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11/17/2008 04:19 PM \$117.00  
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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
BRAD FRITZ  
RENAISSANCE HMNRS ASSN  
3713 S DONATELLO CT #D  
WVC UT 84119  
BY: HNP, DEPUTY - WI 7 P.

WHEN RECORDED RETURN TO:  
Brad Fritz  
Renaissance Homeowners Association  
3713 South Donatello Ct, #D  
West Valley City, UT 84119

**AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
FOR  
RENAISSANCE CONDOMINIUM**

This Amendment to Declaration of Condominium for Renaissance Condominium (the "Amendment") is made and executed by Renaissance Homeowners Association, whose address is 3713 South Donatello Ct, #D, West Valley City, UT 84119 (the "Declarant").

**RECITALS**

A. The Declaration of Condominium for Renaissance Condominium was recorded in the office of the County Recorder of Salt Lake County, Utah on July 30, 2001 as Entry No. 7959902 in book 8483 at Pages 6856-6900 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 have been satisfied. A copy of the Vote Tally is attached hereto, marked Exhibit "B" and incorporated herein by this reference.

D. The Declarant desires to amend the Declaration to grant to the Board of Directors the right, power and authority to adopt rental rules and regulations, subject to certain minimum standards and guidelines.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Declarant hereby executes this Amendment to the Declaration of Condominium for Renaissance Condominium for and on behalf of and for the benefit of all of the Owners.

1. **Amendment.** Section 12.1 of the Declaration is hereby amended to add the following provisions:

The renting of Units by Unit Owners, their heirs or assigns, is subject to the power of the Board of Directors to adopt rules and regulations for renters, which shall include but are not limited to the following:

a. A Unit may not be rented without the prior written consent of the Board of Directors, which shall not be unreasonably withheld provided the number of rentals fall within the guidelines outlined below.

b. The length of any initial rental period shall be a minimum of 12 months.

c. The specific terms of any rental shall include a requirement that the renter abide by the Declaration, Bylaws, Rules, Regulations and other provisions governing Units and Unit Owners at Renaissance Condominium.

d. No more than 10% of all of the Units (10 Units) may be rented at Renaissance at any time.

e. The eligibility requirements for Owners to rent (including a minimum length of initial owner-occupancy, which will never be more than one year).

f. The requirements for prior approval of any rental, including its specific terms.

g. The power to enforce such provisions through financial penalties for violations and appropriate legal action. The costs of such penalties or legal actions will be the joint and several liability and obligation of either the renter or the Unit owner, or both, at the option of the Board of Directors.

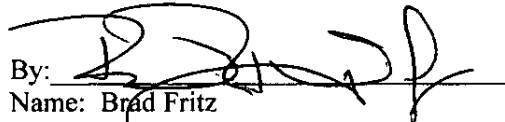
h. Anything to the contrary notwithstanding, the power to grant a "Hardship Exemption" to any Unit Owner to rent his home in order to provide latitude to the Association to avoid an undue hardship, to help or aid an Owner in selling his Unit, or to allow an Owner to move from his Unit for a good reason with a commitment to return, etc.

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

3. **Effective Date.** The effective date of this Amendment shall be the date on which said instrument is filed for record in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, the Declarant has hereunto set his hand this \_\_\_ day of November, 2008.

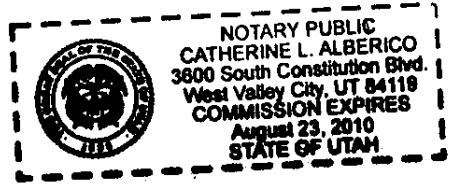
DECLARANT:  
Renaissance Homeowners Association

By:   
Name: Brad Fritz  
Title: President

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

On the 17<sup>th</sup> day of November, 2008, personally appeared before me Brad Fritz, who by me being duly sworn, did say that he is the President of Renaissance 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 the vote of the members of the Association as required by the Declaration of Condominium for Renaissance, and said Brad Fritz, duly acknowledged to me that said Association executed the same.

*Catherine L. Alberico*  
NOTARY PUBLIC  
Residing at: *Salt Lake County*  
My Commission Expires: *August 23, 2010*



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

RXLP COMPASS RENAISSANCE CONDO				BLK, LOT-QUAR		
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL	NUMBER	OBSOLETE?
		U	AREA	15-34-252-097-0000		NO
B	1	U	A	15-34-252-001-0000		NO
B	1	U	B	15-34-252-002-0000		NO
B	1	U	C	15-34-252-003-0000		NO
B	1	U	D	15-34-252-004-0000		NO
B	2	U	A	15-34-252-005-0000		NO
B	2	U	B	15-34-252-006-0000		NO
B	2	U	C	15-34-252-007-0000		NO
B	3	U	A	15-34-252-008-0000		NO
B	3	U	B	15-34-252-009-0000		NO
B	3	U	C	15-34-252-010-0000		NO
B	3	U	D	15-34-252-011-0000		NO
B	4	U	A	15-34-252-012-0000		NO
B	4	U	B	15-34-252-013-0000		NO
B	4	U	C	15-34-252-014-0000		NO
B	4	U	D	15-34-252-015-0000		NO
B	5	U	A	15-34-252-016-0000		NO
B	5	U	B	15-34-252-017-0000		NO
B	5	U	C	15-34-252-018-0000		NO

## RXLP COMPASS RENAISSANCE CONDO

				BLK, LOT-QUAR		
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL	NUMBER	OBSOLETE?
B	5	U	A	15-34-252-016-0000		NO
B	5	U	B	15-34-252-017-0000		NO
B	5	U	C	15-34-252-018-0000		NO
B	6	U	A	15-34-252-019-0000		NO
B	6	U	B	15-34-252-020-0000		NO
B	6	U	C	15-34-252-021-0000		NO
B	6	U	D	15-34-252-022-0000		NO
B	7	U	A	15-34-252-023-0000		NO
B	7	U	B	15-34-252-024-0000		NO
B	7	U	C	15-34-252-025-0000		NO
B	7	U	D	15-34-252-026-0000		NO
B	8	U	A	15-34-252-027-0000		NO
B	8	U	B	15-34-252-028-0000		NO
B	8	U	C	15-34-252-029-0000		NO
B	9	U	A	15-34-252-030-0000		NO
B	9	U	B	15-34-252-031-0000		NO
B	9	U	C	15-34-252-032-0000		NO
B	9	U	D	15-34-252-033-0000		NO
B	10	U	A	15-34-252-034-0000		NO
B	10	U	A	15-34-252-034-0000		NO
B	10	U	B	15-34-252-035-0000		NO
B	10	U	C	15-34-252-036-0000		NO
B	10	U	D	15-34-252-037-0000		NO
B	11	U	A	15-34-252-038-0000		NO
B	11	U	B	15-34-252-039-0000		NO
B	11	U	C	15-34-252-040-0000		NO
B	12	U	A	15-34-252-041-0000		NO
B	12	U	B	15-34-252-042-0000		NO
B	12	U	C	15-34-252-043-0000		NO
B	12	U	D	15-34-252-044-0000		NO
B	13	U	A	15-34-252-045-0000		NO
B	13	U	B	15-34-252-046-0000		NO
B	13	U	C	15-34-252-047-0000		NO
B	13	U	D	15-34-252-048-0000		NO
B	14	U	A	15-34-252-049-0000		NO
B	14	U	B	15-34-252-050-0000		NO
B	14	U	C	15-34-252-051-0000		NO
B	14	U	D	15-34-252-052-0000		NO

RXLP COMPASS RENAISSANCE CONDO

BLK, LOT-QUAR

B	FLG	BLK/BLDG	IND	FLG	LOT/QUAR	PARCEL NUMBER	OBSOLETE?
B		14	U		A	15-34-252-049-0000	NO
B		14	U		B	15-34-252-050-0000	NO
B		14	U		C	15-34-252-051-0000	NO
B		14	U		D	15-34-252-052-0000	NO
B		14	U		E	15-34-252-053-0000	NO
B		14	U		F	15-34-252-054-0000	NO
B		15	U		A	15-34-252-055-0000	NO
B		15	U		B	15-34-252-056-0000	NO
B		15	U		C	15-34-252-057-0000	NO
B		15	U		D	15-34-252-058-0000	NO
B		15	U		E	15-34-252-059-0000	NO
B		15	U		F	15-34-252-060-0000	NO
B		16	U		A	15-34-252-061-0000	NO
B		16	U		B	15-34-252-062-0000	NO
B		16	U		C	15-34-252-063-0000	NO
B		16	U		D	15-34-252-064-0000	NO
B		16	U		E	15-34-252-065-0000	NO
B		16	U		F	15-34-252-066-0000	NO
B		17	U		A	15-34-252-067-0000	NO
B		17	U		A	15-34-252-067-0000	NO
B		17	U		B	15-34-252-068-0000	NO
B		17	U		C	15-34-252-069-0000	NO
B		17	U		D	15-34-252-070-0000	NO
B		17	U		E	15-34-252-071-0000	NO
B		17	U		F	15-34-252-072-0000	NO
B		18	U		A	15-34-252-073-0000	NO
B		18	U		B	15-34-252-074-0000	NO
B		18	U		C	15-34-252-075-0000	NO
B		18	U		D	15-34-252-076-0000	NO
B		18	U		E	15-34-252-077-0000	NO
B		18	U		F	15-34-252-078-0000	NO
B		19	U		A	15-34-252-079-0000	NO
B		19	U		B	15-34-252-080-0000	NO
B		19	U		C	15-34-252-081-0000	NO
B		19	U		D	15-34-252-082-0000	NO
B		19	U		E	15-34-252-083-0000	NO
B		19	U		F	15-34-252-084-0000	NO
B		20	U		A	15-34-252-085-0000	NO

RXLP COMPASS RENAISSANCE CONDO

BLK, LOT-QUAR

B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	OBSOLETE?
B	20	U	A	15-34-252-085-0000	NO
B	20	U	B	15-34-252-086-0000	NO
B	20	U	C	15-34-252-087-0000	NO
B	20	U	D	15-34-252-088-0000	NO
B	20	U	E	15-34-252-089-0000	NO
B	20	U	F	15-34-252-090-0000	NO
B	21	U	A	15-34-252-091-0000	NO
B	21	U	B	15-34-252-092-0000	NO
B	21	U	C	15-34-252-093-0000	NO
B	21	U	D	15-34-252-094-0000	NO
B	21	U	E	15-34-252-095-0000	NO
B	21	U	F	15-34-252-096-0000	NO