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KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH
DEC 31 10 56 AM '84
M.V.C.
REC'D
DIXON
Dennis K. Johnson
Penni Korolobos

AMENDED

DECLARATION FOR

CONDO--SHOPS CONDOMINIUM PROJECT

This Amendment to the Declaration previously filed and recorded on December 31, 1979 is made and executed as of the 6th day of NOVEMBER, 1984, by EARL DEAN SHELLEDY and DOLORES B. SHELLEDY, his wife, hereinafter designated and referred to as "Declarants", who are the successors in interest to LEWIS P. CHANSLOR and VERA M. CHANSLOR, his wife, the previous owners and declarants, and pursuant to the Utah Condominium Ownership Act, said persons by these presents and by duly executing and recording this amendment to declaration in the official records of Salt Lake County, Utah, submit the land hereinafter described, together with all the buildings, erected and to be erected thereon, and all easements, rights and appurtenances belonging thereto, to the provisions of Title 57, Chapter 8, Utah Code Annotated (1953) and do hereby state that by so doing that said persons propose to amend said declaration, in order to describe the conversion of convertible lands previously contained within said condominium, in compliance with Section 57-8-13.2 Utah Code Annotated (1953, as amended).

1. Description of Land. The land mentioned above is a parcel located in the City of West Valley, County of Salt Lake, State of Utah, shown on an amended record of survey map prepared by DON ABELE, a registered land surveyor, the original linen tracing of which is duly recorded in the recorder's office of Salt Lake County, State of Utah, said parcel, including said convertible land, being more particularly described as follows:

Begin at a point on the Eastline of 2700 West Street. Said point being South 89°53'21" East 50.09' and South 00°05'10" East 65.56' along said East line of 2700 West Street from the center of Section 21, Township 1 South, Range 1 West, Salt Lake City Base and Meridian and running thence South 00°05'10" East 170.07' along said East line of 2700 West Street; thence South 89°53'21" East 320.00'; thence North 00°05'10" West 170.00'; thence North 89°53'21" West 320.00 to the point of beginning.

2. Description of Buildings. The buildings previously constructed in the condominium project are described in the

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initial declaration. Unit No. 30, which was built upon the convertible lands as described in the initial declaration, is a unit with a main level, a basement level of one-half the total area of the main level, and is of brick construction.

3. Description of Units. The two buildings comprising the initial 29 units of the condominium project are described in the initial declaration. Unit 30 has a ground level with a 3'0 by 6'8" office door leading into an office or service area and a 6'0 by 6'8" overhead door leading into a storage or warehouse area. Said unit also contains a basement level, which is one-half the size of the floor level.

The number of each unit, approximate area and its proportionate interest in the common areas and facilities, as reapportioned after the inclusion of Unit 30, are set forth on Exhibit "A", attached hereto and made a part hereof.

4. Determination of Percentages in Common Areas and Facilities. The percentages of interest of the respective units in the common elements, after the inclusion of Unit 30, have been determined upon the basis of the approximate relation of the size of each unit to the aggregate size of all the units.

5. Description of the Common Areas and facilities. The common areas and facilities of the condominium remain the same as those stated in the initial declaration.

6. Description of the Limited Common Areas. Four additional parking spaces were also created out of part of the convertible lands and each of the 30 units shall have a certain number of specific parking spaces assigned to them, which parking spaces shall be reserved for each respective unit's use. The number of said spaces, and which units they are reserved to are set forth on Exhibit "B" attached hereto and made a part hereof.

7. Use of Unit 30. The building constructed on unit 30 is intended for commercial and industrial uses and private uses consistent with the purposes of the initial declaration. No use may be made of said unit as a residence for the owner.

8. Amended Record of Survey Map. Simultaneous with the recording hereof, there has been recorded an Amended Record of Survey Map setting forth a description of the surface of the land, the linear measurement and location of the buildings, diagramatic floor plans of the buildings, a distinguishing number for every physical unit identified on the Record of Survey Map, the location and dimensions of all easements appurtenant to the land, and bearing the verified statement of a registered land surveyor, certifying that said map accurately depicts said layout, location, unit and building designations.

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9. Name of Condominium. The condominium shall continue to be known as Condo-Shops. An unincorporated association of unit owners through which the unit owners will manage and regulate the condominium has already been formed and has already enacted by-laws, a copy of which was appended to the initial declaration. The name of the association shall continue to be Condo-Shops Association. However, the names of the management committee of said association, and the respective offices are amended as follows:

Management Committee

Earl Dean Shelledy
Dolores B. Shelledy

Office

Chairman
Vice-Chairman/
Secretary/Treasurer

10. Amendment of Declaration. The Unit Owners may amend this Declaration and/or the Record of Survey Map upon the approval of the Unit Owners representing not less than two-thirds (2/3) of the interests in the Common Elements, which approval shall be duly recorded in the Official Records of Salt Lake County, State of Utah; provided, however, changes in the percent of the Common Elements require one hundred percent (100%) approval of the Unit Owners and their respective mortgagees.

11. Service of Process. The name of the person to receive service of process in the case as contemplated by Utah Code Annotated Section 57-8-33 (1953, as amended) and the place of his residence are amended as follows:

Earl Dean Shelledy
P. O. Box 27084
Salt Lake City, Utah 84127

Said agent may be changed by the management committee filing written notice thereof in the official records of Salt Lake County, State of Utah.

12. Continuation of Provisions in Initial Declaration. All other provisions contained in the initial declaration recorded on December 31, 1979, in Book 5016 at Page 904, excluding paragraph 18 of said initial declaration, and the by-laws enacted pursuant to said initial declaration, shall all continue in full force and effect as though set out in full herein.

13. Effective Date. This Amendment to Declaration shall take effect upon recording the official records in the office of the County Recorder, Salt Lake County, Utah.

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MADE AND EXECUTED as of the day and year first above written.

Earl Dean Shelledy
EARL DEAN SHELEDY

Dolores B. Shelledy
DOLLORES B. SHELEDY

STATE OF UTAH)
COUNTY OF *Salt Lake* : ss.

On the *6th* day of *November*, 1984, personally appeared before me EARL DEAN SHELEDY and DOLLORES B. SHELEDY, his wife, the signers of the above Amendment to Declaration for Condo-Shops Condominium, who duly acknowledged to me that they executed the same.

Nancy E. Wagner
Notary Public
Residing in: *Utah*

My Commission Expires:

10-15-88

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EXHIBIT "A"

CONDO-SHOPS CONDOMINIUM PROJECT

<u>Unit Number</u>	<u>Unit Size in Square Feet</u>	<u>% Interest in Common Areas and Facilities</u>
1 through 6, 9 through 20 and 23 through 28	495.9	2.553
7 and 21	727.96	3.748
8	745.3	3.838
22	739.5	3.808
29	2,320.8	11.949
30	2,259.9	11.636
Total Interest in Common Areas		100.000%

EXHIBIT "B"
CONDO-SHOPS CONDOMINIUM PROJECT
LIMITED COMMON AREAS

<u>Unit Number</u>	<u>Assigned Parking Spaces</u>
1	1, 2
2	3, 4
3	5, 6
4	7, 8
5	9, 10
6	11, 12
7	13, 14
8	15, 16, 17
9	18, 19
10	20, 21
11	22, 23
12	24, 25
13	26, 27
14	28, 29
15	32
16	33
17	34
18	35
19	36
20	42
21	43
22	44, 45
23	46
24	47
25	48
26	49
27	50
28	51
29	37, 38, 39, 40, 41
30	30, 31, 31a, 52, 53
	54, 55