

55

5783589

WHEN RECORDED RETURN TO:
James R. Blakesley
2102 East 3300 South
Salt Lake City, Utah 84109
(801) 486-5634

5783589
04/04/94 11:32 AM 55.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
JAMES R BLAKESLEY
REC BY:V ASHBY ,DEPUTY - WI

AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS & RESTRICTIONS OF THE COTTONWOOD GROVE CONDOMINIUMS

This Amendment is made and executed this 15th day of June, 1993, by the COTTONWOOD GROVE Homeowners Association (hereinafter referred to collectively as the "Association").

RECITALS

A. Declaration. The original Declaration of Covenants, Conditions and Restrictions was recorded December 18, 1978, as Entry No. 3212463, in Book 4787, at Page 1270 of the official records of Salt Lake County, Utah (hereinafter referred to as the "Declaration").

B. Property Description. This Amendment affects that certain real property located in Salt Lake County, Utah described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference.

C. Control. The control, operation and management of Cottonwood Grove Condominiums has been transferred by the original Developer to the Association.

D. Intent. The Association desires by this amendment to modify Article VIII of the Declaration on pets to exclude dogs; and

BK6909PG2752

E. Voting Requirements. All of the voting requirements of the Declaration have been satisfied and the proposed amendment to Article VIII of the Declaration has been approved by at least 75% of the percentage of ownership interest.

NOW, THEREFORE, for the reasons set forth above, the Association hereby amends the Declaration as follows:

1. The language of sub-section 5 of Article VIII is deleted in its entirety and the following language is substituted in lieu thereof:

5. pets. Household pets are permitted at Cottonwood Grove; provided, however, no pets may be raised or bred on the premises, no pets which create a threat to the health, safety or well being of any other owner, occupant or invitee may be maintained on the premises, and no dogs of any kind shall be permitted. Anything to the contrary notwithstanding, the owners of Unit D-6 shall be permitted to keep their existing dog until such time as the dog dies. Their existing dog, however, may not be replaced.

2. The effective date of this Amendment to the Declaration shall be the date on which this document is filed for record in the office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, the Cottonwood Grove Homeowners Association has executed this instrument on the day and year first above written.

COTTONWOOD GROVE HOMEOWNERS ASSOCIATION

BK6909PG2753

By Darle A. Taylor
President

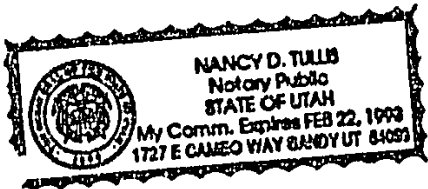
By Nancy Lewis
Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE) ss:

On the 10th day of Sept, 1993, personally appeared before me Darle Taylor and Nancy Lewis who by me being duly sworn, did say that they are the President and Secretary of COTTONWOOD GROVE HOMEOWNERS ASSOCIATION, and that the within and foregoing instrument was signed in behalf of said ASSOCIATION by authority of a Resolution of its Board of Directors, and said Darle Taylor and Nancy Lewis, duly acknowledged to me that said ASSOCIATION executed the same.

Nancy D. Tullis
NOTARY PUBLIC
Residing at:

My Commission Expires:
2-22-98



BK6909PG2754

EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a point which is North 79 degrees 11 minutes and 5 seconds West 434.53 feet to an existing survey monument and South 89 degrees 56 minutes and 15 seconds West 1085.05 feet from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 3 degrees 00 minutes 00 seconds East 315.05 feet; thence North 85 degrees 29 minutes 52 seconds West 309.59 feet; thence North 0 degrees 03 minutes 20 seconds East 290.00 feet; thence North 89 degrees 56 minutes 15 seconds East 291.86 feet to the point of beginning.

Containing 78,954.10 square feet (1.813 Acres) net.

BK6909PG2755