

10-64
WHEN RECORDED RETURN TO:
Trevi Towers Association, Inc.
245 N. Vine Street, #50
Salt Lake City, UT 84103

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07/26/2013 04:28 PM \$92.00
Book - 10163 Pg - 2655-2664
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
TREVİ TOWERS ASSN
245 N VINE ST #50
SALT LAKE CITY UTAH 84103
BY: LMH, DEPUTY - MI 10 P.

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF THE
TREVİ TOWERS CONDOMINIUM**

This Amendment to Declaration of Condominium of the Trevi Towers Condominium is made and executed by the Trevi Towers Association, Inc., a Utah nonprofit corporation, of 245 N. Vine Street, #50, Salt Lake City, UT 84103 (the "Association").

RECITALS

A. The Declaration of the Trevi Towers Condominium was recorded in the office of the County Recorder of Salt Lake County, Utah on March 3, 1976 as Entry No. 2791127 in Book 4123 at Page 480 of the official records (the "Declaration").

B. The Association has made application to HUD for re-certification of Trevi Towers Condominium for FHA and other government approved financing products.

C. HUD required certain changes to the Declaration before it would certify Trevi Towers Condominium for FHA and other government approved financing products.

D. The Association desires to make the changes required by HUD and also desires to change the percentage of ownership interest required to amend the Declaration.

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

F. All of the voting requirements to amend the Declaration have been satisfied. The following amendments were approved in writing by more than seventy-five percent (75%) of the total ownership interest.

AMENDMENT

NOW, THEREFORE, for the reasons recited above and for the benefit of the Unit Owners, the Declaration of Condominium of the Trevi Towers Condominium is hereby amended as follows:

1. Section 17.4 of the Declaration on Page 14 is hereby amended to require that Unit Owners, including Lenders in possession of Units, may not rent their Units for transient leasing

or hotel purposes; that is, no Unit Owner, including Lenders, may lease their Units for an initial term of less than thirty (30) days.

2. Section 8.2.1 of the Declaration on Page 3 is hereby amended to require compliance with the Utah Fair Housing Act, the Federal Fair Housing Act of 1968 and the Federal Fair Housing Act Amendments Act of 1988, as hereafter amended or supplemented, which prohibit discrimination on the basis of the following criteria (called "protected categories"): race or color; religion; natural origin; familial status or age – includes families with children under the age of 18 and pregnant women; disability or handicap; sex; or source of income.

3. The total number of Units in the Project is sixty-four (64).

4. Appendix A, attached hereto and incorporated herein by this reference, sets forth the percentages of ownership interest for each of the sixty-four (64) Units.

5. Section 21.1 of the Declaration is hereby amended to allow the Declaration to be amended with the express affirmative written consent of at least two-thirds (2/3) of the total ownership interest.

6. In the event of any conflict, incongruity or inconsistency between the provisions of the Declaration and this Amendment, the latter shall in all respects govern and control.

7. 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 a part of this amendment, a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid and enforceable.

8. The effective date of this Amendment is the date it is recorded in the office of the Salt Lake County Recorder.

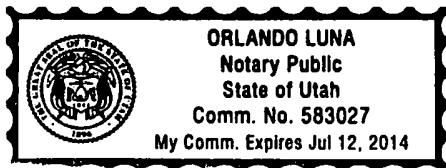
IN WITNESS WHEREOF, the Association has executed this document the 25 day of July, 2013.

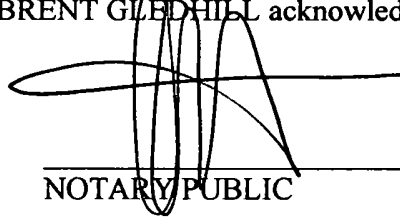
TREVI TOWERS ASSOCIATION, INC.

By: Brent Gledhill
Name: Brent Gledhill
Title: President

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

On this 15 day of July, 2013, personally appeared before me BRENT GLEDHILL, whose identity is personally known to me, (or proven on the name of document signer) on basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he is the President of Trevi Towers Association, Inc. and that said document was signed by him/her in behalf of said Trevi Towers Association, Inc., and said BRENT GLEDHILL acknowledged to me that said Association executed the same.





NOTARY PUBLIC

EXHIBIT "A"

**LEGAL DESCRIPTION
TREVI TOWERS CONDOMINIUM**

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly on the following pages:

APPENDIX "A"
The Percentages of Ownership Interest

Unit Number	Size in Square Ft.	Percentage of undivided Interest in the Common Areas & Facilities
75	808	0.96292
100	1058	1.26085
102	1124	1.33950
103	1397	1.66485
104	1477	1.76019
105	1310	1.56117
106	237	0.28224
107	311	0.37063
201	1352	1.61122
202	1553	1.85076
203	1061	1.26443
204	1270	1.51350
205	1225	1.45987
206	1124	1.33950
207	1477	1.76019
208	1397	1.66485
301	1352	1.61122
302	1553	1.85076
303	1061	1.26443
304	1270	1.51350
305	1225	1.45987
306	1124	1.33950
307	1477	1.76019
308	1397	1.66485
401	1352	1.61122
402	1553	1.85076
403	1049	1.25012
404	1270	1.51350
405	1225	1.45987
406	1124	1.33950
407	1477	1.76019
408	1397	1.66485
501	1352	1.61122

502	1553	1.85076
503	1049	1.25012
504	1270	1.51350
505	1225	1.45987
506	1124	1.33950
507	1477	1.76019
508	1397	1.66485
601	1352	1.61122
602	1553	1.85076
603	1049	1.25012
604	1270	1.51350
605	1225	1.45987
606	1124	1.33950
607	1477	1.76019
608	1397	1.66485
701	1352	1.61122
702	1553	1.85076
703	1049	1.25012
704	1270	1.51350
705	1225	1.45987
706	1124	1.33950
707	1477	1.76019
708	1397	1.66485
801	1737	2.07000
802	1663	1.98185
803	1647	1.96278
804	1743	2.07719
901	1723	2.05335
902	1635	1.94849
903	1650	1.96635
904	1685	2.00807
		100.000%

Block / Building	Type	Lot / Quarter	Parcel Number	Obsolete?
	U	P3	8364370650000	N
	U	100	8364370020000	N
	U	102	8364370030000	N
	U	103	8364370040000	N
	U	104	8364370050000	N
	U	105	8364370060000	N
	U	106	8364370070000	N
	U	107	8364370080000	N
	U	201	8364370090000	N
	U	202	8364370100000	N
	U	203	8364370110000	N
	U	204	8364370120000	N
	U	205	8364370130000	N
	U	206	8364370140000	N
	U	207	8364370150000	N
	U	208	8364370160000	N
	U	301	8364370170000	N
	U	302	8364370180000	N
	U	303	8364370190000	N
	U	304	8364370200000	N
	U	305	8364370210000	N
	U	306	8364370220000	N
	U	307	8364370230000	N
	U	308	8364370240000	N
	U	401	8364370250000	N
	U	402	8364370260000	N
	U	403	8364370270000	N
	U	404	8364370280000	N
	U	405	8364370290000	N
	U	406	8364370300000	N
	U	407	8364370310000	N
	U	408	8364370320000	N
	U	501	8364370330000	N
	U	502	8364370340000	N
	U	503	8364370350000	N
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	U	602	8364370420000	N
	U	603	8364370430000	N
	U	604	8364370440000	N
	U	605	8364370450000	N
	U	606	8364370460000	N
	U	607	8364370470000	N

	U	608	8364370480000	N
	U	701	8364370490000	N
	U	702	8364370500000	N
	U	703	8364370510000	N
	U	704	8364370520000	N
	U	705	8364370530000	N
	U	706	8364370540000	N
	U	707	8364370550000	N
	U	708	8364370560000	N
	U	801	8364370570000	N
	U	802	8364370580000	N
	U	803	8364370590000	N
	U	804	8364370600000	N
	U	901	8364370610000	N
	U	902	8364370620000	N
	U	903	8364370630000	N
	U	904	8364370640000	N
	U	AREA	8364370010000	N
	U	PRKNG	8364350040000	N

DESCRIPTION OF LAND

PARCEL 1:

Lots 6 and 7, Block 5, Plat "E", Salt Lake City Survey, as shown on the official plats thereof, excepting those portions as dedicated on street dedication plats - Vine Street, Center Street, and Almond Street, as shown on said plats in the office of the Salt Lake County Recorder in Book "DD" at page 44, being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 7, and running thence South 63 degrees 01' 50" West 147.50 feet; thence South 34 degrees 18' 51" East 112.75 feet; thence North 49 degrees 46' 57" East 7.04 feet; thence South 34 degrees 18' 51" East 100.19 feet; thence South 25 degrees 19' 54" East 19.42 feet, more or less, to the South line of said Lot 6; thence North 58 degrees 59' 36" East 141.31 feet to the West line of Vine Street, as shown on the aforementioned dedication plat; thence North 41 degrees 33' 51" West 92.10 feet; thence North 54 degrees 45' West 15.24 feet; thence North 25 degrees 20' West 116.50 feet to the point of COMMENCEMENT.

TOGETHER WITH a joint right of way for driveway and joint garage storage area over and across the following described land:

A part of Lot 9, Block 5, Plat "E", Salt Lake City Survey:
BEGINNING at the Southeast corner of said Lot 9, said point is also South 68 degrees 23' 16" West 19.68 feet from a City Monument on Vine Street; running thence South 63 degrees 01' 50" West 76.30 feet to the Southwest corner of said Lot 9, thence North 18 degrees 35' 33" West 20.00 feet; thence North 63 degrees 01' 50" East 15.30 feet; thence South 18 degrees 35' 33" East 7.76 feet; thence North 63 degrees 01' 50" East 64.95 feet to the East line of said Lot 9; thence South 1 degree 54' 36" East 13.38 feet to the point of BEGINNING.

PARCEL 2:

A part of Lots 4 and 5, Block 7, Plat "E", as amended Salt Lake City Survey:

BEGINNING at the Southwest corner of Lot 5, and running thence North 42.75 feet; thence Northeasterly on a direct line 93.5 feet, more or less, to the East line of said Lot 5 at a point 32.5 feet Southerly from the Northeast corner of said Lot 5; thence Southerly along the East line of said Lot 5, 32.5 feet, to the Southeast corner of Lot 5; thence Southeasterly from the Southeast corner of said Lot 5 and the Northeast corner of said Lot 4, 15.3 feet, more or less, to a point which is the Southeast corner of the hereinafter described right of way; thence South 66 degrees 07' 49" West, along the Southerly line of said right of way 106.53 feet, more or less, to a point on the Westerly line of said Lot 4; said right of way is further described in that certain Agreement recorded September 8, 1965 as Entry No. 2109640 in Book 2374 at page 585, of Official Records; thence North 17.2 feet, more or less, to the point of BEGINNING.

(Continued)

SCHEDULE "A" CONTINUED

SUBJECT TO a joint right of way over and across the following described property:

BEGINNING on the East line of Lot 4, Block 7, Plat "E", Salt Lake City Survey, at a point North 8 degrees 44' West 34.82 feet from the Southeast corner of said Lot 4, and running thence North 8 degrees 44' West 10.43 feet; thence South 66 degrees 07' 49" West 105.08 feet to the West line of said Lot 4; thence South 10.94 feet; thence North 66 degrees 07' 49" East 106.53 feet to the point of BEGINNING.