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Gary W. Ott
Recorder, Salt Lake County, UT
VIAL FOTHERINGHAM LLP
BY: eCASH, DEPUTY - EF 5 P.

After Recording Return to:
Burt R. Willie
Vial Fotheringham, LLP
515 South 400 East
Salt Lake City, Utah 84111

**FIRST AMENDMENT TO
DECLARATION AND BYLAWS OF
TWO PINES CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION AND BYLAWS OF TWO PINES CONDOMINIUM (“First Amendment”) is hereby adopted by Management Committee of Two Pines Condominium, for and on behalf of its Members, and made effective as of the date recorded in the Salt Lake County Recorder’s Office.

RECITALS:

A. Two Pines Condominium is condominium project that was created by the recording of that certain Declaration and Bylaws of Two Pines Condominium (“Enabling Declaration”) on April 1, 2010 as Entry No. 4067802 in the office of the Salt Lake County Recorder, Utah.

B. The property which is the subject of this First Amendment is situated in Salt Lake County, Utah, and is more particularly described in **Exhibit A**.

C. Two Pines Condominium has previously been operated as an unincorporated association. The Unit Owners in the Association are desirous to create the Two Pines Condominium Homeowners Association, Inc. a Utah non-profit corporation (“Association”), which will be created by filing Articles of Incorporation with the Utah Division of Corporations and Commercial Code, which Association shall operate for the purpose of managing the Common Areas, Limited Common Areas, and community facilities and otherwise enforcing the provisions of the Enabling Declaration, including any amendments thereto. The Association will be the governing body of the Two Pines Condominium and will operate in accordance with this Articles of Incorporation, this First Amendment, the Enabling Declaration and Rules (collectively “Governing Documents”) consistent with the Utah Condominium Act and the Utah Revised Non-Profit Corporation Act.

D. The above recitals are incorporated herein by reference and made a part hereof.

E. The First Amendment will take effect on the date recorded at the office of the Salt Lake County Recorder’s Office (the “Effective Date”).

F. Except as otherwise expressly provided in this First Amendment, the Enabling Declaration remains unchanged, except where contrary to law.

NOW THEREFORE, to accomplish the Unit Owners' objections, the following First Amendment is adopted creating the Two Pines Condominium Homeowners Association, Inc., a Utah non-profit corporation. If there is any conflict between this First Amendment and the Enabling Declaration, this document shall control.

The Enabling Declaration is hereby amended as follows:

AMENDMENT

ARTICLE I CREATION OF NON-PROFIT CORPORATION

1.1 The Unit Owners hereby authorize and approve the creation of a Utah nonprofit corporation to be known as Two Pines Condominium Homeowners Association, Inc. ("Association") by filing with the state of Utah the Articles of Incorporation. The Association shall be responsible for managing the Common Areas, Limited Common Areas, and community facilities and otherwise enforcing the provisions of the Governing Documents, including any amendments thereto.

1.2 By voting to approve this First Amendment, the Unit Owners hereby agree to adopt the following documents:

- a. This First Amendment; and
- b. The Articles of Incorporation of Two Pines Condominiums Homeowners Association, Inc.

1.3 Pursuant to the provisions in this First Amendment, wherein Two Pines Condominium is incorporated as a non-profit corporation under the laws of the state of Utah, the management of Two Pines Condominium shall hereafter be performed under the direction and authority of the Association's Management Committee. Any reference to the terms "Management Committee" in the Governing Documents shall hereafter be deemed to mean and refer to the term "Board of Directors" or "Management Committee" of the Two Pines Condominium Homeowners Association, Inc.

CERTIFICATION

Pursuant to Utah Code § 57-8-39, Owners of record, holding at least sixty-seven percent (67%) of the total voting power of the Association provided their written consent approving and consenting to the recording of this First Amendment and filing the Articles of Incorporation.

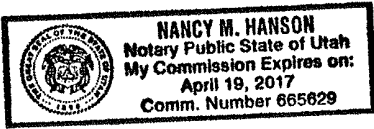
IN WITNESS WHEREOF, this 22nd day of ~~January~~ ^{February}, 2016.

[Handwritten signature of Kylee Tokita]

Kylee Tokita
Committee Member

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On this 22nd day of ~~January~~ ^{February}, 2016, personally appeared before me Kylee Tokita, who, being by me duly sworn, did say that she is a member of the Management Committee of Two Pines Condominium, and that the within and foregoing instrument was signed in behalf of said Management Committee and she duly acknowledged to me that she executed the same.



Nancy M. Hanson
Notary Public

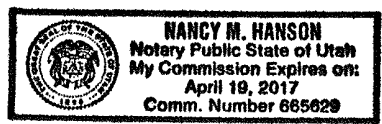
IN WITNESS WHEREOF, this 22 day of ~~January~~ ^{FEB} ~~January~~ ^{CRS}, 2016.

[Handwritten signature of Catherine Spruill]

Catherine Spruill
Committee Member

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On this 22nd day of ~~January~~ ^{February}, 2016, personally appeared before me Catherine Spruill, who, being by me duly sworn, did say that she is a member of the Management Committee of Two Pines Condominium, and that the within and foregoing instrument was signed in behalf of said Management Committee and she duly acknowledged to me that she executed the same.



Nancy M. Hanson
Notary Public

IN WITNESS WHEREOF, this 27 day of ^{Feb} ~~January~~, 2016.

Katie Clark
Katie Clark
Committee Member

STATE OF UTAH)
: SS
COUNTY OF SALT LAKE)

On this 22nd day of ^{February} ~~January~~, 2016, personally appeared before me Katie Clark, who, being by me duly sworn, did say that she is a member of the Management Committee of Two Pines Condominium, and that the within and foregoing instrument was signed in behalf of said Management Committee and she duly acknowledged to me that she executed the same.

Nancy M. Hanson
Notary Public

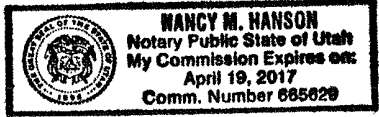


EXHIBIT A

Legal Description

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY, LINE OF WEST TEMPLE STREET, SAID POINT BEING 142.24 FEET NORTH 0°01'10" WEST AND 27.96 FEET EAST FROM THE CITY MONUMENT AT THE INTERSECTION OF WEST TEMPLE STREET AND LAYTON AVENUE AND RUNNING THENCE EAST 347.72 FEET; THENCE, NORTH 0° 06'16" EAST 104.85 FEET; THENCE WEST 347.74 FEET, MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF WEST TEMPLE STREET; THENCE SOUTH 0°05'33" WEST 104.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.83 ACRES.

*16-05-337-018-0000
16-05-337-001-0000 thru 16-05-337-017-0000*

Board of Adjustment Approval

This project was approved by the Salt Lake Board of adjustment Case Number 95-72. The Board of Adjustment approval was required because of building more than 1 4-plex on a deep lot.

Right of Way and Easement Grant

Dated September 5, 1984, in favor of Mountain Fuel Supply Company, a Utah corporation, Sixteen (16) feet in width, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, value boxes and other gas transmission and distribution facilities, through, under and across the subject property. Said Right of Way and Easement Grant recorded October 28, 1984, as Entry No. 4007252, in Book 5600, at Page 981, Salt Lake County Recorder's Office.