

Recorded JAN 28 1977 at 236P
Request of Mr Cullough & Mr Cullough
KATIE L. DIXON, Recorder
Salt Lake County, Utah
\$ 64.00 By Patricia K Brown Deputy
Patricia Brown

8900358

AMENDMENT TO THE DECLARATION AND BY LAWS
OF HIDDEN LAKE CONDOMINIUM
304 E 1st St
84111

Comes now the Management Committee and states as follows:

On July 12, 1976, pursuant to the notice delivered to unit owners at least ten days previously, a special meeting of unit owners of Hidden Lake Condominium was held for the purpose of amending the Declaration and By Laws of Hidden Lake Condominium to provide that the management functions may be administered by a non-profit corporation which shall act as management committee and shall have all the same powers, responsibilities and authorities as the Management Committee of Hidden Lake Condominium previously had but shall have no power, authority, responsibility other than that granted to the Management Committee pursuant to the Declaration and By Laws of Hidden Lake Condominium. Present at the meeting were unit owners representing over 2/3 of the ownership in the common areas and facilities and having voting power and acting in person or represented by proxy. Therefore, a quorum was present.

After setting forth the resolution to amend the Declaration and By Laws and after a floor discussion on the subject, the matter was voted upon and approved.

AMENDMENT

The Declaration of Covenants, conditions restrictions of the By Laws for Hidden Lake Condominium are hereby amended as follows:

RESOLVED: The present Management Committee is given the authority to incorporate the management functions of Hidden Lake Condominium, and the Declaration of Covenants, Conditions, Restrictions for Hidden Lake Condominium, specifically Articles 2, 11, and 23, and all definitions and the By Laws thereto, are hereby amended to state that the management functions of Hidden Lake Condominium may be carried out by a management corporation to which all unit owners shall be

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members, and shall be, in lieu of a management committee, which management corporations shall have all the powers, duties and authorities of the original management committee as outlined in the Declaration of Covenants of Hidden Lake Condominium and that any reference in the Hidden Lake Condominium Declaration or By Laws to the Management Committee or management committee functions, shall refer to the Management Corporation to be known as H. L. Association, Incorporated. Further, that the By Laws of Hidden Lake Condominium are amended to state that the business property and affairs of Hidden Lake Condominium shall be managed by a non-profit corporation to be known as H. L. Association, Incorporated, in lieu of a management committee, that the said management corporation shall have all the authorities, powers, responsibilities, of the the original Management Committee as originally set up under the Declaration and By Laws of Hidden Lake Condominium. Further, that the original management committee as constituted with five members shall remain in effect except that said Management Committee shall now be five Trustees who are Trustees of the new corporation, H. L. Association, Incorporated, which Trustees shall have the same powers, responsibilities and authorities as the original management committee, shall have the same terms of office as the original management committee members, shall be voted in and elected in the same procedure as the original management committee members, were, and said Trustees shall have the authority to elect officers for the same offices for the same terms, having the same powers, responsibilities and authorities as the original officers of Hidden Lake Homeowners Association.

This amendment of the Hidden Lake Declaration and By Laws is merely substituting for the original management committee, a corporation to be known as H. L. Association, Incorporated, which will have the same authority, responsibilities, and powers as the original management committee. The Trustees of said corporation shall take the place of the original management committee, shall be elected in the same manner and have the same powers, responsibilities, and authorities and no more, and any reference in the original Declaration or

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APPENDIX A

LAND DESCRIPTION

FOR

HIDDEN LAKE CONDOMINIUM

Beginning at a point in the center of 4780 South Street, said point of beginning being South $0^{\circ}10'$ West 742.29' (to a monument which is 3.743 feet West of section line) and North $89^{\circ}50'15''$ East 273.21 feet from the North quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North $0^{\circ}07'20''$ West 246.19 feet; thence South $89^{\circ}50'15''$ West 106.451 feet; thence North $0^{\circ}07'20''$ West 153.78 feet; thence North $89^{\circ}50'15''$ East 39.60 feet; thence North $0^{\circ}07'20''$ West 163.97 feet; thence North $60^{\circ}30'$ East along a curb made of railroad ties 169.905 feet; thence North $27^{\circ}40'06''$ West 185.268 feet to the center line of Cottonwood Creek; thence along center line of said creek North $69^{\circ}57'$ East 77.82 feet; thence North $89^{\circ}39'40''$ East 105.364 feet; thence North $77^{\circ}14'10''$ East 109.175 feet; thence North $81^{\circ}15'40''$ East 373.26 feet to a point 1.3 feet West of a chain link fence extending from the South; thence along a line 1.3 feet West of said fence South $8^{\circ}46'10''$ East 97.05 feet; thence South $29^{\circ}46'25''$ East 193.39 feet; thence South $0^{\circ}08'25''$ West 243.46 feet; thence leaving said fence North $80^{\circ}01'20''$ West 179.32 feet; thence South $79^{\circ}52'50''$ West 86.68 feet; thence South $82^{\circ}17'50''$ West 258.135 feet; thence South $0^{\circ}07'20''$ East 148.991 feet; thence South $1^{\circ}12'30''$ East 210.997 feet; thence South $0^{\circ}07'20''$ East 33.00 feet to center of 4780 South Street; thence South $89^{\circ}50'15''$ West 244.992 feet to the point of beginning, containing 10.343 acres.

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