium of Mayflower Condominium (that document is hereafter called the "Amended and Restated Declaration").

C. By document entitled Amendment to the Declaration and Bylaws of the Mayflower Condominium Association, which document was recorded July 6, 1998 as Entry No. 7017043 in the official records of the Salt Lake County, State of Utah, the Amended and Restated Declaration was amended to replace Section 15 of the Amended and Restated Declaration by restating the said Section 15 in its entirety as set forth in that document and to delete Section 19 of the Amended and Restated Declaration (that document is herein referred to as the First Amendment to the Amended and Restated Declaration).

D. The unit owners in the Mayflower Condominium desire to note that Sheet 3 of the

Record of Survey Map shows the Basement Level Floor Plan of the Condominium, and shows thereon a privately owned unit denominated as Apt. B-4. In later documents, and herein and hereafter, this unit is named Unit 001. Unit 001 is shown pictorially on Exhibit B attached hereto.

E. The unit owners in the Mayflower Condominium and the association of unit owners desire to further amend the Amended and Restated Declaration of Condominium of Mayflower Condominium by the execution of this Second Amendment which Second Amendment identifies space denominated Unit 002 which space is owned by the Mayflower Association. For the present, until otherwise desired by the Mayflower Association, this unit will be utilized for residence by the manager. Further this Second Amendment identifies a second commonly owned space, specifically called Unit 003 (called Apt. B-2 on Sheet 3 of the Record of Survey Map). The ownership of Unit 003 will be in the Mayflower Association. Commonly owned Units 002 and 003 are shown pictorially on Exhibit B attached hereto. Mayflower Condominium continues to consist of 21 individually owned units.

F. This Second Amendment to the Amended and Restated Declaration of Condominium of Mayflower Condominium, assigns and reassigns limited common parking spaces and storage spaces in the Mayflower Condominium and identifies and locates Unit 002 and Unit 003 as aforesaid both units, to be owned in common by the association and to be used for association purposes and Unit 001, which is individually owned.

NOW, THEREFORE, the undersigned hereby state and declare that the Amended and Restated Declaration and Bylaws of the Mayflower Condominium are hereby amended as follows:

1. Section 8.3.12 of the Amended and Restated Declaration is amended to insert at the end of the second line of said Section 8.3.12, the phrase "and real property." Section 8.3.14 of the Amended and Restated Declaration is amended to replace the amount \$100.00 with the amount \$300.00 or such amount as may in the future be determined to be reasonable by the Association.

2. Exhibit B hereto shows pictorially the correct layout on the ground of the Basement Level Floor Plan (Sheet 3) of the Record of Survey Map as such Basement Level currently exists. Exhibit B is presented as clarification and notice of the current layout and for reference purposes by the owners with regard to the Condominium, its documents, and its constituent parts.

3. The current Appendix A to the Amended and Restated Declaration is replaced in its entirety by Appendix A attached hereto and incorporated herein, which Appendix A sets out or re-sets out, the parking spaces and storage spaces assigned as limited common areas and facilities to particular units and the par value points and

percentage of undivided interest in the common areas and facilities as hereafter applicable to Mayflower Condominium.

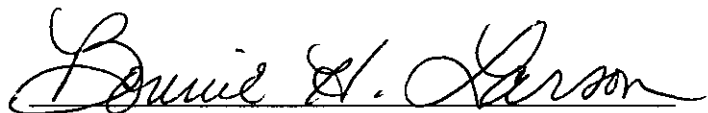
4. As set forth above, the undersigned certify that pursuant to Section 20 of the Amended and Restated Declaration of Condominium of Mayflower Condominium the appropriate minimum signatures (75% of owners) as required by said Section 20 was and is achieved in this amendment.

5. Only as amended by this document, the Amended and Restated Declaration of Condominium of Mayflower Condominium (see Recital B) as amended (See Recital C) remains in full force and effect.

DATED for reference purpose September 1, 2005.

The undersigned BONNIE LARSON certifies that <sup>SHE</sup>~~he~~ is the President of Mayflower Association, the association of unit owners of Mayflower Condominium under the Utah Condominium Ownership Act and that as such President of the Association and on behalf of the Association and the unit owners of Mayflower Condominium, the undersigned certifies that the required seventy-five percent (75%) of owners, as required by Section 20 of the Amended and Restated Declaration approved this Second Amendment to the Amended and Restated Declaration and Bylaws and the Amended Sheet 3 of the Record of Survey Map and the approval of those documents by the required percentage of owners was and is achieved as further shown by the signatures hereinafter.

DATED this 3 day of November, 2005.

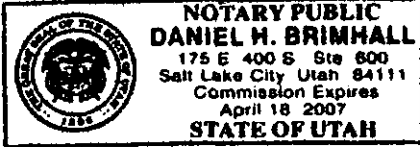


President  
Mayflower Association

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

On this 3<sup>rd</sup> day of November, 2005, personally appeared before me Bonnie H. Larson, the president of Mayflower Association, signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

My Commission Expires: 04/18/2007



[Signature]  
NOTARY PUBLIC  
Residing at Salt Lake County, Utah

The foregoing Amendment is certified to and approved by the following unit owners

m. David Eckaly  
Name

102  
Unit No.

5.02%  
Percent Int.

[Signature]  
Name

[Signature]  
Name

303  
Unit No.

4.68%  
Percent Int.

CINDY KINDRED  
Name

Carol Bunnell  
Name

101  
Unit No.

5.02%  
Percent Int.

\_\_\_\_\_  
Name

Betty C. Stokes  
Name

504  
Unit No.

4.83%  
Percent Int

\_\_\_\_\_  
Name

Devan M. Chyira  
Name

204  
Unit No.

4.60%  
Percent Int

\_\_\_\_\_  
Name

Bruce M. Hill  
Name

001  
Unit No.

1.52%  
Percent Int

\_\_\_\_\_  
Name

Harold L. Koch  
Name

401  
Unit No.

5.24%  
Percent Int

Barbara K. Ponce  
Name

Alice M. Gpatu  
Name

103  
Unit No.

4.53%  
Percent Int

\_\_\_\_\_  
Name

Jean R. Dorenson  
Name

301  
Unit No.

5.17%  
Percent Int

\_\_\_\_\_  
Name

David S. Thomas  
Name

402  
Unit No.

5.24%  
Percent Int

DAVID S. THOMAS  
Name

ST  
Name

203  
Unit No.

4.60%  
Percent Int

Geraldine W. Nelson  
Name

201  
Unit No.

5.09%  
Percent Int

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Unit No.

\_\_\_\_\_  
Percent Int

\_\_\_\_\_  
Name

Ruzman Rose  
Name

502  
Unit No.

5.32%  
Percent Int

\_\_\_\_\_  
Name

Raymond Keith  
Name

304  
Unit No.

4.68%  
Percent Int

\_\_\_\_\_  
Name

per  
Name

202  
Unit No.

5.09%  
Percent Int

REED THORPE  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Unit No.

\_\_\_\_\_  
Percent Int

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Unit No.

\_\_\_\_\_  
Percent Int

\_\_\_\_\_  
Name

Arthur Hammer Jr.  
Name

501  
Unit No.

5.32%  
Percent Int

Ann Hammer  
Name

Bernie H. Larson  
Name

503  
Unit No.

4.83%  
Percent Int

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Unit No.

\_\_\_\_\_  
Percent Int

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Name

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Unit No.

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Percent Int

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Unit No.

\_\_\_\_\_  
Percent Int

\_\_\_\_\_  
Name



*Lowell B*  
 \_\_\_\_\_  
 Name

*John Thomas B*  
 \_\_\_\_\_  
 Name

404  
 Unit No.

4.76  
 Percent Int

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Unit No.

\_\_\_\_\_  
 Percent Int

\_\_\_\_\_  
 Name

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 Unit No.

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 Percent Int

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 Name

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Unit No.

\_\_\_\_\_  
 Percent Int

\_\_\_\_\_  
 Name

Karen Huntisman  
Name

302  
Unit No.

5.17%  
Percent Int

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Unit No.

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Percent Int

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Name

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Name

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Unit No.

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Percent Int

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Name

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Unit No.

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Percent Int

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Name

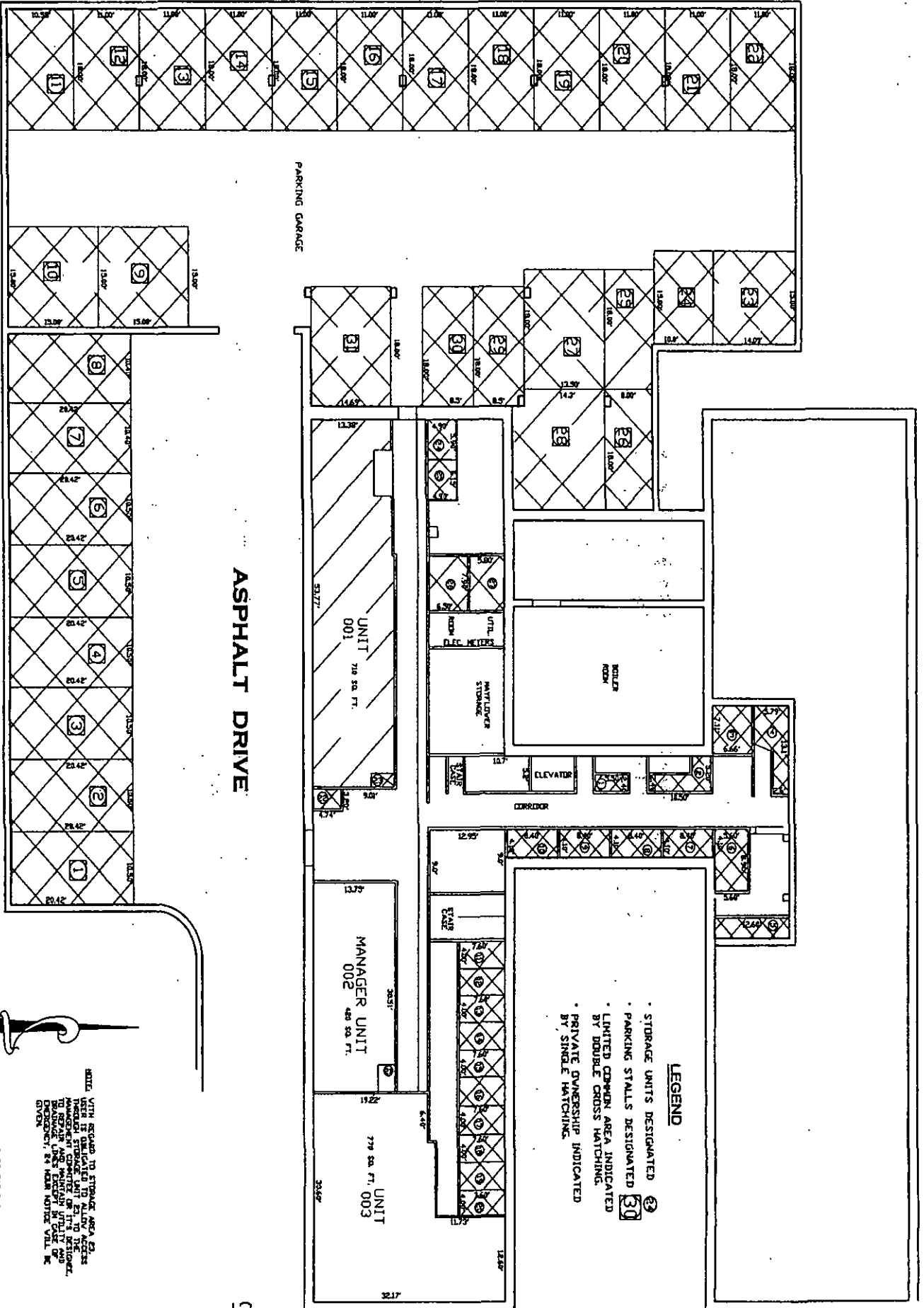
**EXHIBIT "A"**

**Legal Description**

**THE PROPERTY IS SPECIFICALLY MAYFLOWER CONDOMINIUM AND ALL OF ITS UNITS AND COMMON AREA, A UTAH CONDOMINIUM PROJECT LOCATED AT 1283 EAST, SOUTH TEMPLE, SALT LAKE CITY, UTAH 84102.**

**MAYFLOWER CONDOMINIUM IS LOCATED ON THE BELOW DESCRIBED SALT LAKE COUNTY REAL PROPERTY:**

**LOT 1 AND A PART OF LOT 4, BLOCK 2, PLAT "G", SALT LAKE CITY SURVEY, AS SHOWN ON THE OFFICIAL PLATS THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 89°58'36" WEST ALONG THE NORTH LINE OF SOUTH TEMPLE STREET, 165.0 FEET, THENCE NORTH 0°19'09" WEST, 214.5 FEET, THENCE NORTH 89°58'36" EAST, 165.0 FEET TO THE WEST LINE OF U STREET, THENCE SOUTH 0°19'09" EAST WITH THE WEST LINE OF U STREET, 214.5 FEET TO THE POINT OF BEGINNING.**



BASEMENT LEVEL FLOOR PLAN



NOTE: WITH REGARD TO STORAGE AREA, ALL INDICATED STORAGE UNITS ARE TO BE MAINTAINED IN A CLEAN AND ORDERLY MANNER. EXCESSIVE STORAGE OF MATERIALS OR DEBRIS IN THESE AREAS IS PROHIBITED. STORAGE UNITS ARE TO BE KEPT CLEAR OF ALL OBSTRUCTIONS. STORAGE UNITS ARE TO BE KEPT CLEAR OF ALL OBSTRUCTIONS. STORAGE UNITS ARE TO BE KEPT CLEAR OF ALL OBSTRUCTIONS.

**APPENDIX A**

**MAYFLOWER CONDOMINIUM**

<u>Unit Number</u>	<u>Par Value Points</u>	<u>Percentage of Undivided Interest in the Common Areas and Facilities</u>	<u>Assigned Limited Common Areas and Facilities</u>	
			<u>Parking Spaces</u>	<u>Storage Spaces</u>
101	6590	5.02%	15	9
102	6590	5.02%	10	11
103	5950	4.53%	17, 18	5, 7
104	5950	4.53%	20	20
201	6690	5.09%	1, 11, 12	2, 3
202	6690	5.09%	2	15
203	6050	4.60%	14	14
204	6050	4.60%	3	13
301	6790	5.17%	6, 19	19
302	6790	5.17%	13	18, 22
303	6150	4.68%	16	10
304	6150	4.68%	5	24
401	6890	5.24%	23	4
402	6890	5.24%	4	16
403	6250	4.76%	7, 8, 24	8
404	6250	4.76%	30	12
501	6990	5.32%	21, 22	6
502	6990	5.32%	25, 26, 27, 28	26, 27
503	6350	4.83%	31	25
504	6350	4.83%	29	1
001	2000	1.52%	9	23
002	-0-	Common	None	21
003	-0-	Common	None	17
<b>Total</b>	<b>131,400</b>	<b>100.00%</b>		