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When recorded, return to:
Cindy Christensen, Secretary
Aberdeen HOA Board
5029 Riverside Drive
Murray, UT 84123

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07/14/2017 02:08 PM \$55.00
Book - 10578 Pg - 662-664
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CINDY CHRISTENSEN
ABERDEEN HOA
5029 RIVERSIDE DRI
MURRAY UT 84123
BY: CEP, DEPUTY - WI 3 P.

AMENDMENT
to
ABERDEEN HOMEOWNER'S ASSOCIATION, INC.
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS AMENDMENT to the Aberdeen Homeowner's Association, Inc. ("HOA") Covenants, Conditions and Restrictions ("CC&Rs") is made on this 26 day of ^{JUNE}~~April~~, 2017, by the HOA Board of Directors ("Board").

WITNESSETH:

1. On September 6, 2002, the HOA's CC&Rs were executed by the Declarant at the time (Aberdeen Moors, L.L.C.) and recorded in the Salt Lake County Recorder's Office (BK8367174).
2. The Community Association Act, 57-8a-502(b), Utah Code Ann., provides that the period of administrative control for the Declarant is terminated seven years after all Declarants have ceased to offer lots for sale in the ordinary course of business. Pursuant to this provision, the period of administrative control by the Declarant has terminated.
3. The Community Association Act, 57-8a-501, Utah Code Ann., provides that a Board acts in all instances on behalf of the Association.
4. 11.9(b) of the CC&Rs provides that an amendment to the CC&Rs shall be effective when executed by the HOA Board President and recorded in the Recorder's Office.

5. The Board, having determined that it is in the best interests of the HOA to: (a) be consistent with the local ordinances regarding ice and snow removal from sidewalks; and (b) include spring and fall maintenance in backyards as an obligation of the HOA, wishes to amend the relevant portions of the CC&Rs.

NOW, THEREFORE, the HOA's CC&Rs are amended as follows:

1. Section 2.13 "Neat Appearance" shall read as follows:


Owners shall, at all times, keep all sidewalks neat, clean and in good repair in a manner as is consistent with good property management and maintenance. Owners shall remove ice and snow from sidewalks within 24 hours of a snowfall. If, in the opinion of the HOA Board, the Owner has failed to comply, and after five (5) days written notice to such Owner of their failure to comply and the Owner does not remedy the condition, the Board shall have the right (but not the obligation), to have the ice and snow removal performed and the cost assessed to the Owner.

2. Section 6.4 "Maintenance Obligations of the Association" shall read as follows:

The Association shall improve, develop, supervise, manage, operate, examine, ensure, inspect, care for, repair, replace, restore and maintain the Common Area and the front and rear yards of Lots for the purpose of lawn care, sprinkler systems located thereon, and for spring and fall maintenance; and, if necessary, shall levy against each member of the Association a proportionate share of the aggregate cost and expense required for the care, maintenance and improvement of the Common Area which proportionate share shall be determined by the number of Lots on the Property.

SIGNED by the HOA Board President on the day hereinabove written.

**ABERDEEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

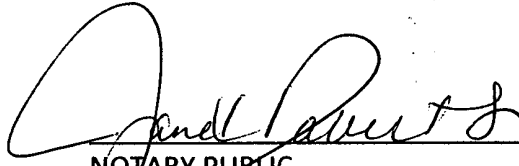
By 
Steven Madsen, President

WITNESS/ATTEST:

Cindy Christensen, Secretary
Aberdeen HOA Board of Directors

STATE OF UTAH)
 : ss
County of Salt Lake)

On the 26 day of ~~April~~^{June}, 2017, personally appeared before me, **Steven Madsen**, the signer of the foregoing Amendment to the Aberdeen CC&Rs, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC
Residing in Salt Lake County, Utah

My Commission Expires:
8/24/2019

