

E# 1312870 BK1731 PG1779  
DOUG CROFTS, WEBER COUNTY RECORDER  
21-SEP-94 441 PM FEE \$.00 DEP MH  
REC FOR: RICHARD.W..JGNES

**AMENDMENT TO THE CONDOMINIUM DECLARATION FOR  
THE MEADOWS CONDOMINIUMS**

WHEREAS, the Declaration of Condominium of The Meadows Condominium was executed on March 28, 1977 and recorded in the Weber County Recorder's Office in Book 1169, beginning at page 392, and

WHEREAS, The Meadows Condominium is contained within the real property described in Appendix "A", and

WHEREAS, the residents of The Meadows Condominium have experienced problems in the past regarding animals in the condominium project damaging the common areas of the condominiums, disturbing other residents, and creating offensive odors in the condominiums, and

WHEREAS, most of these problems have involved dogs, and

WHEREAS, the provisions of the Declaration of The Meadows Condominiums and the Bylaws adopted pursuant to that Declaration have proven ineffective to control those problems;

NOW THEREFORE, the owners of the units at The Meadows Condominiums do hereby adopt the following Amendment to the Declaration of Condominium of The Meadows Condominium.

**SECTION ONE**

Article VII (b)(6) of the Declaration of The Meadows Condominiums is hereby amended as follows:

The current language of Article VII (b)(6) the Declaration is stricken and replaced with the following:

**A. DOGS.**

1. No dogs shall be allowed at The Meadows Condominium ("the condominiums"). Any dog shall be strictly prohibited and promptly removed from The Meadows and the owner of the dog shall pay all costs and attorney's fees incurred in removing the dog. The Management Committee shall have authority to order any dogs brought into the condominiums after the date of this amendment removed. This provision is consistent with the practice of not allowing dogs at The Meadows Condominiums in the past.

B. Cats may be allowed at The Meadows Condominiums with the approval of the Management Committee. The Management Committee may refuse any application to admit a cat into the condominium. Under no circumstances will the Management Committee approve any application to bring a cat to the condominiums unless the following agreements are made in

writing by the resident making the application:

1. The cat will not disturb the other residents of the condominiums by creating an unacceptable level of noise or by creating any offensive odors.
2. The cat will not defecate on, do damage to, or in any way disturb, the common areas of the condominiums.
3. The cat will remain inside the resident's unit at all times it is at the condominiums unless it is on a leash and in the presence of the unit owner or agent of a unit owner.
4. The cat will never be allowed to freely roam in the common areas of the condominium.
5. The resident will provide a litter box for the cat inside the unit where the cat resides. The contents of a used liter box shall be placed in the garbage after first being placed in a tightly secured plastic bag.
6. Whenever the cat is on the common areas of the condominiums, it shall be either carried by the resident or on a leash no longer than 10 feet long.
7. The resident understands that the Management Committee reserves the right to order removal of any cat if it receives complaints about the cat and the Management Committee determines, in its sole discretion, that the complaints are justified.

The Management Committee shall have authority to order the removal of any cat if, at any time, the resident possessing the cat fails to live up to the representations made in the application or in this amendment.

C. No other animals, livestock or poultry will be allowed, raised, bred or kept in any unit or in the general or limited common areas and facilities unless they receive written approval from the Management Committee before being brought to the condominiums. The Management Committee reserves the right to refuse any application to bring an animal into the condominiums. In no case will an application be approved unless the resident requesting permission to bring the animal to the condominiums makes the following representations to the Management Committee prior to the time the animal is brought to The Meadows:

1. The animal will not disturb the other residents of the condominiums by making an unacceptable level of noise or by creating any offensive odors.
2. The animal will not defecate on, do damage to or otherwise affect in any way, the common areas of the condominiums or units of other residents.
3. The animal will remain inside the resident's unit at all times it is at the condominium unless in a cage or on a leash in the presence of the unit owner or agent of the unit owner.
4. The animal will never be allowed to freely roam in the common areas of the condominium.
5. Whenever the animal is on the common areas of the condominium, it will be carried by the resident or be on a leash no longer than 10 feet long.
6. The resident understands that the Management Committee reserves the right to order removal of any animal if it receives complaints about that animal from other residents and the Management Committee, in its sole discretion, determines that the complaints are justified.

The Management Committee shall have authority to order the removal of any animal if, at any time, the resident possessing the animal fails to live up to the representation made in the application.

D. If any word, subparagraph or sentence of this amended Article VII is determined to



be illegal or unenforceable, such determination shall not affect the validity of the other words, paragraph or provisions of this amended paragraph.

SECTION TWO

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This amendment shall take effect when recorded.

CERTIFICATION

It is hereby certified that the unit owners representing at least sixtysix and twothirds (66.66%) of the undivided interests in the common areas and facilities in the The Meadows Condominium Project have approved and consented to the amendments stated herein.

In witness whereof, executed this 20 day of SEPTEMBER, 1994.

THE MEADOWS CONDOMINIUM MANAGEMENT COMMITTEE

BY: Larry Farr  
Chairman

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF WEBER        )

On the 20 day of SEPTEMBER, 1994, personally appeared before me LARRY FARR, who being duly sworn, did say that he is the chairman of the The Meadows Condominium Management Committee and that the within and foregoing instrument was signed on behalf of said management committee acknowledged to me that he is the signer of the above instrument and the information contained therein is true and correct to the best of his/her knowledge.

NOTARY PUBLIC  
LEAH LUND  
445 E. 5100 N.  
Cotton, UT 84414  
My Commission Expires  
May 12th, 1998  
STATE OF UTAH

Leah Lund  
Notary Public

Appendix "A"

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THE MEADOWS condominium, Bldg 1, units 101 thru 136  
Bldg 2, units 137 thru 161  
Bldg 3, units 170 thru 199  
Bldg 4, units 200 thru 229

07-201 - (0001 thru 0036)  
07-202 - (0001 thru 0025)  
07-203 - (0001 thru 0030)  
07-204 - (0001 thru 0030)