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Gary W. Ott
Recorder, Salt Lake County, UT
RICHARDS KIMBLE & WINN
BY: eCASH, DEPUTY - EF 2 P.

After Recording Return To:

RICHARDS, KIMBLE & WINN, PC
2040 Murray Holladay Rd., Suite 106
Salt Lake City, UT 84117

**CORRECTED AMENDMENT TO
AMENDED AND RESTATED DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
HIGHLAND COVE CONDOMINIUM**

A. An Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Highland Cove Condominium was recorded September 26, 2013, as Entry No. 11731011. That amendment contained certain inaccuracies. This document corrects those inaccuracies and supersedes and replaces said amendment in its entirety.

B. Certain real property in Salt Lake County known as Highland Cove Condominium is subjected to certain covenants, conditions and restrictions pursuant to a declaration of condominium recorded June 30, 2003, as Entry No. 8710564 in the County Recorder's Office (the "Declaration").

B. This amendment shall be binding against the property subjected to the Declaration and any annexation or supplement thereto, described as follows:

All Units, HIGHLAND COVE CONDOMINIUMS AMD, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

First Parcel: 16-33-154-002-0000

C. Pursuant to Article III, Section 22 of the Declaration, the undersigned hereby certifies that all of the voting requirements to amend the Declaration have been satisfied, that the vote of 67% of the percentage interest of the Unit Owners has been obtained to adopt this amendment. Pursuant to Article III, Section 26(j) of the Declaration, 67% of the first Mortgagees have given their prior written approval for any material amendments with such approval deemed to have been given if said first Mortgagee did not deliver or post a negative response within 30 days of receiving a written request for approval.

AMENDMENTS TO DECLARATION

1. **NOW, THEREFORE**, the Association hereby amends **Article III, Section 15** of the Declaration by adding the following entirely new subsection (h):

(h) **Animals.** No pets or animals of any kind shall be allowed, kept, bred or raised in any Unit or on any of the Common Areas in the Project, except as required to be allowed by Fair Housing laws, in which case, the keeping of such an animal must first be approved in writing by

the Management Committee and shall be subject in all respects to rules and regulations and determinations established or made by the Management Committee from time to time.

2. **NOW, THEREFORE**, the Association hereby amends **Article III, Section 6** of the Declaration by adding the following entirely new sentence, all other language in Section 6 to remain the same:

Each Owner shall at his or her own cost and expense clean, maintain, repair and replace the windows of his or her Unit and the sliding glass door to the Unit and any related panel, frame, sill, hardware or other component which is part of or necessary to the function, operation or existence of a window or sliding glass door.

AMENDMENT TO BYLAWS

1. **NOW, THEREFORE**, the Association hereby amends **Article 3, Section 5** of the Bylaws to read as follows:

5. Election and Term of Office of the Committee. The term of office for all members of the Committee shall be two years, with expiring terms offset or staggered so all Committee members are never elected in the same year. At the next annual meeting after recording of this amendment, two Committee member positions shall be open for election for one-year terms and three Committee member positions shall be open for election for two-year terms. All subsequent Committee members shall be elected for two-year terms.

IN WITNESS WHEREOF, the Highland Cove Condominium Owners Association has executed this Amendment to the Declaration as of the 17th day of OCTOBER, 2013.

HIGHLAND COVE CONDOMINIUM OWNERS ASSOCIATION

Sue Bowlin

SUE B. BOWLIN

Print Name:

Its: President

State of Utah)
 : ss
County of salt Lake)

On the 17 day of october, 2013, personally appeared before me Sue Bowlin 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.

Julianne LeBaron
Notary Public

