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Book - 9635 Pg - 6578-6585  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
ROBERT BARR  
5279 SPRINGHOUSE LN  
MURRAY UT 84107  
BY: ZJM, DEPUTY - WI 8 P.

WHEN RECORDED RETURN TO:  
Springhill Assoc. President

**Mr. Robert Barr**  
**5279 Springhouse Lane**  
**Murray, UT 84107**

**CORRECTIONS TO AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS AND BYLAWS FOR  
SPRINGHILL CONDOMINIUM**

This correction to Amended and Restated Declaration of Covenants, Conditions and Restrictions and Bylaws for Springhill Condominium (Article 7, Section 9, Subsection k, "Grandfather Clause") is made and executed by the Springhill Homeowners Association of 5271 Spring House Lane, Murray, UT 84107 ( the "Association").

**RECITALS**

- A. The Amended and Restated Declaration of Covenants, Conditions and Restrictions and Bylaws for Springhill Condominium was recorded in the office of the County Recorder of Salt Lake County, Utah on March 4, 2008 as Entry No. 10363567 in Book 9577 at Page 8365-8376 of the official records (the "Declaration").
- B. 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").
- C. The Association is the managing agent of the Owners of the Property.
- D. The Association desires to make corrections to Article 7 Section 9, Subsection k, "Grandfather Clause" to correct two inaccurate addresses and one owner name. (See Exhibit "C").

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Association hereby executes this Amendment for and on behalf of and for the benefit of all of the Unit Owners.

22-07-482

**Agreement to be Provided to Board of Directors.** When a Lease Agreement or Rental Agreement is approved, a copy signed by the Renter and Owner must be submitted to the Board of Directors within 10 days after it has been signed by both parties.

j. **Minimum Percent of Ownership.** No person may own less than twenty-five percent (25%) of a Unit.

k. **Grandfather Clause.** Anything to the contrary notwithstanding, the foregoing restrictions shall not apply to the following Units which are currently being rented (the "Grandfathered Units"):

<u>Unit No.</u>	<u>Unit Address</u>	<u>Owner</u>
A-1	624 Spring Hill Drive	Alessandra Lanza
F-6	649 Springhouse Ln.	Charles Kimball
B-2	641 Spring Hill Drive	Derek Lauritzen
C-6	623 Spring Hill Drive	R. Mont Evans & Cheryl M. Evans

1. The Grandfathered Units may continue to be Non-Owner Occupied without restriction for so long as record title to said Units remains vested in the name of the respective Owner(s) thereof (the "Grandfathered Owner(s)").

2. The term "Grandfathered Owner" shall include a succeeding "Trust" or other "Person" (i.e., natural person, corporation, partnership, limited liability company, trust or other legal entity) (the "Qualified Successor Owner(s)") in which the Grandfathered Owner or such Owner's spouse, son, daughter, father or mother holds a beneficial interest in such Qualified Successor Owner of at least fifty percent (50%).

3. Upon the conveyance of the Grandfathered Unit by the Grandfathered Owner or Qualified Successor Owner, the said Unit shall immediately become subject to the restrictions set forth above.

10. **Rental Rules and Regulations.** The Board of Directors shall have the power to make and enforce reasonable rules and regulations and to fine or sanction violators, in accordance with the Declaration and Bylaws, in order to enforce the provisions of this section. Any transaction which does not comply with this section shall be voidable at the option of the Board of Directors.

a. **Leases Subject to Property Documents.** Any lease agreement or rental agreement (collectively "lease") between an Owner and

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Springhill Assoc. President

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**CHANGES TO AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS AND BYLAWS FOR  
SPRINGHILL CONDOMINIUM**

This change to Amended and Restated Declaration of Covenants, Conditions and Restrictions and Bylaws for Springhill Condominium (the "Replacement of Appendix B") is made and executed by the Springhill Homeowners Association of 5271 Spring House Lane, Murray, UT 84107 ( the "Association").

**RECITALS**

- A. The Amended and Restated Declaration of Covenants, Conditions and Restrictions and Bylaws for Springhill Condominium was recorded in the office of the County Recorder of Salt Lake County, Utah on November 13, 1995 as Entry No. 6211481 in Book 7268 at Page 1997 of the official records (the "Declaration").
- B. 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").
- C. All of the voting requirements to change the Declaration have been satisfied. Copies of the Vote Tally and Ballots are attached hereto as Exhibit "B", and incorporated herein by this reference.
- D. The Association is the managing agent of the Owners of the Property.
- E. The Association desires to change Appendix B (Exhibit B/Percentage Interest) by replacing page 40 and 40a with revised percentages.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Association hereby executes this Amendment for and on behalf of and for the benefit of all of the Unit Owners.

**APPENDIX B**  
(Amended effective 01/01/2009)

<u>Unit No.</u>	<u>Building</u>	<u>No. Bdrms.</u>	<u>% Interest</u>
1	A	2	1.15594
2	A	2	1.55594
3	A	2	1.55594
4	A	2	1.55594
1	B	3	1.54430
2	B	3	1.54430
1	C	3	1.54430
2	C	3	1.54430
3	C	3	1.54430
4	C	3	1.54430
5	C	3	1.54430
6	C	3	1.54430
7	C	3	1.54430
8	C	3	1.54430
1	D	3	1.54430
2	D	3	1.54430
3	D	3	1.54430
4	D	3	1.54430
5	D	3	1.54430
6	D	3	1.54430
7	D	3	1.54430
8	D	3	1.54430
1	E	3	1.56578
2	E	3	1.56578
3	E	3	1.56578
4	E	3	1.56578
5	E	3	1.56578
6	E	3	1.56578
7	E	3	1.56578
8	E	3	1.56578

<u>Unit No.</u>	<u>Building</u>	<u>No. Bdrms.</u>	<u>% Interest</u>
1	F	3	1.67167
2	F	3	1.67167
3	F	3	1.67167
4	F	3	1.67167
5	F	3	1.67167
6	F	3	1.67167
1	G	3	1.67167
2	G	3	1.67167
3	G	3	1.67167
4	G	3	1.67167
5	G	3	1.67167
6	G	3	1.67167
7	G	3	1.67167
8	G	3	1.67167
1	H	3	1.67167
2	H	3	1.67167
3	H	3	1.67167
4	H	3	1.67167
5	H	3	1.67167
6	H	3	1.67167
1	J	3	1.67167
2	J	3	1.67167
3	J	3	1.67167
4	J	3	1.67167
5	J	3	1.67167
6	J	3	1.67167
1	K	3	1.54430
2	K	3	1.54430
3	K	3	1.54430
1	L	3	1.54430
2	L	3	1.54430
1	M	4	1.88310
1	N	4	1.98458
			<u>100.00000</u>

IN WITNESS WHEREOF, the Association has executed this instrument the 6<sup>th</sup>  
day of AUGUST, 2008.

SPRINGHILL HOMEOWNERS ASSOCIATION

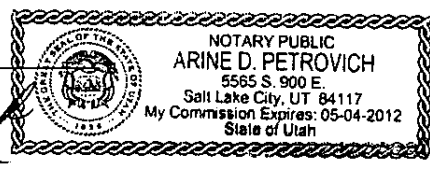
By: Robert L. Barr  
Name: Robert L. Barr  
Title: President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 6<sup>th</sup> day of August, 2008, personally appeared before me  
Robert L. Barr, who by me being duly sworn, did say that he is the  
President of the Spring Hill Homeowners Association, and that the within and foregoing  
instrument was signed in behalf of said Association by authority of a resolution of its  
Board of Directors, and said ROBERT L. BARR duly acknowledged to me that said  
Association executed the same.

Arine D. Petrovich  
NOTARY PUBLIC  
Residing At: Salt Lake City, Utah  
Commission Expires: May 4, 2012



## Springhill Tally Sheet

Votes cast for Changes to Appendix B

<u>UNIT</u>	<u>Owner</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Vote %</u>
A-1	Alesandra Lanza	✓			1.21899
A-2	Silvano D'Alexandro	✓			1.21899
A-3	Joanne Rice			✓	1.21899
A-4	Kathleen Carricaburu	✓			1.21899
B-1	Kathy White	✓			1.55527
B-2	Derek Lauritzen			✓	1.55527
C-1	Marie Gunderson	✓			1.55527
C-2	Robert King	✓			1.55527
C-3	Sally Monson	✓			1.55527
C-4	David & Linda Jeppson	✓			1.55527
C-5	Pamela Nielsen	✓			1.55527
C-6	Mont Evans		✓		1.55527
C-7	Connie Hamilton	✓			1.55527
C-8	Michelle Johnson			✓	1.55527
D-1	Shellie Woodall			✓	1.55527
D-2	Lynnae Anderson	✓			1.55527
D-3	Cortland Wilson			✓	1.55527
D-4	Ron & Pam Stager	✓			1.55527
D-5	Ruth Rowsell	✓			1.55527
D-6	Roxanne Cowley	✓			1.55527
D-7	Madelyn Platt			✓	1.55527
D-8	Flora Stam	✓			1.55527
E-1	Claire Turner	✓			1.59730
E-2	Kathy Searle	✓			1.59730
E-3	Phyllis Yardley	✓			1.59730
E-4	Kristen Bishop	✓			1.59730
E-5	Heidi Mueser	✓			1.59730
E-6	Gordon Mauss	✓			1.59730
E-7	Stephanie Lucas	✓			1.59730
E-8	Jerry & Shauna Lobato	✓			1.59720
F-1	Don & Eleanor Page	✓			1.68137
F-2	Bill & Jean Larson	✓			1.68137
F-3	Margaret Webber	✓			1.68137
F-4	Ed & Barbara Cook	✓			1.68137
F-5	Helmut Spitzenberger	✓			1.68137
F-6	Charles Kimball	✓			1.68137
G-1	Monika Wood	✓			1.68137
G-2	Pam Crane	✓			1.68137
G-3	Larry & Judie Evans	✓			1.68137
G-4	Bob & Carol Lucas	✓			1.68137

Tally Sheet - page 2 - Vote to Changes on Appendix B

<u>Unit #</u>	<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Vote %</u>
G-5	Heidi Sanders	✓			1.68137
G-6	Al Pearce	✓			1.68137
G-7	Randall Woodward	✓			1.68137
G-8	Kyle Steadman	✓			1.68137
H-1	Bernece Marquardt	✓			1.68137
H-2	Dianne Davis/Lucille Hyer	✓			1.68137
H-3	Clayton & Dee Ek	✓			1.68137
H-4	Leila Balis	✓			1.68137
H-5	Tom & Linda Backus	✓			1.68137
H-6	Patrick Swanagan	✓			1.68137
J-1	Sue Lyon	✓			1.68137
J-2	Larry & Valeen Carter	✓			1.68137
J-3	Robert & Delores Barr	✓			1.68137
J-4	Wayne & Rosie Yunker	✓			1.68137
J-5	Bob & Toni Paquette	✓			1.68137
J-6	Nancy Rael/Karen Koseki	✓			1.68137
K-1	Kathy Goodfellow	✓			1.55527
K-2	Barbara Bown	✓			1.55527
K-3	Debbie Gray			✓	1.55527
L-1	Ann Thomsen			✓	1.55527
L-2	Suzie Davis			✓	1.55527
M	Janie King		✓		1.42917
N	Mike & Robyn VanShaar		✓		1.42964

**Totals:**

FOR = 51 = 81.925%

AGAINST = 3 =

ABSTAIN = 9