

After Recording Return To:

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Book - 10947 Pg - 6863-6865
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INGEO SYSTEMS
BY: eCASH, DEPUTY - EF 3 P.

**AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
TOWNE PARK CONDOMINIUMS**

Heating and Air Conditioning Systems

- A. Certain real property in Salt Lake County, Utah, known as the Towne Park Condominium Project is subjected to certain covenants, conditions and restrictions pursuant to a Declaration of Condominium of the Grant Square Condominium recorded December 8, 1983, as Entry No. 3878705 in the Recorder's Office for Salt Lake County, Utah (the "Declaration").
- B. This amendment shall be binding against the property subjected to the Declaration and any annexation or supplement thereto, as described in Exhibit A.
- C. In order that each Unit Owner may have sole control and responsibility over the heating and air conditioning of the Owner's Unit, the Towne Park Homeowners Association deems it necessary and in the best interests of the Association to adopt the following amendment regarding the provision of heating and air conditioning service.
- D. Pursuant to Sections 14.02 and 17.05 of the Declaration (and the defined terms therein) and Utah Code Section 57-8-39, Owners entitled to vote at least 67% of the total votes in the Association and Eligible First Mortgagees holding first mortgages on Units having at least 67% of the votes of Units subject to first mortgages held by Eligible First Mortgagees have affirmatively approved the adoption of this amendment. "Eligible First Mortgagees" are mortgagees who have made written request to the Association to receive notice of certain items described in Section 14.01 of the Declaration. There are no Eligible First Mortgagees at the time of recording of this amendment.

NOW, THEREFORE, the Association hereby amends **Article I, Section 1.07** of the Declaration to add the following entirely new subsection j:

j. Notwithstanding anything to the contrary in this Declaration, installations of central services for heating and air conditioning to the Units are not Common Areas and Facilities and the provision of such services shall not be a common expense of the Owners. Each Unit shall be serviced by its own individual split ductless heating and air conditioning system ("System") powered through the Unit's electrical system and such System shall be part of the Unit and shall be maintained, repaired and replaced as necessary by the Owner of the Unit. The Association shall install such individual Systems for each Unit and the cost shall be assessed to each Unit according to the actual cost of installation for such Unit.

IN WITNESS WHEREOF, the Towne Park Homeowners Association has executed this Amendment to the Declaration as of the 13 day of March, 2020.

TOWNE PARK HOMEOWNERS ASSOCIATION
a Utah nonprofit corporation

Sign: [Signature]

Print Name: Ingrid Baumgardner

Title: President of Towne Park Condominium Board of Directors

State of Utah)
County of Salt Lake) ss

Subscribed and sworn to before me on the 13th day of March, 2020, by Ingrid Baumgardner.

[Signature]
Notary Public

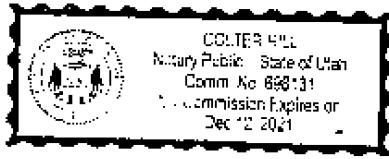


Exhibit A

Legal Description

Units 1101 - 1112, 1201- 1212, 1301- 1312, 1401- 1412, and Common Area, TOWNE PARK CONDOMINIUMS PHASE I, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

First Parcel #: 16064620020000

Units 2101 – 2112, 2201 – 2212, 2301 – 2312, 2401 – 2412, and Common Area, TOWNE PARK CONDOMINIUMS PHASE II, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

First Parcel #: 16064630020000

Units 3101 – 3112, 3201 – 3212, 3301 -3312, 3401 - 3412 and Common Area, TOWNE PARK CONDOMINIUMS PHASE III, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

First Parcel #: 16064640010000