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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
JANICE HIGGS
171 E 3RD AVE #602
SLC UT 84103
BY: TBA, DEPUTY - W 3 P.

**2018 AMENDMENT OF
TERRACE FALLS
CONDOMINIUM OWNERS ASSOCIATION'S
DECLARATION,
COVENANTS, CONDITIONS, RESTRICTIONS
AND BYLAWS
(Combined and referred to informally as its "Bylaws")**

1. Unit 602 in this Association's building is smaller in size than Unit 502 directly below it. Some of the larger portions of Unit 502 have roofing extending beyond the walls of Unit 602.
2. The Owner of Unit 602 has acquired an addition of approximately 284 square feet of floor space by replacing such roofing, in order to enlarge Unit 602. All of such additional space was part of the common areas of the Association.
3. The Owner of Unit 602 sought and obtained a permit to thus renovate, remodel and expand it from the Salt Lake City Department of Building Services & Civil Enforcement, and approval from the Management Committee of this Association (referred to in these Bylaws and Declaration as its Management Board).
4. Utah Code 57-8-7 provides in part,

(3) Except as otherwise expressly provided by this act, the undivided interest of each unit owner in the common areas and facilities as expressed in the declaration shall have a permanent character and shall not be altered without the consent of two-thirds of the unit owners expressed in an amended declaration duly recorded.


5. This Board wrote to the 77 other Unit Owners advising them of its willingness to sell such common areas to the Owner of Unit 602 for \$ 16,250, a price which it and the Owner of Unit 602 have found to be fair, with such purchase price to be added to the Association's Reserve Fund (thus not diminishing the value of any Unit Owner's share of the common areas and commonly owned other facilities.)
6. Valid consents to such acquisitions and this amendment from more than two thirds of the Unit owners were timely received and recorded.
7. Acting upon such consents, this Board has made such sales and hereby accordingly amends this Declaration, Covenants, Conditions, Restrictions and Bylaws of Terrace Falls Condominium Owners Association.
8. The effective date of this amendment will be the date on which it is recorded in the records of the Salt Lake County Recorder.

IN WITNESS WHEREOF, the undersigned Officers hereby certify on April 10, 2018, that this Amendment has been approved by a two-thirds majority vote of its Owners.

President

J. Patrick Anderson

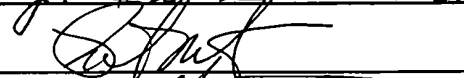
S/



Treasurer

Robert P. Mathews

S/



Secretary

Melinda Evans

S/

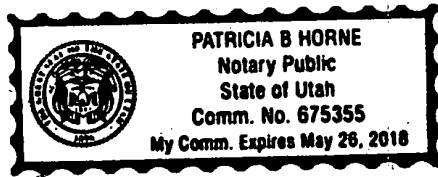


State of Utah
COUNTY of Salt Lake

On April 10 2018, J. Patrick Anderson, Robert P. Mathews and Melinda Evans, known to me to be the persons whose names are subscribed above, personally appeared before me and acknowledged to me that they executed the same in the capacity of Officers.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date set forth in this certificate.

S/ Patricia Horne Patricia B Horne, Notary Public in and for said County and State (SEAL)



LEGAL DESCRIPTION OF ASSOCIATION PROPERTY

Beginning at the southwest corner of Lot 2, Block 43, Plat "D", Salt Lake City Survey, and running thence south 89° 26' 45" east 221.00 feet along the south line of said Block 43; thence north 00° 02' 00" east 82.50 feet; thence north 89° 26' 45" west 56.00 feet to the east line of said Lot 2; thence north 00° 02' 00" east 247.50 feet to the northeast corner of Lot 3, said Block 43; thence north 89° 26' 45" west 165.00 feet to the northwest corner of said Lot 3; thence south 00° 02' 00" west 165.00 feet to the southwest corner of said Lot 3; thence north 89° 26' 45" west 165.00 feet to the northwest corner of Lot 1, Block 4, Plat "I", Salt Lake City Survey; thence south 00° 02' 00" west 165.00 feet to the southwest corner of said Lot 1; thence south 89° 26' 45" east 165.00 feet to the point of beginning.

Contains: 1.981 Acres

Amending Unit 602 & Common Area of the Terrace Falls Condominiums being within the above described parcel.

Parcel number:

For unit 602 of the Terrace Falls Condominiums: 09-31-340-051

For Terrace Falls Condominiums Common Area: 09-31-340-083