1 thr 16 Park Shadows Condo 1 03-159-0001 thr 016
19-23 > Park Shadows Condo 2 03-164-0017 thr 0023
32-46 " Condo 3 0032 thr 0046
25 thr 31, 47 thr 49 03-182-0025 thr 0031, 0047 thr 0049

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AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARK SHADOWS CONDOMINIUM
PHASE NOS. ONE, TWO, THREE AND FOUR

RETURNED
SEP 16 2004

E 2018177 B 3625 P 1324
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2004 SEP 16 4:39 PM FEE 58.00 DEP AC
REC'D FOR PARK SHADOWS

WITNESSETH

WHEREAS, pursuant to the Utah Condominium Ownership Act, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of Park Shadows Condominiums, hereinafter referred to as "Declaration Fourth Amended", was duly executed and acknowledged on April 23, 2002. Said instrument was recorded on May12, 2003 in the official records of Davis County, State of Utah, as Entry No 1864658 in Book 3288 at Page(s) 1014-1048, and

WHEREAS, the Park Shadows Condominium project is an expandable condominium, where Phases Two, Three and Four were added to Phase One, each being subject to the Declaration filed for Phase One and subsequent amendments; and

WHEREAS, Article 12 Section 3 of the Declaration for Phases One, Two, Three and Four provides that the Declaration may be amended by sixtyseven percent of the total votes of the unit owners, and said amendment is to be accomplished through the recordation of an instrument executed by the Management Committee, Board of Trustees or the Trustee

NOW, THEREFORE, the undersigned being all of the members of the Management Committee of the Park Shadows condominium project; including Phases One through Four, respectfully represent and certify that.

Bldg 7 - Park Shadows Condo 4
03-196-0007

I.

Article 10 Section 5 - OWNERSHIP AND LEASES is amended to read "From the date of this amendment"

"1. A unit shall be occupied by only the owner and/or an immediate family member. Specifically, wife, husband, child, mother or father, or caregiver of such occupant "

"2. Units being leased as July 31, 2004 are grandfathered to allowing leasing as outlined in Section 5 until sold "

"3 It is required that the prospective resident of a unit meet with the Board to review the C, C and R's, Bylaws and House Rules prior to closing"

II.

That the unit owners, by more then two-thirds vote, adopted the amendments on August 7, 2004

Effective date. This Declaration Amendment shall take effect upon recording.

President - Jack Balling

Vice President - Jack Magdiel

Secretary/Treasurer - Mary Hancock

Director - Gene Lewis

Director - Janet Glines

Director - Rod Clayville

State of Utah)
) ss
County of Salt Lake)

On the 31st day of August 2004, personally appeared before me Jack Balling, Jack Magdiel, Mary Hancock, Gene Lewis, Janet Glines and Rod Clayville, who being sworn did state that they are the six (6) persons who executed the foregoing Amendment, that they have read the same and know the contents therein and certify the same to be true

Subscribed and sworn before me, a Notary Public, this 31st day of August, 2004.

Notary Public

Notary Public
CATHY A. SCHADOW
754 East Lakepoint Dr., #4G
Murray, Utah 84107
My Commission Expires
August 6, 2005
State of Utah