

After recording mail to:
RICHARDS LAW, PC
4141 So. Highland Drive, Ste. 225
Salt Lake City, Utah 84124

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Book - 11229 Pg - 5795-5798
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MILLER HARRISON LLC
BY: eCASH, DEPUTY - EF 4 P.

**AMENDMENT TO SEVENTH AMENDMENT:
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS & RESTRICTIONS
FOR
JEFFERSON PLACE
A Condominium Project**

A. Certain real property in Salt Lake County, Utah, known as Jefferson Place, was subjected to certain covenants, conditions, and restrictions pursuant to a Seventh Amendment: Amended and Restated Declaration of Covenants, Conditions & Restrictions ("Declaration") recorded on October 10, 2003, as Entry No. 8871631, in the Recorder's Office for Salt Lake County, Utah, as amended.

B. This amendment to the Declaration shall be binding against the property described in the Declaration and any annexation or supplement thereto, and as furthered described herein as **Exhibit A**.

C. For the benefit of the Jefferson Place Condominium Owners' Association (the "Association"), all members thereof, and the long-term funding of capital improvement projects, the Management Committee hereby executes this amendment for the Association, for and on behalf of all members, which hereby adopts a formal reinvestment fee covenant ("Amendment").

D. Pursuant to Article III, Section 30 of the Declaration, the undersigned president and secretary hereby certify that the vote of at least sixty-seven percent (67%) of the undivided ownership interest in the Common Areas have affirmatively approved this Amendment.

NOW THEREFORE, Article III, Section 20(q) is hereby added to the Declaration as follows:

Section 12: Common Area Expenses.

q) **Reinvestment Fee Due on Transfer of Unit**. Each time legal title to a Unit passes from one person or entity to another, then within thirty (30) calendar days after the effective date of such title transaction, the new Unit Owner (buyer) shall pay to the Association, in addition to any other required amounts, a reinvestment fee not to exceed what is allowable by law. A separate Notice of Reinvestment Fee will be recorded providing additional notice.

The following are not subject to the above referenced reinvestment fee:

- (1) an involuntary transfer to another owner (foreclosure, for example);

(2) a transfer that results from a court order;


(3) a bona fide transfer to a family member or members of the seller within three (3) degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity, or to a legal entity, such as a trust, in which the owner or the owner's spouse, son, daughter, father or mother hold a beneficial interest of at least fifty percent (50%) for estate planning purposes (included in this exemption);

(4) a transfer or change of interest due to death, whether provided in by will, trust, or decree of distribution; or

(5) the transfer of burdened property by a financial institution, except to the extent that the reinvestment fee covenant requires the payment of the Association's costs directly related to the transfer of the burdened property, not to exceed \$250.00.


IN WITNESS WHEREOF, the Association has executed this Amendment to the Declaration as of the 27 day of August, 2021, in accordance with Article III, Section 30 of the Declaration.

JEFFERSON PLACE CONDOMINIUM OWNERS' ASSOCIATION:


By: _____
Its: ~~President~~ Agent 

STATE OF UTAH)
Utah EB.ss)
COUNTY OF ~~SALT LAKE~~)

On the 27 day of August, 2021, personally appeared before me Agent Kenneth Guy Wilson, who being by me duly sworn did say that they are the ~~President~~ authority of its Management Committee, and acknowledged said instrument to be their voluntary act and deed.


Notary Public

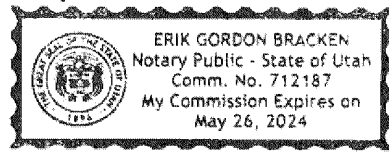


EXHIBIT A

Legal Description

ALL Units and Common Area (41 total), **JEFFERSON PLACE PH 1 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27013530020000 through 27013530410000
27013540730000

ALL Units and Common Area (17 total), **JEFFERSON PLACE PH 2 CONDO AMD**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27013540020000 through 27013540170000
27013540730000

ALL Units and Common Area (41 total), **JEFFERSON PLACE PH 3 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27013520020000 through 27013520420000
27013540730000

ALL Units and Common Area (9 total), **JEFFERSON PLACE PH 4 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27013560010000 through 27013560080000
27013540730000

ALL Units and Common Area (9 total), **JEFFERSON PLACE PH 5 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27013570010000 through 27013570080000
27013540730000

ALL Units and Common Area (9 total), **JEFFERSON PLACE PH 6 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27013580010000 through 27013580080000
27013540730000

ALL Units and Common Area (9 total), **JEFFERSON PLACE PH 7 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27024860010000 through 27024860080000
27013540730000

ALL Units and Common Area (9 total), **JEFFERSON PLACE PH 8 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27024860090000 through 27024860160000
27013540730000

ALL Units and Common Area (9 total), **JEFFERSON PLACE PH 9 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27024860170000 through 27024860240000
27013540730000

ALL Units and Common Area (9 total), **JEFFERSON PLACE PH 10 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27024860250000 through 27024860320000
27013540730000

ALL Units and Common Area (9 total), **JEFFERSON PLACE PH 11 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27024860330000 through 27024860400000
27013540730000

ALL Units and Common Area (9 total), **JEFFERSON PLACE PH 12 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27024860410000 through 27024860480000
27013540730000

ALL Units and Common Area (9 total), **JEFFERSON PLACE PH 13 CONDO**, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 27024860490000 through 27024860560000
27013540730000

198 total Association parcels
(Units and Common Area)