

WHEN RECORDED, MAIL TO:

The Stansbury HOA
PO Box 1029
West Jordan, UT 84084

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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
STANSBURY HOA
PO BOX 1029
W JORDAN UT 84084
BY: ZJM, DEPUTY - WJ 6 P.

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Parcel #'s: 16-05-156-001-0000 through 16-05-156-073-0000

AMENDMENT TO DECLARATION

DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS FOR THE STANSBURY

ARTICLE 11 SECTION 1: RECITALS

The undersigned Association of Owners of The Stansbury Condominiums hereby certifies the following amendment to the Declaration of Covenants, Conditions, Restrictions and Reservations for The Stansbury Article 11, Section 1:

Article 11, Section 1 is replaced with the following:

11.1 ESTIMATED EXPENSES

At the Annual Owners Meeting, the Board shall estimate the charges (including common expenses, and any special assessments for particular units) to be paid during each year: shall make provision for creating, funding and maintaining reasonable reserves for contingencies, operations, and repair, replacement and acquisition of common areas and facilities; and shall take into account any expected income and any surplus available from the prior year's operating fund. The Board may at any suitable time establish the first such estimate. If the sum estimated and budgeted at any time proves inadequate for any reason (including nonpayment for any reason of any owner's assessment), the Board may at any time levy a further assessment, which shall be assessed to the owners in like proportions. The budget may be reviewed and revised by the membership at any annual meeting, or any special meeting called for such purpose, but if not so reviewed or if no change is made shall be deemed approved.

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS FOR THE STANSBURY**

ARTICLE 11 SECTION 2: RECITALS

The undersigned Association of Owners of The Stansbury Condominiums hereby certifies the following amendment to the Declaration of Covenants, Conditions, Restrictions and Reservations for The Stansbury Article 11, Section 2:

Article 11, Section 2 is replaced with the following:

11.2 PAYMENT BY OWNERS

Each owner shall be obligated to pay assessments made pursuant to this Article in equal monthly installments on or before the first day of each month during such year, or in such other reasonable manner as the board shall designate, and any unpaid assessments shall be subject to late fees and shall bear interest at the rate of ten (10%) percent per annum from date until paid.

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS FOR THE STANSBURY**

ARTICLE 11 SECTION 8: RECITALS

The undersigned Association of Owners of The Stansbury Condominiums hereby certifies the following amendment to the Declaration of Covenants, Conditions, Restrictions and Reservations for The Stansbury Article 11, Section 8:

Article 11, Section 8 is replaced with the following:

11.8 LIEN INDEBTEDNESS

Each monthly assessment and each special assessment shall be joint and several personal debts and obligations of the owner or owners and contract purchasers of units for which the same are assessed as of the time the assessment is made and shall be collectible as such. The amount of any assessment, whether regular or special, assessed to any unit and the owner and/or purchaser of any unit plus interest at the rate of ten (10% percent per annum), and collection costs, including reasonable attorney's fees, shall be a lien upon such unit, the appurtenant limited common area and the exclusive use thereof. The said lien for payment of such assessments shall have priority over all other liens and encumbrances, recorded or unrecorded except first mortgages or trust deeds on each unit. Suit to recover a money judgment for unpaid assessments shall be maintainable without foreclosure or waiving the lien securing the same.

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS FOR THE STANSBURY**

ARTICLE 9 SECTION 3 PARAGRAPH 1 SUBPARAGRAPH (o): RECITALS

The undersigned Association of Owners of The Stansbury Condominiums hereby certifies the following amendment to the Declaration of Covenants, Conditions, Restrictions and Reservations for The Stansbury Article 9, Section 3, Paragraph 1, Subparagraph (o):

Article 9, Section 3, Paragraph 1, the addition of the following Subparagraph (o):

ARTICLE 9.3.1(o) Authority of the Board

9.3.1 (o) In addition to any other remedies available at law or equity, or under the terms of this Declaration or the Bylaws, the Management Board is hereby authorized to establish and enforce penalties in the event of noncompliance with the rules and regulations established by the Management Board as authorized by the Declaration.

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS FOR THE STANSBURY**

SCHEDULE "C" BYLAWS OF THE STANSBURY CONDOMINIUM ASSOCIATION

ARTICLE 3 SECTION 2 PARAGRAPH 1: RECITALS

The undersigned Association of Owners of The Stansbury Condominiums hereby certifies the following amendment to the Declaration of Covenants, Conditions, Restrictions and Reservations for The Stansbury Schedule "C" Bylaws of The Stansbury Condominium Association, Article 3, Section 2, Paragraph 1:

Schedule "C" Bylaws of The Stansbury Condominium Association, Article 3, Section 2, Paragraph 1 is replaced with the following:

Article 3.2.1 Election and Term of Office.

The Board shall consist of seven members elected at the Association's annual meeting. Each member shall serve for 3-year term of office except the initial Board following approval of this amendment shall serve as follows: two for one-year term of office, two for two-year terms of office and three for three-year term of office. Subsequent elections of members whose terms expire shall serve for three-year terms of office. The term of office shall be from Annual Meeting to Annual Meeting.

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS FOR THE STANSBURY**

**SCHEDULE "C" BYLAWS OF THE STANSBURY CONDOMINIUM ASSOCIATION
ARTICLE 12**

The undersigned Association of Owners of The Stansbury Condominiums hereby certifies the following amendment to the Declaration of Covenants, Conditions, Restrictions and Reservations for The Stansbury Schedule "C" Bylaws of The Stansbury Condominium Association, Article 12:

Schedule "C" Bylaws of The Stansbury Condominium Association, Article 12 is replaced with the following:

Article 12.0 "Fiscal Year"

The fiscal year of the Association shall begin on January 1 and end on December 31.

CERTIFICATION

Article 22, Section 1 of the Declaration of Covenants, Conditions, Restrictions and Reservations for The Stansbury allows amendments by this Amendment to Declaration shall require the consent of Unit Owners exercising not less than sixty (60%) of the voting power of Unit Owners."

By postcard ballot sent in June 2004 to The Stansbury Condominiums Owners Association, and returned during July to October 2004, Sixty-Four & 0.1606 percent (64.1606%) of the members approved ratification of the Article 11.1 Estimated Expenses; Article 11.2 Payment by Owners & Article 11.8 Lien Indebtedness amendment; Sixty-One & 0.6844 percent (61.6844%) of the members approved ratification of the Article 9.3.1.(o) Authority of the Board amendment; Sixty-Seven & 0.1076 percent (67.1076%) of the members approved ratification of the Section "C" Bylaws of The Stansbury Condominium Association Article 3.2.1 Election and Term of Office Amendment; Seventy & 0.8043 percent (70.8043%) of the members approved ratification of the Section "C" Bylaws of The Stansbury Condominium Association Article 12 Fiscal Year Amendment.

DATED: March 2, 2005

ASSOCIATION OF OWNERS OF THE STANSBURY CONDOMINIUMS

Norman Schmehl
Norman Schmehl, President

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

On this 2 day of March 2005, personally appeared before me Norman Schmehl, 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 Association of Owners of The Stansbury Condominiums 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 Norman Schmehl acknowledged to me that said Association executed the same.

Catherine M. Johnson
NOTARY PUBLIC

My Commission Expires: 2-8-06



DATED: March 2, 2005

ASSOCIATION OF OWNERS OF THE STANSBURY
CONDOMINIUMS

Mira Lochner
Mira A. Lochner, Officer

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

On this 2 day of March 2005, personally appeared before me Mira A. Lochner, 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 Association of Owners of The Stansbury Condominiums 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 Mira A. Lochner acknowledged to me that said Association executed the same.

Catherine M. Johnson
NOTARY PUBLIC

My Commission Expires: 8-8-06

