

Note To Recorder:
Record against the real
property described in Exhibit A

11131363
2/9/2011 8:53:00 AM \$78.00
Book - 9904 Pg - 3776-3780
Gary W. Ott
Recorder, Salt Lake County, UT
RICHARDS LAW OFFICE
BY: eCASH, DEPUTY - EF 5 P.

BROADWAY LOFTS CONDOMINIUM ASSOCIATION

RESOLUTION OF THE BOARD OF DIRECTORS

WHEREAS, pursuant to Section 7.4 and Section 9.21 of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Broadway Lofts Condominium (“Declaration”), the Broadway Lofts Condominium Association (“Association”), through its Board of Directors, is vested with the authority to promulgate and adopt rules and regulations as the Board deems necessary or desirable to aid it in administering the affairs of the Association and to protect the common interests of all members;

WHEREAS, all capitalized terms referred to herein shall have the same meaning provided in the Declaration, except where expressly defined to the contrary herein.

WHEREAS, Section 7.1 of the Declaration states that each Unit is subject to the uses and restrictions imposed by rules and regulations of the Association;

WHEREAS, Sections 7.4 and 7.11 of the Declaration authorize the Board to make and adopt Association rules with respect to activities that may be conducted on any part of the Project;

WHEREAS, Section 7.6 of the Declaration states that no noxious, offensive or unsightly conditions or activities shall be permitted on the Common Areas or within any Unit, nor shall anything be done in or placed upon any Common Area or Units which interferes with or jeopardizes the enjoyment of other Units or causes a nuisance, or which is a source of annoyance to Residents and that the Board may adopt rules applicable to the provisions of Section 7.6 and their enforcement;

WHEREAS, the Owners of the Project desire an environment that maintains reasonable levels of privacy, peace and quiet, low foot and vehicular traffic, and an environment free from annoying and persistent sounds and smells;

WHEREAS, due to the predominate residential nature of the Project and the location of the Project, the Owners recognize the need for security and safety of the Residents; and

WHEREAS, the Board deems it necessary and in the best interest of the Association as a whole to adopt rules pursuant to Sections 7.1, 7.4, 7.6, and 7.11 of the Declaration regarding annoying, offensive, unsightly conditions or activities that may interfere with or jeopardize the enjoyment of other Units and to adopt rules and regulations with respect to activities that may be conducted on any part of the Project.

NOW, THEREFORE, IT IS RESOLVED that the following rules and regulations are

adopted by the Association:

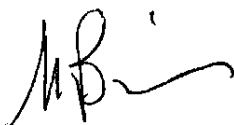
1. The Association finds that noise and smells generated in a Unit or on the Common Area could enter into other Units, interfering with and jeopardizing the enjoyment of those Units by their Owners, and that the current construction of the building and the design of the Project does not effectively prevent this entrance of noise and smells into other Units.
2. Owners in the Association are entitled to assurances that their enjoyment of their Units will not be interfered with or jeopardized by annoying, offensive, or unsightly conditions or activities that occur in another Unit or on the Common Area.
3. The Association states, acknowledges, and reiterates that nuisances are prohibited within the Project and hereby defines a nuisance as including, but not limited to, the following:
 - a. Use of a Unit for a purpose or in a manner that directly results in conditions or activities which are offensive to the senses or become an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property by any Resident.
 - b. The Use of a Unit for a purpose that produces, creates, manufactures, and/or generates, either directly or as a byproduct of the use, any smells, odors, vapors, noise, trash, sewage use, water use, and/or an unusual amount of foot or vehicle traffic that interferes with the comfortable enjoyment of life or property by any Resident or that is contrary to the historical and anticipated environment for the Project.
 - c. Sounds or smells that continuously enter another Unit for more than one hour in a 24 hour period if such occurs twice in a seven-day period for two consecutive seven-day periods. By way of illustration, if sounds or smells enter a Unit continuously for more than an hour on both Friday night and Saturday night one week and then again on Friday night and Saturday night the next week, such would be a nuisance.
 - d. The presence of people, vehicles, or any items whatsoever on, or the obstruction of, the Common Area that materially diminishes the use and enjoyment of the Common Area or of a Unit by any Resident.
 - e. Use of a Unit that results in or requires deliveries by delivery vehicles or personnel after the hour of 9:00 p.m. and before the hour of 7:30 a.m.
4. For the safety and security of the Project, all fire suppression and security doors will remain closed and secure at all times. Any modification to the fire suppression, detection, or safety systems must be approved by the Board in advance.
5. For the safety and security of the Project, all exterior gates to the Project will remain closed and locked between the hours of approximately 7:00 p.m. to 7:00 a.m. and the Common Area Northeast exterior door will remain locked at all times, while the Unit 200 Limited Common Area exterior door immediately to the west of that Common Area door shall remain locked between the hours of 6:00 p.m. to the hour of 8:00 a.m. During the times the exterior doors are to remain closed and locked, Residents may access the Project via personal

key or codes.

NOW, BE IT FURTHER RESOLVED that a copy of this resolution shall be distributed to all Owners and recorded in the records of the Salt Lake County Recorder. It is expressly acknowledged that recording this document is not required, and that it is done for the convenience of the Unit Owners, including future Owners, and the act of recording shall not be interpreted as a requirement that any subsequent rule or resolution or modification hereof shall be required to be recorded.

The undersigned hereby certify and attest that this Resolution has been duly adopted by the Board of Directors of the Broadway Lofts Condominium Association:

Dated this 5 day of FEBRUARY, 2011.

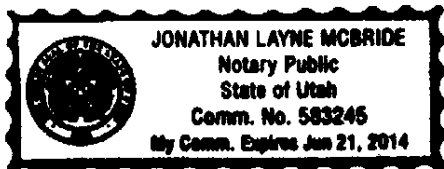


STEPHEN C. BANNISTER

Print Name:
Its: Director

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 5 day of February, 2011, personally appeared before me Stephen Bannister, who being by me duly sworn did that say that they are a Director of the Association and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and they acknowledged said instrument to be their voluntary act and deed.




Notary Public

EXHIBIT "A"

Legal Description

A parcel of land being a part of Block 50, Plat "A", Salt Lake City Survey in the Northeast Quarter (NE 1/4) of Section 1, Township I South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:

BEGINNING at a point on the north line of Block 50, Plat "A", Salt Lake City Survey, said point being North 89°58'00" East 123.75 feet from the northwest corner of said Block 50 and running thence North 89°58'00" East 96.25 feet to the Northwest corner of that property described in Warranty Deed recorded in Book 6975 at Page 2270 of the Salt Lake County records; thence South 00°01'10" East 165.00 feet to the southwest corner of said property; thence along the south line of said property North 89°58'00" East 1.28 feet to a point on the East line of an existing building as described in a Notice of Property Line and No-build Agreement recorded in Book 8100 at Page 1744 of the Salt Lake County records; thence along said east line the following three courses: South 00°21'36" East 19.77 feet, South 86°48'53" East 0.96 feet, and South 00°17'38" East 145.18 feet to a point on the south line of Lot 6 of said Block 50; thence South 89°58'00" West 1.05 feet along said south line; thence South 00°01'10" East 0.75 feet; thence South 89°58'00" West 4.50 feet; thence South 00°01'10" East 47.25 feet; thence South 89°58'00" West 217.50 feet to a point on the west line of said Block 50; thence North 00°01'10" West 34.68 feet along said west line; thence North 89°41'35" East 58.48 feet to a point on the West line of an existing building; thence along said west line North 00°18'25" West 180.00 feet; thence South 89°41'35" West 57.58 feet to a point on said west line of Block 50; thence North 00°01'10" West 26.07 feet along said west line of Block 50; thence North 89°58'00" East 123.75 feet; thence North 00°01'10" West 137.25 feet to the POINT OF BEGINNING.

Tax Parcel Numbers	Unit 205 15-01-401-015-0000
	Unit 206 15-01-407-016-0000
Unit 100 15-01-407-001-0000	Unit 207 15-01-407-017-0000
Unit 101 15-01-401-002-0000	Unit 208 15-01-407-018-0000
Unit 102 15-01-407-003-0000	Unit 301 15-01-407-019-0000
Unit 103 15-01-407-004-0000	Unit 302-15-01-407-020-0000

Unit 104 15-01-407-005-0000
Unit 105 15-01-407-006-0000
Unit 106-15-01-407-007-0000
Unit 107 15-01-407-008-0000
Unit 108 15-01-407-009-0000
Unit 200 15-01-407-010-0000
Unit 201 15-01-407-011-0000
Unit 202 15-01-407-012-0000
Unit 203 15-01-407-013-0000
Unit 204 15-01-407-014-0000
Unit 402 15-01-407-031-0000
Unit 403 15-01-407-032-0000
Unit 404 15-01-407-033-0000
Unit 405 15-01-407-034-0000
Unit 406 15-01-407-035-0000
Unit 407 15-01-407-036-0000
Unit 408 15-01-407-037-0000
Unit 409 15-01-407-038-0000
Unit 410 15-01-407-039-0000
Unit 411 15-01-407-040-0000
Unit 501 15-01-407-041-0000
Unit 502 15-01-407-042-0000
Unit 503 15-01-407-043-0000
Unit 504 15-01-407-044-0000
Unit 505 15-01-407-045-0000
Unit 506 15-01-407-046-0000

Unit 303 15-01-407-021-0000
Unit 304 15-01-407-022-0000
Unit 305 15-01-407-023-0000
Unit 306 15-01-407-024-0000
Unit 307 15-01-407-025-0000
Unit 308 15-01-407-026-0000
Unit 309 15-01-407-027-0000
Unit 310 15-01-407-028-0000
Unit 311 15-01-407-029-0000
Unit 401 15-01-407-030-0000
Unit 507 15-01-407-047-0000
Unit 508 15-01-407-048-0000
Unit 509 15-01-407-049-0000
Unit 510 15-01-407-050-0000
Unit 511 15-01-407-051-0000
Unit 601 15-01-407-052-0000
Unit 602 15-01-407-053-0000
Unit 603 15-01-407-054-0000
Unit 604 15-01-407-055-0000
Unit 605 15-01-407-056-0000
Unit 606 15-01-407-057-0000
Unit 607 15-01-407-058-0000
Unit 608 15-01-407-059-0000
Unit 609 15-01-407-060-0000
COMMON AREA 15-01-407-061-0000