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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BOB SKANCHY Cottonwood HIGHTS
7179 VILLANDRIE LANE
COTTONWOOD HIGHTS UT 84121 NEH
BY: NEH, DEPUTY - WI 2 P.

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
VILLANDRIE PLANNED UNIT DEVELOPMENT

The undersigned, Villandrie Homeowners' Association, Inc. (the "Association"), a Utah nonprofit corporation, is the Association under that certain Declaration of Covenants, Conditions, and Restrictions of Villandrie Planned Unit Development (as amended from time to time, the "Declaration") which was recorded on ^{10/18} 2001 as Entry No. ⁸⁰³⁴²³² in Book ⁹³⁹⁶ at Pages ²⁶⁹⁹⁻²⁷⁰⁰ 1513, in the records of the Salt Lake County Recorder.

WITNESSETH

A. Section X.4. of the Declaration authorizes the Association to amend the Declaration upon the affirmative vote, in person or by proxy, of at least sixty percent (60%) of the Total Votes of the Association.

B. It is hereby certified that the vote required by Section X.4. of the Declaration for its amendment has occurred.

NOW THEREFORE, pursuant to the authority granted in Section X.4. of the Declaration, the Association hereby amends the Declaration as follows:

1. Section VII.4. is hereby amended and restated in its entirety as follows:

Section VII.4. No Short Term Rentals . It is the policy and intent of this Declaration and the Association that no Dwelling Unit or any part thereof shall be rented or leased for a term of less than one (1) year, and that no overnight, daily, weekly, or monthly rentals or leases or any arrangement which has a similar effect shall be permitted. *1/6/05 unanimous in favor*

2. Section VII.6.(b) is hereby amended and restated in its entirety as follows:

Section VII.6.(b) Parking on Roads. No Vehicle, inoperable or operable, shall be parked or placed within the Common Areas, including roadways, except temporarily on a roadway if the Vehicle belongs to a guest or invitee of an Owner, but not an Owner's Vehicle, and not for more than 24 consecutive hours, and only for hours such as the Association may designate, which designated hours may be fewer than 24 hours in any single day. No Vehicle shall be parked in such a way as to obstruct the driveway of any Dwelling Unit or to impede or interfere with the ingress or egress to or from such driveway. *12/12/06 unanimous in favor*

3. Section VII.6.(c)(ii) is hereby amended and restated in its entirety as follows:

Section VII.6.(c)(ii) Dwelling Unit Driveways. An Owner may park his Vehicle temporarily in the driveway of his Dwelling Unit, provided however that each such Vehicle must leave the Property once in each 24 hour period. In addition, a temporary guest of an Owner may park his Vehicle in the driveway of the Owner, provided however that each such Vehicle must leave the Property once in each 24 hour period. *12/12/06 unanimous in favor*

4. Section VII.9. is hereby amended and restated in its entirety as follows:

Section VII.9. Dwelling Unit Exterior and Appearance. Exterior antennas are prohibited on or about the Dwelling Units. Exposed metal flues, vents, ventilator or other metallic rooftop protrusions shall be coated or painted with a neutral color which will blend harmoniously with the surrounding landscaping and related improvements. Satellite reception dishes of a diameter of not more than 24 inches are allowed provided they are placed or screened so they are reasonably screened from neighboring properties. The location of satellite reception dishes and any screening thereof must be approved by the Association as part of the Dwelling Unit exterior. All power lines and similar type cables shall be buried underground. No personalized mailboxes, banners, addresses or other exterior decor or identifying or decorating materials may be affixed, posted or otherwise displayed on or about the Dwelling Units, but all such matters shall be subject to the rules and regulations promulgated by the Board of Trustees from time to time. The appearance of each Dwelling Unit shall conform to the rules and regulations promulgated from time to time by the Board of Trustees, including, without limitation, that all windows in a Dwelling Unit shall have appropriate interior coverings consisting of shades, blinds, shutters or other suitable coverings approved by the Association, but reflective materials, paper, sheets and temporary coverings shall not be permitted. Traditional Christmas and other holiday decorations and lights may be displayed on the exterior of Dwelling Units if such are tasteful and are not intrusive to other owners, and all such matters shall be subject to the regulation by the Association acting through the Board of Trustees. Nothing contained in this Declaration shall restrict the Association from decorating the Common Areas for seasonal, holiday or other occasions or permanently.

12/12/06 unanimous in favor

This amendment shall be effective upon recording in the office of the Salt Lake County Recorder. Except to the extent specifically modified herein, the Declaration shall remain in full force and effect.

Dated: ^{Dec}~~November~~ 18, 2006.

VILLANDRIE HOMEOWNERS' ASSOCIATION, INC.

By *R.B. Spansky*, Its President

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

On ^{Dec}~~November~~ 13, 2006, personally appeared before me _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Wilma Neibaur
NOTARY PUBLIC

