## First Amendment to the Declaration of Protective Covenants and Restrictions to the "Taylor Terrace" Planned Unit Development. Provo, Utah.

This Amendment to the Declaration, is made after an affirmative vote of a majority of the homeowners at a regularly scheduled meeting held on October 29, 2016 and in accordance with the resolutions declared at said meeting, that certain Declaration of Protective Covenants and Restrictions to the "Taylor Terrace" Planned Unit Development Provo, Utah, recorded in the Utah County Recorder's office on the 22 day of June 1982, as Entry No. 15516, Book 1987, Page 336 is amended as follows:

Article VI, Section 6 is supplemented with the following:

Lot 1-8,16 Plat A Taylor Terrace PUD Lot 9-15 Plat B Taylor Terrace PUD

Section 2(a). Short-Term/Vacation Rentals Prohibited

- (i) Except as provided in Section 6 of this Article, no Owner shall be permitted to rent or lease his/her Living Unit for transient, hotel, or seasonal purposes. Daily or weekly rentals are prohibited. No Owner may rent or lease individual rooms to separate persons or rent or lease less than his or her entire Living Unit.
- (ii) **Rental and Lease Agreement; Copies of Documents.** Rental and lease agreements shall comply with this section. A rental or lease agreement must be in writing and provide the following:
- a. The initial lease or rental term shall be at least twelve (12) months.
- b. The agreement and tenants are subject in all respects to the provisions of the Declaration, Bylaws and any amendments thereto, and all rules and regulations adopted at any time by the Association.
- c. Failure by a tenant to comply with the terms of the documents specified in this subsection constitutes a default under the rental or lease agreement and that the Association has the remedies specified below, including, without limitation, the right of the Association to require the Owner to terminate the rental or lease agreement, to terminate the tenancy, and to evict the tenant.

ADOPTED AND APPROVED this 22 day of December 2016.

Taylor Terrace Management Committee

By M D WW JEFFERY SMITH
Richard R. Wells Managing Agent AH COUNTY RECORDER 2016 Dec 22 2:41 pm FEE 10.00 BY SS RECORDED FOR TPM INC

STATE OF UTAH

COUNTY OF UTAH

COUNTY OF UTAH

On the 22<sup>nd</sup> day of December, 2016 personally appeared before me Rich R Wells, who being duly sworn, did say that he is the signer of the within and foregoing instrument dully acknowledged to me that the executed the same.



OTARY PUBLIC, Residing in Utah County