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

WHEN RECORDED RETURN TO:
Community Solutions and Sales
856 E. 12300 S. #7
Draper, UT 84020

**AMENDMENT TO THE DECLARATION AND BYLAWS FOR BELLA MONTE
OWNERS ASSOCIATION**

**FIRST AMENDMENT TO THE
AMENDED & RESTATED
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF BELLA MONTE AT DRAPER
MEADOWS CONDOMINIUMS**

This First Amendment to the Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bella Monte at Draper Meadows Condominiums (hereinafter the "Declaration") is made and executed by the Management Committee with the necessary approval of the members of the Bella Monte Owners Association, a Utah Nonprofit Corporation (hereinafter the "Association"). The contents of this First Amendment to the Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bella Monte at Draper Meadows Condominiums shall take effect upon recording in the office of the County Recorder of Salt Lake County, Utah.

RECITALS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Bella Monte at Draper Meadows Condominiums dated December 9, 2006 and was recorded on February 10, 2006 as Entry No. 9634620, Book 9524 at Pages 345-406 in the offices of the Salt Lake County Recorder.

WHEREAS, the Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bella Monte at Draper Meadows Condominiums was recorded on May 17, 2007 as Entry No. 10103442, Book 9465 at Pages 6477-6544 in the offices of the Salt Lake County Recorder.

WHEREAS, Article XIV, Section 3 of the Declaration provides that the Association may amend the Declaration with the affirmative vote of at least sixty-seven percent (67%) of the Owners.

WHEREAS, UCA 57-8-38 of the Utah Condominium Ownership Act provides that the governing documents may not require the vote or approval of unit owners with more than 67% of the voting interests.

NOW THEREFORE, the Association is making the following additions and amendments, which have been approved by the members of the Association as required by Article XIV, Section 3 of the Declaration, so that the Declaration is in compliance with state condominium laws and that the Declaration can be amended more easily.

AMENDMENT ONE

NOW THEREFORE, Article III, Sections 3.9(b) and (d) of the Declaration are hereby stricken in their entirety and shall have no application.

AMENDMENT TWO

NOW THEREFORE, Article X, and all attendant Sections of Article X of the Declaration are hereby stricken in their entirety and shall have no application.

**FIRST AMENDMENT TO THE BYLAWS OF BELLA MONTE OWNERS
ASSOCIATION, INC.**

RECITALS

WHEREAS, the Bylaws of Bella Monte Owners Association, Inc. (“Association”) is governed by that certain document entitled the “Bylaws of Bella Monte Owners Association, Inc.” recorded as Exhibit D to the Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bella Monte at Draper Meadows Condominiums was recorded on May 17, 2007 as Entry No. 10103442, Book 9465 at Pages 6477-6544 in the offices of the Salt Lake County Recorder (“Bylaws”).

WHEREAS, Article Thirteen, Section 1 of the Bylaws provides that the Association may amend the Bylaws with the affirmative vote of a majority of a quorum of the Members present in person or by proxy.

WHEREAS, The Association now desires to amend the Bylaws to enable the Association to more easily conduct business by lowering the quorum requirement.

NOW THEREFORE, the Association is making the following additions and amendments, which have been approved by the members of the Association as required by Article Thirteen, Section 1 of the Bylaws.

AMENDMENT ONE

NOW THEREFORE, Article Three, Section 4 is amended to read as follows:

Section 4. Quorum. The presence at the meeting of the Members entitled to cast, or of proxies entitled to cast, twenty-five percent (25%) or more of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles, the Declaration or these Bylaws. If, however, such a quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, and immediately reconvene to hold the meeting. The quorum requirement at the reconvened meeting shall be met by whatever number of Members entitled to cast or the number of proxies entitled to cast that are present.

EXECUTED by the President of the Management Committee for Bella Monte Owners Association (below on the day and year first above written).

BELLA MONTE OWNERS ASSOCIATION

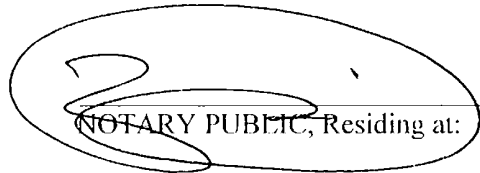
By: _____

Name: Eric Sorensen

Title: HOA President

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 19 day of May, 2016
personally appeared before me Eric Sorensen
who being duly sworn did say that he is the signer of the within and foregoing instrument
duly acknowledged to me the he/she executed the same.


NOTARY PUBLIC, Residing at:

My Commission Expires: 5.16.2019



EXHIBIT A

LEGAL DESCRIPTION

The following property is located in Salt Lake County, Utah:

BEGINNING at the intersection of the Easterly right of way and no access line of Interstate Highway 15 and Minute Man Drive, a frontage Road also known as UDOT Project No. SP-0154(8)), which point is North 89°54'19" East 153.95 feet along the Quarter Section Line to an existing Brass Witness Corner Monument and North 0°05'36" West 1,941.26 feet and North 89°54'14" East 113.60 feet from the West Quarter Corner of Section 6, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence Easterly 160.75 feet along the boundary of said Minute Man Drive on the arc of a 66.75 foot radius curve to the left through a central angle of 137°59'38" (Chord bears North 72°17'15" East 124.63 feet); thence South 89°51'55" East 483.39 feet, more or less, to the Westerly boundary line of that property described in that Special Warranty Deed recorded December 28, 2004, as Entry No. 9260236, in Book 9077, at Page 8164, recorded in the office of the Salt Lake County Recorder's Office; thence South 0°06'15" East 341.33 feet along said Westerly line to the Southwest corner of said property; thence South 89°52'20" East 741.37 feet; (South 89°51'15" East as per deed) along the Southerly line of said property to a point on the Westerly boundary line of 150 East Street; thence along said Westerly Boundary of 150 East Street in the following two courses: (1) South 0°08'25" West 165.02 feet, (2) Southwesterly 147.40 feet along the arc of a 423.32 foot Radius curve to the right through a central angle of 19°57'02" (Chord bears South 10°06'56" West 146.66 feet); thence along the boundary of the UDOT Property in the following nine courses to the point of beginning: (1) North 89°52'41" West 317.46 feet, (2) North 55°46'51" West 223.34 feet, (3) North 66°32'30" West 247.99 feet, (4) South 0°02'54" East 1.24 feet, (5) North 83°45'59" West 148.48 feet, (6) North 88°01'23" West 263.53 feet, (7) North 20°26'20" West 65.88 feet, (8) South 69°33'40" West 38.13 feet, (9) North 20°26'20" West 339.60 feet along said right of way and no access line.

Being the proposed plat of BELLA MONTE CONDOMINIUMS.

Part of Parcel Identification Nos. 34-06-102-002, 34-06-102-005 and 34-06-101-022.