

WHEN RECORDED RETURN TO:
Maple Ridge Condominiums Owners Association
Steven Benton
2120 East 3900 South, Suite 300
Holladay, Utah 84124

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RECORDER, SALT LAKE COUNTY, UTAH
MAPLE RIDGE CONDOMINIUMS
STEVEN BENTON
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HOLLADAY UT 84124
BY: DKP, DEPUTY - WI 4 P.

**AMENDMENT
TO
DECLARATION OF CONDOMINIUM OF MAPLE RIDGE CONDOMINIUMS
AND
DECLARATION OF CONDOMINIUM OF MAPLE RIDGE CONDOMINIUMS PHASE II
AND
DECLARATION OF CONDOMINIUM OF MAPLE RIDGE CONDOMINIUMS PHASE III**

This Amendment to Declarations of Condominium of Maple Ridge Condominiums Phases I through III ("Declarations") is made and executed by the Maple Ridge Condominiums Owners Association, a Utah non-profit corporation, of 2120 East 3900 South, Suite 300, Holladay, Utah 84124 ("Declarant").

RECITALS

WHEREAS, the Declaration of Condominium of Maple Ridge Condominiums (Phase I) was recorded in the office of the County Recorder of Salt Lake County, Utah, on November 2, 2000, as Entry No. 7751709 in Book 8398 at Pages 5655-5704 of the official records ("Original Declaration—Phase I").

WHEREAS, the related map for Maple Ridge Condominiums Phase I has been recorded in the office of the County Recorder of Salt Lake County, Utah.

WHEREAS, the Declaration of Condominium of Maple Ridge Condominiums Phase II was recorded in the office of the County Recorder of Salt Lake County, Utah, on April 3, 2001, as Entry No. 7861849 in Book 8442 at pages 3305-3352 of the official records ("Original Declaration—Phase II").

WHEREAS, the related map for Maple Ridge Condominiums Phase II has been recorded in the office of the County Recorder of Salt Lake County, Utah.

WHEREAS, the Declaration of Condominium of Maple Ridge Condominiums Phase III was recorded in the office of the County Recorder of Salt Lake County, Utah, on October 19, 2001, as Entry No. 8035742 in Book 8513 at pages 7097-7127 of the official records ("Original Declaration—Phase III").

WHEREAS, the related map for Maple Ridge Condominiums Phase III has been recorded in the office of the County Recorder of Salt Lake County, Utah.

WHEREAS, the Original Declarations for Phases I, II, and III reserved the right to amend the Declarations upon the consent and agreement of the Owners of at least two thirds (2/3) of the Condominium Units in the Projects documented in a duly recorded instrument.

WHEREAS, more than two thirds (2/3) of the Owners of the Condominium Units in the Projects have consented and agreed to amend the Declarations.

WHEREAS, Declarant now intends to amend the Original Declarations for Phases I, II, and III.

WHEREAS, this Amendment to the Original Declarations for Phases I, II, and III affects the real property located in Salt Lake County, Utah, described with particularity in Exhibit "A" attached hereto and incorporated herein by this reference.

AMENDMENT

NOW, THEREFORE, for the reasons recited above and for the vitality and benefit of the Maple Ridge Condominiums, including but not limited to the Maple Ridge Condominiums property and the Owners thereof, Declarant hereby amends the Original Declarations of Condominium of Maple Ridge Condominiums Phases I through III as follows:

1. The following language is hereby added to Article I of the Original Declaration for Phases I, II, and III:

1.26 "Rentals" or "rental unit" shall mean a unit that is not owned by an entity or trust and is occupied by an individual while the unit owner is not occupying the unit as the unit owner's primary residence; or an occupied unit owned by an entity or trust regardless of who occupies the unit.

2. The language of Article VI, Section 6.1 of the Original Declaration for Phases I, II, and III is hereby deleted and repealed in its entirety and the following language is substituted in lieu thereof:

6.1 Residential Use. All units within the Project shall be used exclusively for residential and for no other purpose. Subject to Sections 6.10 and 6.12 below, rental of units is restricted.

3. The following language is hereby added to Article VI of the Original Declaration for Phases I, II, and III:

6.12 Rental Restrictions. The lease, rental, or use of units as rentals or rental units is prohibited, subject to the following exceptions:

(a) a unit that is a rental or rental unit prior to the effective date of this Amendment, until the unit owner occupies the unit, an officer,

owner, member, trustee, beneficiary, director, or person holding a similar position of ownership or control of an entity or trust that holds an ownership interest in the unit occupies the unit, or the unit is transferred;

(b) a unit owned by a person who is deployed on active military duty for the period of the unit owner's deployment;

(c) a unit occupied by a unit owner's parent, child, or sibling;

(d) a unit owned by a person whose employer has relocated the unit owner for two years or less;

(e) a unit owned by an entity that is occupied by an individual who has voting rights under the entity's organizing documents and has a 25% or greater share of ownership, control, and right to profits and losses of the entity; or

(f) a unit owned by a trust or other entity created for estate planning purposes if the trust or other estate planning entity was created for the estate of a current resident of the unit or the parent, child, or sibling of the current resident of the unit.

4. In the event of any conflict, inconsistency, or incongruity between this Amendment and the provisions of the Original Declarations for Phases I, II, and III, the latter shall in all instances govern and control.

5. If any provision of this Amendment is held to be illegal, invalid, or unenforceable under any present or future law, then that provision will be fully severable. This Amendment will be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part hereof, and the remaining provisions of this Amendment will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Amendment. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there will be added automatically, as part of this Amendment, a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and may be legal, valid, and enforceable.

