

3RD AND M HOME OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

Resolution of the Board of Trustees

This Resolution of the Board of Trustees ("**Board**") for the 3rd and M Home Owners Association ("**Association**") has been properly voted upon, approved, and executed on the date set forth below.

RECITALS

WHEREAS, the Original Declaration of Condominium for 3rd and M Townhouses ("**Declaration**") recorded on July 26, 1979, as Entry No. 3316785 in the Salt Lake County Recorder's Office, State of Utah, as amended from time to time. The Declaration and applicable Utah Codes are the ultimate authority governing the Owners' Association;

WHEREAS, the Association through its Board is vested with the authority to promulgate and adopt rules and regulations as the Board deems necessary or desirable to govern the use of units and/or common areas and to protect the common interests of all members. Furthermore, the Board of Trustees ("**Board**") is charged with managing the affairs of the Association pursuant to the Bylaws ("**Bylaws**");

WHEREAS, pursuant Article III, Section 3(c), the parking areas are part of the Common Areas;

WHEREAS, Owners are assigned a parking stall by the Association;

WHEREAS, there are 8 additional parking stalls than the number of Units;

WHEREAS, the Association has deemed it necessary to create a waiting list for the extra parking stalls to be assigned to Owners according to policies as set forth in this Resolution as well as increase the parking rate ("**Parking Rate**");

WHEREAS, the Association has rented out the extra parking stalls to Owners in the past, and these Owners have relied upon the extra parking stalls;

WHEREAS, the Board deems it a sound and responsible operating and management practice to adopt a waiting list for the extra parking stalls for the Owners.

RESOLUTION

NOW THEREFORE, upon a motion duly made, seconded, and carried, the Board has adopted the following resolution by unanimous consent:

BE IT RESOLVED, Owners who have been assigned a second stall shall be grandfathered in under this Resolution. until such time as they sell their unit or fail to use the second spot for 90 consecutive days.

BE IT RESOLVED, that parking is limited to residents only.

BE IT RESOLVED, Owners who desire to obtain a second parking stall, shall submit a written request to the Board, to be placed upon the waiting list. The waiting list shall be done in chronological order, so that new requests will always be placed at the bottom of the list.

BE IT RESOLVED, that the parking area is for parking of operable and functioning cars of the residents, and not for storing inoperable vehicles.

BE IT RESOLVED that a second parking stall is not owned by the Owner, but is rather an assignment until such time as the Owner sells their unit, the Owner is 3- or more months behind on Parking Rate payments; or if the Owner fails to use the second parking stall for 90 consecutive days.

BE IT RESOLVED that all Owners who receive an assignment for a second parking stall, shall pay a Parking Rate fee of \$30 a month to the Association for the second parking stall.

BE IT RESOLVED, that the foregoing parking policy and parking rate fee is hereby adopted, and all owners are required to abide by its terms.

DATED this 17 day of February, 2020.

ATTESTED TO BY:

[Signature]
Board Member

[Signature]
Board Member

[Signature]
Board Member

The undersigned, Mike Dorrnell and Florian Maderspacher and Monika Wilcox certifies that he/she is a duly elected Board Member of this Association, and that the above is a true and correct copy of the resolution that was duly adopted at a meeting of the Board of Directors, which was held in accordance with applicable law and the Bylaws of the Association.

DATED this 17 day of February, 2020.

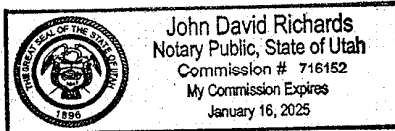


EXHIBIT A

Legal Description

All Units and Common Area, 3RD & M TOWNHOUSES CONDO according to the official plat on file in the Salt Lake County Recorder's Office.

Parcel Numbers: 09323760010000 through 09323760160000