

11141759
11141759
02/28/2011 12:05 PM \$40.00
Book - 9908 Pg - 1291-1294
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MCKAY BURTON & THURMAN
170 MAIN ST STE 800
SLC UT 84101
BY: ELF, DEPUTY - MA 4 P.

When Recorded Return To:

John D. Morris
Jamie L. Nopper
MCKAY, BURTON & THURMAN
170 South Main Street, Suite 800
Salt Lake City, Utah 84101

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
PRESIDENTIAL VILLAS CONDOMINIUM**

4-24

This Amendment is made and executed this 2nd day of February, 2011, by the Management Committee of the Presidential Villas Homeowners Association ("the Association").

Recitals

A. The DECLARATION OF CONDOMINIUM FOR PRESIDENTIAL VILLAS CONDOMINIUM was recorded on October 16, 2006 in the Salt Lake County Recorder's office as Entry No. 9877244, beginning at Book 9366, Page 1 ("the Declaration").

B. An AMENDMENT TO DECLARATION OF CONDOMINIUM FOR PRESIDENTIAL VILLAS CONDOMINIUM was recorded on July 14, 2009 in the Salt Lake County Recorder's office as Entry No. 10754000, beginning at Book 9745, Page 6982.

C. This document affects the real property located in Salt Lake County, Utah, described with particularity on Exhibit A, attached hereto and incorporated here by reference ("the Property").

D. The unit owners desire to prohibit the act of Smoking within the Property.

E. As evidenced by this instrument, the Management Committee has obtained the affirmative written vote or consent of at least sixty-seven percent (67%) of the Total Votes of the Association cast in person or by proxy at a meeting duly called for such purpose or otherwise approved in writing by such Owners without a meeting, as required by Article III, paragraph 32(a) of the Declaration.

NOW, THEREFORE, pursuant to the foregoing, the Management Committee hereby makes and executes this amendment to the Declaration, which shall be effective as of its recording date.

1. Amendment. The following subsection (20) is hereby added to Article III, paragraph 8(e) of the Declaration:

(20) No Smoking. Owners shall not Smoke or permit or allow any Smoking in any Unit, building, Limited Common Area or Facility, or Common Area or Facility within the Property. As used herein, the terms "Smoking" and "Smoke" mean inhaling, exhaling, burning, or carrying any burning or lighted cigar, cigarette, tobacco, illicit substances, or similar material in any manner or in any form.

2. Conflicts. All remaining provisions of the Declaration and any prior amendments not specifically amended in this Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

3. Incorporation and Supplementation of Declaration. This document is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

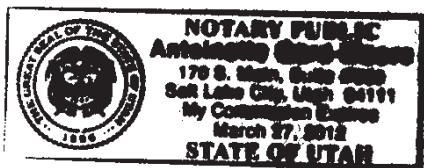
IN WITNESS THEREOF, the undersigned officer or delegate of the Association hereby certifies that the Management Committee has obtained the affirmative written vote or consent of at least sixty-seven percent (67%) of the Total Votes of the Association cast in person or by proxy at a meeting duly called for such purpose or otherwise approved in writing by such Owners without a meeting, as required by Article III, paragraph 32(a) of the Declaration..

Presidential Villas Homeowners Association

Jane A. Rogers
 (Signature)
 Print Name Jane A. Rogers
 Its President

State of Utah)
) ss.
 County of Salt Lake)

The foregoing instrument was acknowledged before me this 23rd day of February, 2011, by JANE A. ROGERS, who by me being duly sworn, did say that he or she is the President of the Presidential Villas Homeowners Association, and that this instrument was signed on behalf of said Association.



Antoinette Gabe-Moore
 Notary Public

Exhibit A

BEGINNING AT A POINT WHICH LIES NORTH 448.28 FEET AND EAST 221.74 FEET FROM THE CENTER OF SECTION 11, SAID POINT LIES ON THE EASTERLY LINE OF DONNER WAY AND RUNNING THENCE NORTH 26°09'00" EAST 230.26 FEET ALONG SAID EASTERLY LINE TO A POINT ON A 3499.95 FOOT RADIUS CURVE TO THE RIGHT; RUNNING THENCE ALONG SAID CURVE (CENTER BEARS SOUTH 63°51'00" EAST) A DISTANCE OF 12.00 FEET; THENCE SOUTH 63°51'00" EAST 193.98 FEET TO THE WESTERLY LINE OF OAKHILLS CONDOMINIUMS AMENDED SUBDIVISION PLAT; THENCE SOUTH 26°09'00" WEST ALONG SAID PLAT 12.00 FEET; THENCE SOUTH 63°51'00" EAST 2.23 FEET; THENCE SOUTH 26°09'00" WEST 188.56 FEET; THENCE NORTH 75°51'00" WEST 200.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 43,421 SF OR 0.997 ACRES.

Subdivision/Dedication Lot and Parcel Numbers



Lot and Parcel Numbers for PRESIDENTIAL VILLAS

Block / Building	Type	Lot / Quarter	Parcel Number	Obsolete?
	U	1100	16-11-267-001-0000	N
	U	1200	16-11-267-002-0000	N
	U	1300	16-11-267-003-0000	N
	U	1400	16-11-267-004-0000	N
	U	1500	16-11-267-005-0000	N
	U	1600	16-11-267-006-0000	N
	U	2100	16-11-267-007-0000	N
	U	2200	16-11-267-008-0000	N
	U	2300	16-11-267-009-0000	N
	U	2400	16-11-267-010-0000	N
	U	2500	16-11-267-011-0000	N
	U	2600	16-11-267-012-0000	N
	U	3100	16-11-267-013-0000	N
	U	3200	16-11-267-014-0000	N
	U	3300	16-11-267-015-0000	N
	U	3400	16-11-267-016-0000	N
	U	3500	16-11-267-017-0000	N
	U	3600	16-11-267-018-0000	N
	U	4100	16-11-267-019-0000	N
	U	4200	16-11-267-020-0000	N
	U	4300	16-11-267-021-0000	N
	U	4400	16-11-267-022-0000	N
	U	4500	16-11-267-023-0000	N
	U	4600	16-11-267-024-0000	N
	U	AREA	16-11-267-025-0000	N