

After Recording Return To:

RICHARDS, KIMBLE & WINN, PC
 c/o Curtis G. Kimble
 2040 Murray Holladay Rd., Suite 106
 SLC, UT 84117

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM
 FOR UFFENS MARKETPLACE CONDOMINIUMS**

A UTAH MIXED USE CONDOMINIUM PROJECT

RECITALS

A. Certain real property in Salt Lake County, Utah, known as Uffens Marketplace Condominiums was subjected to certain covenants, conditions and restrictions pursuant to a Declaration of Condominium recorded June 20, 2003, as Entry No. 8698715 in the Recorder's Office for Salt Lake County, Utah (the "Declaration").

B. This amendment shall be binding against the property described in the Declaration and any annexation or supplement thereto, as described in **Exhibit "A."**

C. The Uffens Marketplace Unit Owners Association (the "Association") has determined that basing the method of allocation of common expenses on the square footage of a unit has not turned out to be a fair method because smaller commercial units with high customer traffic have placed as much of a burden on the Association as much larger commercial units and the Association has determined that one rate for all commercial units and one rate for residential units is the most fair method of allocating responsibility for the common expenses of the Association and that the percentages of Owners' undivided interests in the common area should be changed accordingly.

D. Pursuant to the Utah Condominium Ownership Act, specifically, U.C.A. § 57-8-7(3), and the Declaration, the undersigned hereby certifies that all of the voting requirements to amend the Declaration have been satisfied and that the affirmative vote of at least two-thirds of the Owners and 51% of the Eligible Mortgagees has been obtained to adopt this Amendment.

NOW, THEREFORE, the Association hereby amends the first sentence, and only the first sentence, in **Article 3, Section 3.3** of the Declaration by deleting the only comma in the sentence and every word in the sentence after the comma. The deleted language is shown in strikethrough format as follows:

3.3. *Nature of Undivided Interests.* Each Unit Owner shall be entitled to an Undivided Interest in the percentage expressed in the attached exhibit A, ~~which interests are allocated proportionate to the size of each Unit.~~ (Remainder of Section 3.3 to remain the same).

NOW, THEREFORE, the Association hereby amends the table in **Exhibit A** to the Declaration of Condominium and Bylaws by replacing it with the following table:

Unit	Square Footage	Par Value and Percentage of Undivided Interest in Common Areas and Facilities Allocated to Each Unit.
101	301	2.98
102	291	2.98
103	892	2.98
104	1275	2.98
105	1275	2.98
106	1270	2.98
107	1270	2.98
108	906	2.98
109	1496	2.98
110	1221	2.98
201	553	1.56
202	528	1.56
203	532	1.56
204	537	1.56
205	539	1.56
206	536	1.56
207	535	1.56
208	533	1.56
209	532	1.56
210	534	1.56
211	528	1.56
212	524	1.56
213	521	1.56
214	534	1.56
215	531	1.56
301	553	1.56
302	528	1.56
303	532	1.56
304	537	1.56
305	539	1.56
306	536	1.56
307	535	1.56
308	533	1.56
309	532	1.56
310	534	1.56
311	528	1.56
312	524	1.56

313	521	1.56
314	534	1.56
315	531	1.56
401	553	1.56
402	528	1.56
403	532	1.56
404	537	1.56
405	539	1.56
406	536	1.56
407	535	1.56
408	533	1.56
409	532	1.56
410	534	1.56
411	528	1.56
412	524	1.56
413	521	1.56
414	534	1.56
415	531	1.56
Totals	34,188	100

IN WITNESS WHEREOF, THE UFFENS MARKETPLACE UNIT OWNERS ASSOCIATION has executed this Amendment to the Declaration as of the 14th day of March, 2012.

UFFENS MARKETPLACE UNIT OWNERS ASSOCIATION

Jaimie Cozwell
 Print Name: JAIMIE COZSWELL
 Its: Jaimie Cozwell

State of Utah)
)
 County of Salt Lake)

Jaimie Cozwell the 14th day of March, 2012, personally appeared before me who, being first duly sworn, did say that they are the authorized agent of the Association, and that this instrument was signed on behalf of the Association by authority of its Board of Directors; and he or she acknowledge said instrument to be their voluntary act and deed.

Melissa D. Hatt
 Notary Public



EXHIBIT A

Legal Description

All Units in all Phases (55 total), UFFENS MARKETPLACE CONDOMINIUMS, in Salt Lake County.

First Parcel No.: 15011860010000