

AMENDMENT TO DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP
OF TARA GARDENS PURSUANT TO UTAH CODE ANNOTATED 57-8-1 ET. SEQ. (1953)
RECORDED #2630209, BOOK 3613, PAGES 61-91, JUNE 6, 1974

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Page 74, ARTICLE III, Section 1, line 9, strike "15th day" and insert "fourth Thursday". Lines 9 - 11, strike "unless such date shall occur on a Saturday or Sunday, in which event the meeting shall be held on the succeeding Monday." Lines 15 - 16, strike "at least three" and insert "four". Lines 16 and 17, strike "each of whom shall serve for a term of one year." Line 18, strike "at least". As proposed, Section 1 would read as follows:

Section 1. Annual Meetings. Promptly after units representing 75% or more in common interest shall have been sold by the Sponsor and paid for, the Sponsor shall notify all unit owners thereof, and the first annual meeting of the unit owners shall be held within 30 days thereafter on a call issued by the president. At such meeting the officers and directors of the Sponsor shall resign as members of the board of managers, and all the unit owners, including the Sponsor, shall elect a new board of managers. Thereafter the annual meetings of the unit owners shall be held on the fourth Thursday of January of such succeeding year. At such meetings the board of managers shall be elected by ballot of the unit owners in accordance with the requirements of Section 4 of Article II of these By-Laws. After 75% or more of the units shall have been sold by the Sponsor and paid for, the unit owners, other than the Sponsor, shall be entitled to elect four members of the board of managers. So long as the Sponsor shall own one or more units, the Sponsor shall be entitled to elect one member of the Board of managers who shall serve for a term of one year. The unit owners may transact such other business at such meetings as may properly come before them.

Page 76, ARTICLE IV, Section 1, line 1, strike "principal". Line 2, strike "and the secretary-treasurer, both" and insert "vice president, secretary, and treasurer, all". Lines 3 and 4, strike "president and secretary-treasurer" and insert "officers". As proposed, Section 1 would read as follows:

Recorded at Request of Roald F. Campbell

at 327P Fee Paid \$ 4.00 KATIE L. DIXON, Recorder,

of Lake County, Utah, By Cheryl Warrington Dept. Date JAN 6 1977

Cheryl Warrington
Cheryl Warrington

2273 Tara Lane SLC 84117

BOOK 4435 PAGE 672

Section 1. Designation. The officers of the Condominium shall be the president, vice-president, secretary, and treasurer, all of whom shall be elected by the Board of Managers. The officers must be members of the Board of Managers.

Insert new Section 5 to read:

Page 77, Section 5. Vice President. The vice president shall take the place of the president and performs his duties whenever the president shall be absent or unable to act.

Page 77. Change Section 5 to Section 6. Lines 1 - 3, strike "-Treasurer. The secretary-treasurer shall take the place of the president and perform his duties whenever the president shall be absent or unable to act." Line 3, strike "treasurer". Line 7, strike "and treasurer". Lines 8 - 15, strike "He managers." Line 17, strike hyphen and insert "or"; strike "his" and insert "their". As proposed Section 6 would read as follows:

Section 6. Secretary. The secretary shall keep the minutes of all meetings of the unit owners and of the board of managers; he shall have charge of such books and papers as the board of managers may direct; and he shall, in general, perform all the duties incident to the office of the secretary of a stock corporation organized under the Business Corporation Law of the State of Utah. The Board of managers shall have the power to hire one or more secretaries or bookkeepers to assist the secretary or treasurer in the performance of their responsibilities hereunder.

Page 77. Insert new Section 7 to read:

Section 7. Treasurer. The treasurer shall have the responsibility for Condominium funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial statements. He shall be responsible for the deposit of all moneys and other valuable effects in the name of the board of managers, or the managing agent, in such depositories as may from time to time be designated by the board of managers.

Page 77. Change Section 6 to Section 8.

Change Section 7 to Section 9.

Page 72. Section 9, lines 5 - 16, strike "-treasurer".

Page 75. Section 3, line 3, strike "-treasurer".

Section 4, line 1, strike "-treasurer". Line 7, strike "-treasurer".

Section 8, line 5, strike "-treasurer" and line 6, strike "-treasurer".

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On the 3rd day of January, 1977, personally appeared before me ROALD F. CAMPBELL and MELBA P. REDD, who being by me duly sworn did say, each for himself, that he, the said ROALD F. CAMPBELL is the president, and she, the said MELBA P. REDD is secretary of TARA GARDENS OWNERS ASSOCIATION, and that the within and foregoing instrument was signed in behalf of said Association in compliance with Article XI, Section 1, of the foregoing By-Laws, with more than 66-2/3 percent of the owners present at a meeting held for that purpose on September 9, 1976, the owners approved unanimously the foregoing changes in the By-Laws.

Joe A. Brown
Notary Public
Residing in Salt Lake County, Utah

My Commission expires:

March 26, 1980

