

MARMALADE COURT CONDOMINIUM SUB-ASSOCIATION, INC.
NOTICE OF TERMINATION OF THE DECLARATION OF COVENANTS,
CONDITIONS & RESTRICTIONS FOR
MARMALADE COURT CONDOMINIUMS

THIS NOTICE OF TERMINATION OF THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR MARMALADE COURT CONDOMINIUMS ("Notice"), a sub-association of Marmalade Court Townhomes, is made and executed this 27 day of April 2022, by Salt Lake Neighborhood Housing Services, Inc., a Utah nonprofit corporation (hereinafter "Declarant") and effective upon recording.

RECITALS

- (A) On or about April 13, 2018, a Declaration of Covenants, Conditions and Restrictions for Marmalade Court Townhomes, a Master Community in Salt Lake County, Utah, was recorded in the Salt Lake County Recorder's Office as Entry No. 12752704 ("Master Declaration").
- (B) Articles of Incorporation for Marmalade Court Homeowners Association, Inc. ("Master Association") were filed with the Utah Division of Corporations and Commercial Code on January 30, 2018.
- (C) On or about April 13, 2018, a Declaration of Covenants, Conditions & Restrictions for Marmalade Court Condominiums (A Sub-Association of Marmalade Court Townhomes) ("Condominium Declaration") was recorded in the Salt Lake County Recorder's Office as Entry No. 1275207.
- (D) Articles of Incorporation for Marmalade Court Condominium Sub-Association, Inc. ("Condominium Association") were filed with the Utah Division of Corporations and Commercial Code on February 2, 2021.
- (E) The Master Community contains townhomes and an area where condominiums were previously anticipated to be developed, more particularly described in **Exhibit "A"** attached hereto.
- (F) The condominium units have not been constructed and there are no members in the Condominium Association.
- (G) The Declarant has determined that condominium units will not be constructed.
- (H) The Condominium Project remains within the Control Period.

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06/06/2022 02:06 PM By: sarvizo Fees: \$66.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SMITH KNOWLES PC
2225 WASHINGTON BLVD., STE. 200GDEN, UT 84401

- (I) Pursuant to Article 17.9 of the Condominium Declaration, the Declarant can modify the Condominium Declaration in its sole discretion during the Control Period.
- (J) Declarant has received the approval from the Master Association approving this Notice.
- (K) Both the Declarant and the Board of Directors of the Condominium Association have determined that: (i) the Condominium Declaration be terminated; (ii) that the Condominium Association's interest or property, if any, be conveyed to Master Association; and (iii) that the Condominium Association be dissolved.

TERMINATION

NOW, THEREFORE, the Declarant hereby declares that the Declaration be amended and terminated as follows:

1. The Recitals shall form a substantive part of this Notice.
2. The Master Association acknowledges and affirms the actions of the Declarant, as contained in this Notice.
3. Effective with the recordation of this Notice, the Declaration is terminated and is of no further force or effect with respect to the Property or any Owner thereof. The Master Declaration remains in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Notice as of the day herein above first written

**SALT LAKE NEIGHBORHOOD
HOUSING SERVICES, INC.**

A Utah non-profit corporation
DBA NeighborWorks Salt Lake

By: *Maria Garcia*

Name: Maria Garcia

Title: Executive Director

STATE OF UTAH)

: ss.

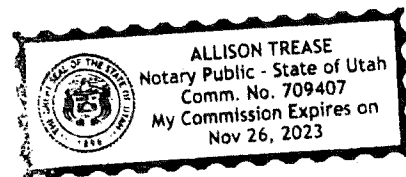
COUNTY OF SALT LAKE)

On this, the 27th day of April, 2022, before me, the undersigned officer, personally appeared Maria Garcia, the Executive Director of Salt Lake Neighborhood Housing Services, a Utah non-profit corporation, DBA NeighborWorks Salt Lake and that she, being authorized so to do, executed the foregoing instrument for the purpose therein contained and in the capacity therein stated.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Allison Trease

Notary Public



~~EXHIBIT "A"~~

Marmalade Court Townhomes

~~All of Lots 1 through 23, including common areas, MARMALADE COURT TOWNHOMES, according to the official plat thereof on file and of record in the Salt Lake county Recorder's Office.~~

~~Tax I.D. Nos: 08-25-377-016 through 28; 08-25-451-011 through 029~~

Proposed Condominium Units

- ~~Unit 1-----781 North 300 West, Salt Lake City, Utah 84103~~
- ~~Unit 2-----785 North 300 West, Salt Lake City, Utah 84103~~
- ~~Unit 3-----783 North 300 West, Salt Lake City, Utah 84103~~
- ~~Unit 4-----787 North 300 West, Salt Lake City, Utah 84013~~
- ~~Unit 5-----309 West 800 North, Unit A, Salt Lake City, Utah 84103~~
- ~~Unit 6-----309 West 800 North, Unit B, Salt Lake City, Utah 84103~~

Exhibit "A"

All of Units 1 through 23, MARMALADE COURT TOWNHOMES, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax I.D. Nos: 08-25-377-016 – 028

08-25-451-011 - 029