

When Recorded Return To:

*Property Management
Systems Inc 40 Nate
262 E 3900 S Suite 200
S.L.C. Ut 84107-1558*

10671906
04/10/2009 02:04 PM \$35.00
Book - 9708 Pg - 8255-8260
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
PROPERTY MANAGEMENT
262 E 3900 S STE 200
SLC UT 84107
BY: LDT, DEPUTY - WI 6 P.

**AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AND OCCUPANCY AND MANAGEMENT AGREEMENT
HOLLADAY VILLA APARTMENT HOMES**

This Amendment is made and executed this 10 day of April, 2009 by the Management Committee of Holladay Villa Apartment Homes (the "Association").

The authority for these ByLaws is found in Article III, Section 4th of the Notice of Covenants filed 9 October 1962 with the individual owner deeds. These ByLaws supplement the articles found in the Notice of Covenants and are considered to be part of them by the Management Committee

A. Occupancy

1. All units of Holladay Villa A shall be owner occupied for two years before unit is able to be leased or rented.
2. Only two units will be allowed to be leased or rented at any one time on property.
3. Full financial and criminal background information and proposed lease must be given to the HOA committee for approval of said occupants before occupants are able to take occupancy of any given unit.

B. Fines

1. Any violation of rules and adherences of the CC&R's and/or bylaws will result in a written violation, after that a fine of \$30.00 will be given for each said occurrence of violation.

C. Pets

1. Renters/Lessees are not allowed to have any type of pet in occupied unit at any given time.
2. Owners will be allowed to have pets pertaining to 1 dog and/or 1 cat. Pets must be small and less than 15 lbs. If complaints are received regarding these pets, the Committee will investigate.

The Management Committee of Holladay Villa
Homes

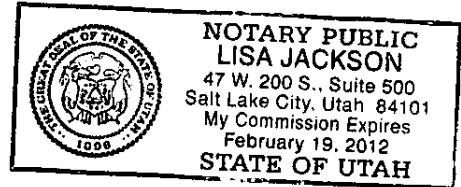
By: Corey Hall
Print Name: Corey Hall

State of Utah)
) ss.
County of Salt Lake City)

The foregoing instrument was acknowledged before me this 10 day of April, 2009,
by Corey Hall, who by me being duly sworn, did say that he or she is on the
Management Commit and that this instrument was signed on behalf of said Association by authority of
the Declaration.

Seal

Lisa Jackson
Notary Public



HOLLADAY VILLA "A"
Condominium Community Rules
Revised 10/2006

1. Public sidewalks, stairways, and streets shall not be obstructed or used for any other purpose than ingress to and ingress from the building. Bicycles, scooters, skateboards, baby carriages, or similar vehicles or obstructions will not be allowed to stand on sidewalks or stairways.
2. No owner (or their tenant) shall make or permit any noise that will disturb or annoy any other occupants of the community, or do or permit anything to be done that will interfere with the rights, comfort, or convenience of others owners. Remodeling or construction projects shall start no earlier than 7:30 am and cease no later than 8:00 pm.
3. All owners are responsible for the upkeep of the garden area immediately surrounding their unit. Each owner shall keep their condominium in a good state of repair and cleanliness.
4. No owner shall do any removal or trimming of trees or large shrubs without permission of the property management company. Owners should call Wade Dawson at Property Management Systems (262-3900) and he'll review the request and respond within a couple of days.
5. No sign, notice, or advertisement shall be inscribed or exposed on or at any window or any other part of the building, except such as shall have been approved by management.
6. No owner shall do any painting to the exterior of the buildings without permission of the Committee.
7. Water shall not be left running for any unreasonable or unnecessary length of time.
8. Each owner or sub-tenant has been assigned one parking space in the carport. Car owners must keep their parking spaces clean and orderly.
9. Owners shall not permit guests, sub-tenants, or family members to use spaces assigned to other owners.
10. No vehicle belonging to an owner, a member of their family, a guest, sub-tenant, or employee of owner be parked in such a manner as to impede or prevent ready access to another owner's parking place.
11. The four uncovered parking spots at the southeast end of the parking area shall be available on a first-come basis for \$30.00 per month. These parking spaces are available for parking of vehicles only, not for trailers, boats, campers, trucks, or similar vehicles.

Condo Rules

-2-

12. All damage to buildings caused by the moving or carrying of any article or vehicle shall be paid for by the owner responsible for the presence of such article or vehicle.
13. Garbage pickup is on Thursday and Sunday afternoons. The dumpster should only be used for regular garbage, with certain exceptions (see below). Wet garbage should only be put in the dumpster on Thursdays before pickup. If the dumpster is difficult to reach, garbage should be placed in the cans provided. Tree limbs and garden refuse should be cut in small enough lengths to fit easily into the dumpster, or bundled outside the dumpster for easy removal. The garbage removal person will be prepared to remove large items (furniture, etc.) for a small fee. You may pay him directly on Thursday or Sunday afternoon, or give the money to a committee member and they will get it to him.
14. Only house cats and small house dogs are permitted. Owners should be considerate of neighbors and monitor barking and animal feces in other owner's areas.
15. Emergencies (water line breaks, etc.) should be reported immediately to Wade Dawson at Property Management Systems (262-3900).
16. Complaints regarding service of the buildings and grounds, or regarding the actions of other owners, shall be made in writing to the management committee. Verbal complaints will not be considered.
17. Any consent or approval given by management under these house rules may be revocable at any time.
18. These condominium rules may be added to or repealed at any time by the management committee with proper notice to all occupants.

Holladay Villa Owners

Vote to approve changes to By-Laws

Building Unit	Owner Name	Owner Occupied	Date	Signature
U01	Hall, Corey	<input checked="" type="checkbox"/>	3/4/09	Corey Hall
U02	Federal National Mortgage Assoc.	Yes		
U03	Puttuck, Gary	<input checked="" type="checkbox"/>	3/7/08	[Signature]
U04	Gold, Marcia	<input checked="" type="checkbox"/>	3.4.08	Marcia Gold
U05	Bell, Melanie	<input checked="" type="checkbox"/>	3-4-09	Melanie Bell
U06	Nichol, LLC	<input checked="" type="checkbox"/>	3-5-09	J. Helen Clayton
U07	Fugal, Shelley	<input checked="" type="checkbox"/>	3/15/09	Shelley Fugal
U08	Whetman, Marilyn	<input checked="" type="checkbox"/>	3-7-09	Marilyn Whetman
U09	Martinez, Mary	Yes		
U10	Schneider, Lori	Yes		
U11	Tucker, Ronald	<input checked="" type="checkbox"/>	3/4/09	[Signature]
U12	Flint, Esther	<input checked="" type="checkbox"/>	noted 3/5/09 written	Esther Flint
U13	Bjorn, Kaj	<input checked="" type="checkbox"/>	March 4-09	Kaj Bjorn
U14	Gines, Candy	Yes		
U15	Dibb, Durell	Yes		
U16	Tilelli, Karen	<input checked="" type="checkbox"/>		Karen S. Tilelli

*please change to
only owner occupied
for whole condo units*

When Recorded return to:

Parcel ID 22-10-131-001

Legal Description: BEG S 21.94 FT & W 99.28 FT FR N 1/4 COR SEC 10, T 2S, R 1E, SLM; S 45°30' E 68 FT; S 53°33'50" E 156.46 FT; S 52°30' E 78.87 FT; S 52°30' W 279.9 FT; N 47°44'20" W 82.01 FT N 34°14'07" W 239.18 FT; N 59°31'56" E 209.38 FT TO BEG LESS UNITS. 1.73 AC