

Recorded at the Request of  
Yasmen Simonian  
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RASHELLE HOBBS  
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## CERTIFICATE

AMENDMENTS

TO THE

DECLARATION OF CONDOMINIUM OF ROSEWOOD CONDOMINIUMS

(as filed in the office of the Salt Lake County Recorder

as entry number 7093461 on 09/21/98)

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I, Yasmen Simonian, the undersigned member of the Management Committee and the duly elected Secretary of the Rosewood Condominiums Homeowners Association, pursuant to the provisions of 57-8-10.5 Utah Code Annotated and Article XVI of said Declarations, do by these presents **CERTIFY** that the following Amendments to the Declaration of Rosewood Condominiums, were properly made and adopted by an affirmative vote of 100% of the Rosewood HOA members at a Special Meeting of said Members, duly and properly noticed and held on the 14<sup>th</sup> day of April, 2020:

1-Pursuant to the provisions of 57-8-10.5 Utah Code Annotated, the following Amendment is adopted:

**All of the provisions of title 57 chapter 8 of the Utah Code enacted after 09/21/1998 and all of the sections thereof are hereby adopted and made applicable to the Rosewood**

Condominium Articles of Incorporation, Declarations, Bylaws and the Unit Owners and the Association thereof. All Declarations that are inconsistent herewith are hereby repealed and deleted.

2-Article 1.3 of the Declarations which provides for the establishment of Rosewood Condominium Homeowners Association, Inc. as the incorporated Owner's Association is Amended by adding the following language thereto:

The Directors of the corporation and their authority shall always be the same as and identical to the Members of the Management Committee as provided for in Article III of the Bylaws of the Association filed with and as part of the Declarations. Those elected as members of the Management Committee shall also be considered as the elected Directors of the Corporation. Those members of the Management Committee elected by the Committee as the officers of the Committee shall also be the officers of the Corporation. Their authority shall be identical in all respects. Notwithstanding anything to the contrary in either the Articles of Incorporation or the Bylaws or the Declarations , those directors and officers so elected at the annual meeting of the Unit Owners on the second Wednesday of March of each year shall so serve until their successors are replaced.

3-Article XVI (AMENDMENT) of the Declarations shall be and is hereby amended by adding section 16.2 to read as follows:

16.2 Subject to the provisions of 57-8-10.1, Utah Code Annotated, effective as of the date hereof and hereafter, no Condominium Unit may be leased, rented, used or otherwise occupied by anyone other than an owner of a unit, except that a family member, a guest, an employee, a nurse, a social worker or some other caretaker of an owner may occupy a unit of an owner who is also present and occupying the unit. Any member who violates the foregoing shall be fined \$1,000.00. (This limitation and

restriction shall not apply to the present lessees- renters and occupants of Unit #6 as of the date hereof).

4-Article II (DEFINITIONS) of the Bylaws filed as part of the establishing the Rosewood Condominiums Homeowners Association referred to above shall be and are hereby amended by adding section 2.9 thereto as follows:

2.9 These Bylaws shall also constitute the Bylaws of the ROSEWOOD CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC. But there is reserved to said corporation the right to adopt further Bylaws not inconsistent with the Utah Condominium Ownership Act nor with the Declarations referred to above.

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I also certify that I have delivered to each of the 10 members of the Association and to IAMHOA, the employed manager of the Association, a true, full and correct copy of these Amendments as adopted and filed in the office of the Salt Lake County Recorder.

In witness whereof I have hereunto set my hand this 15<sup>th</sup> day of April, 2020 hereby certifying to the foregoing:



Yasmien Simonian  
Secretary of Rosewood Condominiums  
Homeowners Association.

ACCOMMODATION RECORDING ONLY

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