

4600 HOLLADAY Blvd.
Scc UT 84117

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KATIE L. SIXON
REGISTRAR
SALT LAKE COUNTY,
UTAH

3499018

AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS, AND BY-LAWS

AMENDMENT made this 4th day of November, 1980, to the Declaration of Covenants, Conditions, and Restrictions of the Villa Granada Condominiums by Consolidated Capital Corporation, a Utah Corporation, for itself, its successors, grantees, and assigns pursuant to the provisions of the Utah Condominium Ownership Act, Utah Code Annotated, Section 57-8-1 et.seq. (1953 as amended).

W I T N E S S E T H :

WHEREAS, Consolidated Capital Corporation, a Utah Corporation, as the Declarant of a certain condominium known as the Villa Granada located in Salt Lake County, State of Utah, which condominium was submitted to the Utah Condominium Ownership Act on or about July 18, 1979 and

WHEREAS, the Declarant now desires to amend the Declaration of Covenants, Conditions, and Restrictions, Exhibit "B" of said Declaration being the record of survey map and Appendix "C" being the By-laws and

WHEREAS, the Declarant has obtained the approval and consent of the unit owners representing no less than one-half of the undivided interest in the common areas and facilities and has further obtained a certification from the unit owners acknowledging their consent to this amendment.

NOW THEREFORE, for the purposes herein, Declarant hereby makes the following amendment to the aforementioned Declaration, the Record of Survey Map, and By-laws filed concurrently with said Declaration.

1. Paragraph 1 of the Declaration of Covenants, Conditions and Restrictions is amended to read:

NAME OF THE CONDOMINIUM PROPERTY. The name by which the condominium shall be known is The CAPITOL HILL CONDOMINIUM.

2. It is intended that all references in the Declaration, Record of Survey Map, and By-laws which previously referred to the Condominium Property as "Villa Granada" shall hereafter be amended and read "Capitol Hill."

3. ARTICLE II, Section 1 of the By-laws is amended to read:

Section 1. Number and Qualification. The affairs of the condominium shall be governed by the management committee. Until one and one-half years have elapsed from the time the Declaration and By-laws have been recorded or at such earlier time as the selling agent, or

broker, of the Declarant in its sole discretion may determine, or until such time as three-fourths of the units have been conveyed, and thereafter until their successors shall have been elected by the unit owners, the selling agent or broker, or the Declarant shall have the right to select the management committee. The management committee during this initial period shall be designated by the selling agent, or broker, of the Declarant. The Declarant shall not be responsible or liable for any management committee responsibilities, duties or obligations. Thereafter, the management committee shall be composed of nine persons, all of whom shall be the owners, spouses of owners, or mortgagees of condominium units; or, in the case of partnership owners or mortgagees, members or employees of such partnership, or in the case of corporate owners or mortgagees, officers, shareholders or employees of such corporations; or in the case of fiduciary owners or mortgagees, fiduciaries or officers, or employees of such fiduciaries. At all times no fewer than three members of the management committee shall be selected from individuals owning or having mortgages on one bedroom units (for purposes of this computation only, studios shall be deemed to be "one bedroom units"), and at all times no fewer than three members of the management committee shall be selected from the individuals owning or having mortgages on two bedroom condominium units.

4. Except as contained herein, all other provisions of the original Declaration and Exhibits attached thereto and Record of Survey Map shall remain in full force and effect and be otherwise unaffected by this amendment.

5. This Amendment shall take effect upon recording.

Declarant:

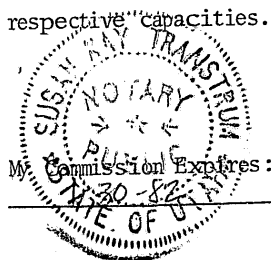
CONSOLIDATED CAPITAL CORPORATION,
a Utah Corporation

By Wayne S. Peterson
Wayne S. Peterson, President

By Edwin J. Pond
Edwin J. Pond, Secretary

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 4th day of November, 1980, personally appeared before me Wayne S. Peterson and Edwin J. Pond who duly acknowledged to me that they were, respectively, the President and Secretary of Consolidated Capital Corporation and that they executed the foregoing instrument in their respective capacities.



Susan Kay Transtrum
NOTARY PUBLIC
Residing in Salt Lake County, State of Utah

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