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 Gary W. Ott
 Recorder, Salt Lake County, UT
 NELSON CHRISTENSEN & HELSTEN
 BY: eCASH, DEPUTY - EF 5 P.

When recorded, return to:

Jeffrie L. Hollingworth
 NELSON, CHRISTENSEN, HELSTEN
 HOLLINGWORTH & WILLIAMS
 68 South Main Street, Suite 600
 Salt Lake City, Utah 84101

**THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF
 COVENANTS, CONDITIONS AND RESTRICTIONS OF THE
 TERRACES AT MT. OLYMPUS CONDOMINIUMS**

This Third Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Terraces at Mt. Olympus Condominiums ("**Third Amendment**") is dated this 17th day of FEBRUARY, 2009 (the "**Effective Date**"), by the Terraces at Mt. Olympus Homeowners Association, Inc., a Utah nonprofit corporation ("**Declarant**").

RECITALS

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Terraces at Mt. Olympus Condominiums ("**Amended Declaration**") was recorded on August 28, 2001 as Entry 7987200 in Book 8493, Pages 8732-8782, in the office of the Salt Lake County Recorder and amended by that certain First Amendment to Amended and Restated Declaration of Covenants and Restrictions of the Terraces at Mt. Olympus Condominiums ("**First Amendment**") which was recorded on July 19, 2005 as Entry 9436320 in Book 9161, Pages 1904 – 1907 and by that certain Second Amendment to Amended and Restated Declaration of Covenants and Restrictions of the Terraces at Mt. Olympus Condominiums ("**Second Amendment**") which was recorded on February 19, 2008 as Entry 10350200 in Book 9571, Pages 1211 - 1214; and

WHEREAS, the Amended Declaration, the First Amendment and the Second Amendment are collectively referred to herein as the "**Current Declaration**"; and

WHEREAS, under the Current Declaration the Management Committee is responsible for the exclusive management and control of the Common Areas and Facilities and has installed, operates and maintains the Common Areas Sprinkling System defined below; and

WHEREAS, under the Current Declaration each Unit Owner is responsible to keep such Owner's Limited Common Areas and Facilities clean, sanitary and in attractive condition; and

WHEREAS, certain Unit Owners or their predecessors have opted to install separate individual sprinkling systems in their Limited Common Areas and Facilities to water the landscaping within their Limited Common Areas and Facilities; and

WHEREAS, this Third Amendment is intended to confirm the location of the Limited Common Areas and Facilities around the exterior of each Unit and confirm responsibility for sprinkling systems and clothes dryer vents.

WHEREAS, this Third Amendment has been properly approved by the Unit Owners of The Terraces at Mt. Olympus Condominiums; and

NOW THEREFORE, in consideration of the covenants and agreements contained herein and in the Current Declaration, the Current Declaration is amended as follows:

1. General. This Third Amendment incorporates by reference the Current Declaration as if herein set forth in its entirety. Capitalized terms used but not defined herein shall have the meanings given them in the Current Declaration.

2. Approval. This Third Amendment has been approved by the proper number of Unit Owners as required by Section 18 of the Current Declaration, the Bylaws and the Utah Condominium Ownership Act, Utah Code Ann. Section 57-8-1 *et seq.*

3. Supplemental Map. The supplemental map attached hereto as Exhibit "A" (the "Supplemental Map") hereby supplements the Map by identifying the porches, balconies, patios, rear and side yards, gardens, walkways, courtyards, etc. around each Unit which have been and shall continue to be identified and treated as Limited Common Areas and Facilities.

4. Additional Definitions. Article 2 of the Current Declaration is hereby amended to include the following additional defined terms:

2.29 "Common Areas Sprinkling System" shall mean the landscape sprinkling system serving the Common Areas and Facilities.

2.30 "Individual Sprinkling System" shall mean a landscape sprinkling system installed by a Unit Owner or such Unit Owner's predecessor(s), which system serves such Unit Owner's Limited Common Areas and Facilities.

5. Limited Common Area Watering Responsibility. Article 12.1 of the Current Declaration requires each Owner to keep their Limited Common Areas in a "clean, sanitary and attractive condition", which obligation has been historically and consistently interpreted and applied to require each Owner to keep the landscaped portions of their Limited Common Areas and Facilities adequately watered. Accordingly, it is hereby confirmed that:

(a) Each Owner is responsible to keep the landscaped portions of their Limited Common Areas and Facilities adequately watered and;

(b) Each Owner may elect how to water the landscaping within their Limited Common Areas and Facilities, i.e., manually or with an Individual Sprinkling System.

6. Sprinkler Systems. Article 12 of the Current Declaration is hereby amended to include the following additional Section 12.1.1:

Section 12.1.1. Operation, Maintenance and Repair of Sprinkling Systems. Notwithstanding anything to the contrary herein, each Unit Owner is and shall be responsible for all of the operation, maintenance and repair of such Owner's Individual Sprinkling System.


The Management Committee is and shall be responsible for the operation, maintenance and repair of the Common Areas Sprinkling System.

7. Dryer Vents. The Current Declaration is hereby amended to clarify and confirm that dryer vents serving to vent individual dryers contained within a Unit, are included within the definitions of "Unit" and "Limited Common Areas and Facilities", as such terms are defined in the Current Declaration and the Act and, as such, are and will be the sole responsibility of such Unit's Owner.

8. Except as specifically set forth herein, the terms of the Current Declaration shall remain unchanged and is hereby ratified and confirmed.

IN WITNESS WHEREOF, the undersigned has executed this Third Amendment on the day and year first above written.

**THE TERRACES AT MT. OLYMPUS
HOMEOWNERS ASSOCIATION, INC.,**
a Utah nonprofit corporation


By: Barbara C. Huppé
Its: President

STATE OF UTAH
COUNTY OF SALT LAKE

On this 17th day of FEBRUARY, 2009 personally appeared before me Barbara C. Huppé, who acknowledged herself to be the President of THE TERRACES AT MT. OLYMPUS HOMEOWNERS ASSOCIATION, INC., a Utah nonprofit corporation, and being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

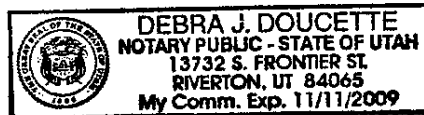





EXHIBIT "A"
Supplemental Map

Limited Common Area Map of The Terraces at Mount Olympus

-  Limited Common Areas
-  Common Area
-  Decks above garages are limited common area

