

After Recording Return To:
The Law Offices of Kirk A. Cullimore
644 East Union Square
Sandy, UT 84070

**AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This Amendment to the Declaration of Covenants, Conditions and Restrictions (“Declaration”) that established a planned residential community known as Scandia Village Condominiums is executed on the date set forth below by the Scandia Village Condominium Owners Association (“Association”) having received the necessary approvals of the unit owners.

RECITALS

A. Certain real property in Utah County, Utah, known as Scandia Village Condominiums was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration recorded November 6, 1992, as Entry No. 60681:1992, records of Utah County, Utah;

B. This amendment shall be binding against the property described in EXHIBIT A and the Declaration and any annexation or supplement thereto;

C. This amendment is intended to clarify maintenance and insurance obligations between the Association and to change the way reserve funds are spent;

D. Pursuant to Article XII, Section 12.03 of the Declaration Owners representing more than two-thirds (2/3) of the undivided ownership interests in and to the Common Areas have approved the amendments to the Declaration;

E. Pursuant to Article I, Section 1.10 of the Bylaws Owners representing more than fifty-one percent (51%) of the undivided ownership interests in and to the Common Areas have approved the amendments to the Bylaws.

NOW, THEREFORE, the Association, by and through its Management Committee, hereby amends the Declaration as follows:

Article VII, Section 7.03 of the Declaration shall be amended to include the following language:

The Association shall also maintain the pipes inside the walls, floors, or ceilings of the buildings.

Article VII, Section 7.06A of the Declaration shall be added and shall read as follows:

7.06A Payment of Monies from the Reserve Accounts. Any check drawn on the reserve account or withdrawals from the reserve account shall require at least two (2) signatures from members of the Management Committee.

Article I, Section 1.14 of the Bylaws shall be amended to add the following language:


The Association shall also maintain the pipes inside the walls, floors, or ceilings of the buildings.

Article I, Section 1.17A of the Bylaws shall be added and shall read as follows:

1.17A Payment of Monies from the Reserve Accounts. Any check drawn on the reserve account or withdrawals from the reserve account shall require at least two (2) signatures from the members of the Management Committee.

IN WITNESS WHEREOF, SCANDIA VILLAGE CONDOMINIUM OWNERS ASSOCIATION, by and through its Management Committee, has executed this Amendment to the Declaration as of the 23 day of March, ~~2009~~, in accordance with the Declaration.
2010

SCANDIA VILLAGE CONDOMINIUM OWNERS ASSOCIATION



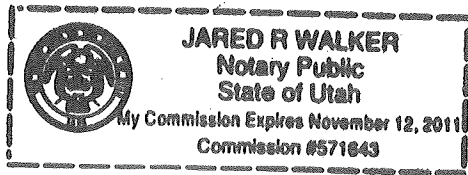
President

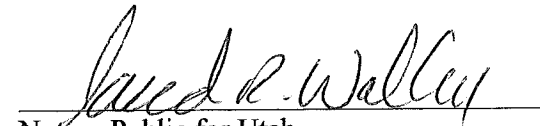


Secretary

STATE OF UTAH)
 :SS
County of Utah)

On the 23 day of March, 2010, personally appeared James Christensen and Kristen Clarke who, being first duly sworn, did that say that they are the President and Secretary of the Association and that the seal affixed to the foregoing instrument is the seal of said Association and that said instrument was signed and sealed in behalf of said Association by authority of its Management Committee; and each of them acknowledged said instrument to be their voluntary act and deed.





Notary Public for Utah

EXHIBIT A
Legal Description

UNITS 1 THROUGH 4, SCANDIA VILLAGE CONDOMINIUMS PHASE 1 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:414:0001 and all other parcels in Scandia Village Condominiums Phase 1.

UNITS 5 THROUGH 8, SCANDIA VILLAGE CONDOMINIUMS PHASE 2 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:417:0005 and all other parcels in Scandia Village Condominiums Phase 2.

UNITS 9 THROUGH 12, SCANDIA VILLAGE CONDOMINIUMS PHASE 3 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:418:0009 and all other parcels in Scandia Village Condominiums Phase 3.

UNITS 13 THROUGH 16, SCANDIA VILLAGE CONDOMINIUMS PHASE 4 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:430:0013 and all other parcels in Scandia Village Condominiums Phase 4.

UNITS 17 THROUGH 20, SCANDIA VILLAGE CONDOMINIUMS PHASE 5 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:431:0017 and all other parcels in Scandia Village Condominiums Phase 5.

UNITS 25 THROUGH 28, SCANDIA VILLAGE CONDOMINIUMS PHASE 6 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:432:0025 and all other parcels in Scandia Village Condominiums Phase 6.

UNITS 21 THROUGH 24, SCANDIA VILLAGE CONDOMINIUMS PHASE 7 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:433:0021 and all other parcels in Scandia Village Condominiums Phase 7.

UNITS 29 THROUGH 32, SCANDIA VILLAGE CONDOMINIUMS PHASE 8 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:477:0029 and all other parcels in Scandia Village Condominiums Phase 8.

UNITS 33 THROUGH 36, SCANDIA VILLAGE CONDOMINIUMS PHASE 9 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:478:0033 and all other parcels in Scandia Village Condominiums Phase 9.

UNITS 37 THROUGH 40, SCANDIA VILLAGE CONDOMINIUMS PHASE 10 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:479:0037 and all other parcels in Scandia Village Condominiums Phase 10.

UNITS 41 THROUGH 47, SCANDIA VILLAGE CONDOMINIUMS PHASE 11 AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

Parcel Nos.: 52:480:0041 and all other parcels in Scandia Village Condominiums Phase 11.