

6-12

13001038
06/03/2019 11:00 AM \$52.00
Book - 10787 Ps - 5916-5921
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROBERT HOYLE
845 EAST 100 SOUTH UNIT 404
SLC UT 84102
BY: NPA, DEPUTY - WI 6 P.

- 1. Market Street Condos HOA.
Amended Restrictive Covenants (bylaws).
Affects changes to book number 5073.

- 2. Description of Property:
Address - 845 East 100 South
Salt Lake City, Utah 84102

3. Detailed Description.

A. Description of Land. The Land is located in Salt Lake County within the corporate limits of Salt Lake City and is more particularly described as follows:

Commencing at the southwest corner of Lot 1, Block 58, Plat B, Salt Lake City Survey, and running thence east 2-1/2 rods; thence north 10 rods; thence west 2-1/2 rods; thence south 10 rods to beginning, and

Commencing at a point 13-1/2 rods west of the southeast corner of Lot 1, Block 58, Plat B, Salt Lake City Survey; and running thence west 4 rods; thence north 10 rods; thence east 4 rods; thence south 10 rods to point of commencement, and

Commencing at a point 10 rods north of the southwest corner of Lot 1, Block 58, Plat B, Salt Lake City Survey, and running thence north 4 feet; thence east 6-1/2 rods; thence south 4 feet; thence west 6-1/2 rods to the point of beginning.

B. Description of Building. Market Street consists of one Building containing Units, located within the boundaries of the land described in subparagraph A, together with covered parking facilities and open space and walkways. The Building consists of five levels and contains 22 Units. The first level consists of parking, with Units located on each of levels 2, 3, 4 and 5, together with recreational areas on the fifth level. The Building is of wood, steel and concrete construction with brick facing and concrete foundation.

- 4. County Tax ID (Parcel No.) 16-05-136-001-0000

5. Previous language of Declaration, Appendix B, page 12, section VIII (see below):

VIII. Rental or Lease of Units by Unit Owners.

Any Unit Owner who rents or leases his Unit shall file with the Management Committee or Manager a copy of the rental or lease agreement affecting said Unit. The provisions of Article VII shall apply with equal force to renters or lessees of Units.

Any Unit Owner who rents or leases his Unit shall be responsible for the conduct of his tenants, and upon written notice from the Management Committee or the Manager said Unit Owner shall be responsible for correcting violations of the Declaration, Bylaws, or Rules and Regulations of Market Street committed by such tenants.

If a Unit Owner fails to correct violations by tenants within 72 hours of such notice, the Management Committee or Manager shall be deemed to be the agent of the Unit Owner and empowered to take any enforcement action the Unit Owner would be entitled to take, the cost of such action to be assessed to the Unit Owner and payable within 30 days of assessment. Such costs shall be collected and enforced in the same manner as common assessments under Article VI. B. of these Bylaws.

The power of the Management Committee or Manager hereunder shall include but not be limited to any and all legal remedies available under the laws of the State of Utah. Any Unit Owner by the act of renting or leasing his Unit shall be deemed to have consented to these procedures and shall indemnify and save harmless the Management Committee and the Manager from and against any and all liability therefor. It is expressly understood that the remedies available to the Management Committee or Manager shall include but not be limited to the right to seek eviction of the tenant without any liability to the Unit Owner.

With the exception of an Institutional Lender in possession of a Unit following a default in a first mortgage, a foreclosure proceeding or any deed or any other arrangement in lieu thereof, a Unit Owner shall not be permitted to lease his Unit for transient or hotel purposes. No Unit Owner may lease less than the entire Unit. Any Lease shall be required to be in writing and shall provide that the terms of the Lease shall be subject in all respects to the provisions of the Declaration and these Bylaws and any failure by a Lessee to comply with the terms of such Declaration and Bylaws shall be deemed a default under the Lease.

6. The above shall be replaced with:

VIII. Rental or Lease of Units by Unit Owners.

Rental units are forbidden in accordance with Utah Condominium Act 57-8-10.1

CONSENT IN LIEU OF MEETING

The undersigned owner at THE MARKET STREET CONDOMINIUMS hereby knowingly and voluntarily waives a vote at a general meeting of the Association to approve and hereby consent in lieu of such meeting, to the following proposal to amend the Declaration of the Market Street Condominiums.

It is proposed that the following amendment to the Declaration of Condominium for Market Street Place and the By-Laws be filed with the Salt Lake County Recorder:

Replace the content of Declaration (bylaws), Appendix B, page 12, section VIII (as shown on page 2) with "Rentals units are forbidden in accordance with the Utah Condominium Act 57-8-10.1"

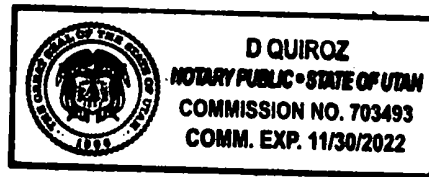
Please note: Signatures must be in blue ink.

Owner	Unit #	Signature	Date	Witness	Signature	Date
Robert Hoyle	404	Robert Hoyle	6-3-19	Robert Hoyle	Robert Hoyle	6-3-19

Space for Notary Acknowledgment

State of Utah
 County of Salt Lake

On this 3 day of June in the year 2019 before me
D Quiroz a notary public, personally appeared
Robert Hoyle proved on the basis of satisfactory
 evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
 and acknowledged (he/she they) executed the same.



Witness my hand and official seal
[Signature]
 Notary Public

7. Signatures of owners. Please note: Signatures must be in blue ink.

Owner	Unit #	Signature	Date	Witness	Signature	Date
Alfred Mawhood	101	Alfred Mawhood	3/10/17	Robert Hoyle	Robert Hoyle	3/10/17
	102					
April Besse	103	April Besse	3/14/17	Robert Hoyle	Robert Hoyle	3/14/17
	104					
see Consent form	105	see consent form	3/27/17	see consent form	see consent form	3/27/17
Douglas A. Gibby	106	Douglas A. Gibby	4/16/17	Robert Hoyle	Robert Hoyle	4/16/17
	201					
	202					
Turner Michelle	203	Michelle Turner	3/11/17	Robert Hoyle	Robert Hoyle	3/9/17
	204	Yvette Goin	3/9/17	Robert Hoyle	Robert Hoyle	3/9/17
MARK SAWYER	205	Mark Sawyer	3/9/17	Robert Hoyle	Robert Hoyle	3/9/17
Jia-Wen Guo	206	Jia-Wen Guo	3/9/2017	Robert Hoyle	Robert Hoyle	3/9/17
JASON COMAR	301	Jason Comar	3/28/17	Robert Hoyle	Robert Hoyle	3/28/17
JYI-YU SUN	302	Jyi-Yu Sun	3/21/17	Robert Hoyle	Robert Hoyle	3/21/17
Beverly King	303	Beverly King	3/11/17	Robert Hoyle	Robert Hoyle	3/11/17
David W. Stitt	304	David W. Stitt	3/1/17	Robert Hoyle	Robert Hoyle	3/1/17
Paul Emerson	305	Paul Emerson	6/1/19	Robert Hoyle	Robert Hoyle	6/1/19
Diana WILKINSON	306	Diana Wilkinson	3/10/17	Robert Hoyle	Robert Hoyle	3/10/17
	401					
see consent form	402	see consent form	3/16/17	see consent form	see consent form	3/16/17
	403					
Robert Hoyle	404	Robert Hoyle	3/9/17	Robert Hoyle	Robert Hoyle	3/9/17

CONSENT IN LIEU OF MEETING

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It is proposed that the following amendment to the Declaration of Condominium for Market Street Place and the By-Laws be filed with the Salt Lake County Recorder:

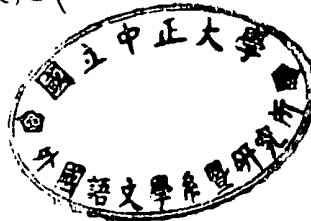
Replace the content of Declaration (bylaws), Appendix B, page 12, section VIII (as shown on page 2) with "Rentals units are forbidden in accordance with the Utah Condominium Act 57-8-10.1"

Please note: Signatures must be in blue ink.

Owner	Unit #	Signature	Date	Witness	Signature	Date
James B. Rollins	402	<i>JBRollins</i>	3/16/2017	Fung Jiao Lin	<i>Fung Jiao Lin</i>	3/16/2017

Space for Notary Acknowledgment

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Owner	Unit #	Signature	Date	Witness	Signature	Date
Thomas BURT	105	Thomas Burt	3/27/2017	Jayson Burt	Jayson Burt	3/27/2017

Space for Notary Acknowledgment

Martha J. Litson 3/27/2017



MARTHA J. LITSON
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF175412
 Expires 11/11/2018