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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
c/o Curtis G. Kimble
2040 Murray Holladay Rd., Suite 106
Salt Lake City, UT 84117

**AMENDMENT TO THE
DECLARATION AND BYLAWS OF THE
HOLLADAY PINES CONDOMINIUM**

A. Certain real property in Salt Lake County, Utah, known as the Holladay Pines Condominium is subjected to certain covenants, conditions and restrictions pursuant to a Declaration and Bylaws of Holladay Pines Condominiums recorded July 12, 1979, as Entry No. 3307568 in the Recorder's Office for Salt Lake County, Utah (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 and Common Area (29 total), HOLLADAY PINES CONDOMINIUM, according to the plat(s) thereof as recorded in the office of the Salt Lake County Recorder.

Parcel No's 22-04-477-001-0000 through 22-04-477-029-0000

C. The Association desires to define more precisely what elements are maintained by the unit owners and what elements are maintained by the Association.

D. Pursuant to Article 21 of the Declaration, the undersigned hereby certifies that all of the requirements to amend the Declaration have been satisfied.

NOW, THEREFORE, the Association hereby amends **Article 11, Section 11.2** of the Declaration to read as follows:

11.2 The unit owners shall have the responsibility to maintain, repair, replace and keep in a clean and sanitary condition, at the unit owner's expense, all portions of the owner's unit, except those portions to be maintained, altered, repaired and replaced by the management committee. The unit owners shall keep clean and in a sanitary condition their storage areas and balconies and patios, if any. The management committee shall be responsible for cleaning and general maintenance of all parking areas.

Anything to the contrary notwithstanding, any maintenance, repair or replacement of the following Limited Common Area is the sole responsibility of the unit owner, subject to the approval of the Management Committee as to quality of construction and integrity of the original design scheme: All unit doors and casings, unit windows and frames, back patios, and back steps and back step and patio railings.

