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3/28/2014 2:22:00 PM \$40.00  
Book - 10220 Pg - 1792-1793  
Gary W. Ott  
Recorder, Salt Lake County, UT  
HIGHLAND TITLE AGENCY  
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, PLEASE MAIL TO:  
BIRCH ESTATES  
% Blakemore PM  
6792 S 1300 E  
Salt Lake City, UT 84121

FIRST AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
BIRCH ESTATES CONDOMINIUMS

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Birch Estates Condominiums (hereinafter the "Declaration") is made and executed by the Management Committee with the necessary approval of the members of the Quail Lane Condominium Association, Inc., a Utah Nonprofit Corporation (hereinafter the "Association"). The contents of this First Amendment to the Declaration shall take effect upon recording in the office of the County Recorder of Salt Lake County, Utah.

RECITALS

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Birch Estates Condominiums was recorded on 10/29/07 as Entry No. 1024193, Book 9531 at Pages 1431e in the offices of the Salt Lake County Recorder.

**WHEREAS**, Article 12, Section 3, of the Declaration provides that the Association may amend the Declaration with the affirmative vote of at least seventy-five percent (75%) of the Owners.

**NOW THEREFORE**, the Association is making the following additions and amendments, which have been approved by the members of the Association as required by Article 12, Section 3 of the Declaration, so that the Declaration is in compliance with state condominium laws; and to preserve property values by encouraging Owners to live in their Units prior to any leasing.

AMENDMENT

Article 10.5.2 Restrictions on Leasing to be amended as follows.

"Any owner wanting to rent out their unit, must first live in their unit for a minimum of two (2) years."

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION AND TAX ID NUMBERS**

Units 1-5 Building 1 Contained within 3799  
Units 1-5 Building 2 Contained within 3805  
Units 1-5 Building 3 Contained within 3811  
Units 1-5 Building 4 Contained within 3817  
Units 1-9 Building 5 Contained within 3841

BIRCH ESTATES CONDOMINIUMS, A CONDOMINIUM PROJECT AS THE SAME IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON OCTOBER 29, 2007 IN SALT LAKE COUNTY, AS ENTRY NO. 10261192 AND IN THE DECLARATION RECORDED ON OCTOBER 29, 2007, IN SALT LAKE COUNTY, AS ENTRY NO 10261193.

**TAX IDs**

16-32-336-030-0000, 16-32-336-025-0000, 16-32-336-026-0000, 16-32-336-027-0000, 16-32-336-028-0000, 16-32-336-029-0000, 16-32-336-020-0000, 16-32-336-021-0000, 16-32-336-022-0000, 16-32-336-023-0000, 16-32-336-024-0000, 16-32-336-015-0000, 16-32-336-016-0000, 16-32-336-017-0000, 16-32-336-018-0000, 16-32-336-019-0000, 16-32-336-010-0000, 16-32-336-011-0000, 16-32-336-012-0000, 16-32-336-013-0000, 16-32-336-014-0000, 16-32-336-001-0000, 16-32-336-002-0000, 16-32-336-003-0000, 16-32-336-004-0000, 16-32-336-005-0000, 16-32-336-006-0000, 16-32-336-007-0000, 16-32-336-008-0000, 16-32-336-009-0000

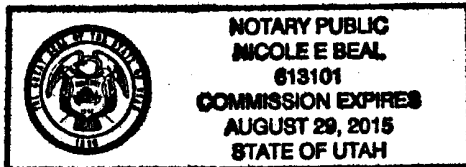
**CERTIFICATE**

The undersigned hereby certifies that he/she is the duly elected and qualified official of Quail Lane Condominium Association, Inc, a Utah non-profit corporation, and that the foregoing is a true record of a Resolution adopted on the ~~17th day of June, 2013~~ 21st of March 2014

Michael Sanders  
Michael Sanders  
President, Birch Estates Condominiums

3/21/14  
Date

In Witness Whereof, I have executed my name as the elected official of the above named entity, this 21st day of March, ~~2013~~ 2014



Nicole E. Beal  
Notary Public for Utah  
My commission expires: 8/29/15