

AMENDMENTS TO THE 1972 EDITION OF THE BY-LAWS OF EMERALD HILLS CONDOMINIUM ASSOCIATION:

Added 4 Feb 1974

Article VI, Section 3, Surety Bond. All persons handling funds of the apartment owners shall be bonded in a sum sufficient to protect the interest of the apartment owners. The cost of said bond shall be paid from fees assessed under Article VI, Section 1.

No member of the Management Committee will be eligible for re-election or appointment to the Management Committee, standing or sub-committee of same, for an elapsed period of not less than six (6) years, and preferably not until all member-owners have had the opportunity to serve a term on the committee.

Changes approved 7 Feb 1977

Article VI, Section 1, Assessments: Each apartment owner shall pay the Management Committee his prorata portion of the cash requirement deemed necessary by the Committee to manage and operate Emerald Hills Condominiums and the recreational area and facilities, if any, upon the terms, at the times, and in the manner herein provided without any deduction on account of any set-off or claim which the owner may have against management, and if the owner shall fail to pay any installment within one month from the time when the same becomes due, the owner shall pay a penalty of \$5.00 plus interest thereon at the rate of 1 1/2% not to exceed the highest legal rate per month from the date when such installment shall become due to the date of the payment thereof.

Article VI, Section 1, Assessments (line 18): The amount of any assessment, whether regular or special, assessed to the owner of any condominium, plus interest at 1 1/2% per month, not to exceed the legal maximum rate.

Article XIII, Amendments: These by-laws may be altered, amended, or repealed by affirmative vote of a majority of all the apartment owners present or represented by proxy on each amendment at any regular meeting of such apartment owners, or at any special meeting, if notice of the proposed alteration or repeal be contained in the notice of such special meeting.

Changes approved 6 Feb 1978

Article VII - Taxes and Insurance
Section 2, Insurance, Paragraph A

A. Fire insurance, with extended coverage endorsement, for not less than eighty percent (80%) of the full insurable replacement value of the units and common area, which said policy or policies shall provide for a separate loss payable endorsement in favor of the mortgagee or mortgagees of each unit, if any.

Added 4 Feb 1980

Article XI
Section 8 - Building Codes and Safety Standards

1. The owner must obtain approval from the Emerald Hills Management Committee for all structural alterations, improvements or additions. The request to Emerald Hills Committee must be in writing and in detail enough to permit the Committee to determine if it meets the Emerald Hills Building Codes.

BOOK 1475 PAGE 1856

07-048-0001 TO 0032 ✓
07-049-0001 TO 0036 ✓
07-121-0001 TO 0028 ✓
07-141-0001 TO 0036 ✓

07-153-0001 TO 0048 ✓

2. The owner must obtain a building permit from South Ogden City and will be responsible to insure all work meets South Ogden Building Codes and is accomplished in a workmanship manner.
3. Material to enclose the open side of the carports or exterior walls of the patio must be of brick veneer of a matching style and color of the main structure. Glass windows or glass block are optional. Fiber glass, metal or wood louvres or wood lattice will no longer be approved.
4. If a garage door is installed it can be wood, metal or fiberglass but must be of a matching color to the brown paint used on the exterior wood in Emerald Hills.
5. The only approved material for replacing the present fences is with similar material to existing fences or brick of a matching style and color of the main structure.
6. Any change to existing boundaries of fenced areas must be approved by the committee.
7. The material and design of a change to the divider between the units must be approved by the committee and agreeable to both owners.
8. Any paint installed on any exterior surface by the owner must be approved by the committee.
9. Any awning or shade installed on the exterior of the building must be approved by the committee.
10. Extension or replacement of present patio cover can be of structural metal, or a material similar to existing cover, but any extension or replacement must be installed in such a manner that would not present a drainage or maintenance problem to the common area or any neighbor.
11. Installation of wood burning stoves or fireplaces requires a building permit and an inspection upon completion by the South Ogden Building Inspector. Prior to installation, approval must be obtained from the Emerald Hills Committee. The chimney must meet U L Class A specifications. Metal chimneys extending up the outside of exterior walls of any structure must be encased with a material similar to the exterior material on adjacent walls or bay windows. The design shall complement the general appearance of the building and must be approved by the Committee.
12. The owner shall become responsible for all maintenance and repairs to any exterior portion of the building, patio, carport or storage room that has been altered, improved or added to.
13. Removal or planting of any shrub or tree in the common areas must be approved by the Committee.

This affects all 180 units of Phases 1 thru 5 of Emerald Hills Condominium Association. Approved and accepted by all members of the Management Committee.

BOOK 1475 PAGE 1857

DOUG ROBERTS
WEBER COUNTY RECORDER
DEPUTY

SEP 18 10 09 AM '85

FILED AND RECORDED FOR

X *Donald E. Lighthall*
Donald E. Lighthall, Chairman

Erin G. Bain
notary

exp. Dec 7, 1985

947937

OK

Erin G. Bain
Notary Public

PLATTED VERIFIED
ENTERED MICROFILMED