

After Recording Return To:

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ENT 36009:2022 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Mar 23 10:40 am FEE 120.00 BY KR
RECORDED FOR GREEN VALLEY HOMEOWNER

**AMENDMENT TO CONDOMINIUM DECLARATION
FOR GREEN VALLEY CONDOMINIUMS**

Fee Due on Transfer of Unit

A. Certain real property in Utah County, Utah, known as Green Valley Condominiums was subjected to certain covenants, conditions and restrictions pursuant to a Declaration of Condominium of Green Valley Condominiums recorded on March 3, 1993, as Entry No. 12594 in the Recorder's Office for Utah County, state of Utah, (the "Original Declaration") as such Declaration has been amended from time to time, including by the Amended Condominium Declaration for Green Valley Condominiums recorded January 25, 2010, as Entry No. 6283:2010 in the Recorder's Office for Utah County, Utah (the "Amended 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. Pursuant to Article VIII, Section 1 of the Amended Declaration, the undersigned hereby certifies that all of the requirements to amend the Declaration have been satisfied and that more than 50% of the Owners have voted to approve this amendment.

NOW, THEREFORE, the Green Valley Homeowners Association hereby amends **Article VII** of the Amended Declaration to add the following entirely new **Section 15**:

15. Fee Due on Transfer of Unit. Each time legal title to a Unit passes from one person to another, within thirty days after the effective date of such title transaction, the new Unit Owner shall pay to the Association, in addition to any other required amounts, a reinvestment fee in the amount of one half of one percent (.5%) of the value of the Unit as such value is established by the sale price of the Unit or as may be established by some other method determined by the Management Committee from time to time.

Pursuant to Utah law, the following are not subject to the fee: (1) an involuntary transfer; (2) a transfer that results from a court order; (3) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity, or to a legal entity, such as a trust, in which the owner or the owner's spouse, son, daughter, father or mother hold a beneficial interest of at least fifty percent for estate planning purposes; (4) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or (5) the transfer of a Unit owned by a financial institution, except to the extent required for the payment of the Association's costs directly related to the transfer of the property, not to exceed two hundred fifty dollars.

IN WITNESS WHEREOF, the Association has executed this Amendment to the Declaration as of the 19th day of March, 2022.

GREEN VALLEY HOMEOWNERS ASSOCIATION
a Utah nonprofit corporation

Sign: [Signature]
Print Name: GARNT ALKIN
Title: PRESIDENT

State of Utah)
County of Utah) :ss

Subscribed and sworn to before me on the 19th day of March, 2022, by Garnt Alkin.

[Signature]
Notary Public

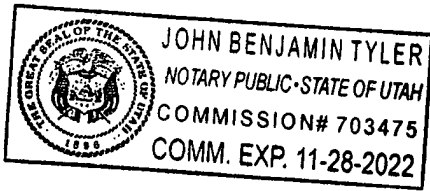


EXHIBIT A
Legal Description

Units 1 – 11 and 35 - 42, GREEN VALLEY CONDOMINIUMS REVISED PHASE I according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:186:0001 – 40:186:0011, 40:186:0035 - 40:186:0042

Units 12 – 22 and 43 - 46, GREEN VALLEY CONDOMINIUMS PHASE II according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:187:00121 – 40:187:0022, 40:187:0043 - 40:187:0046

Units 23 – 34, GREEN VALLEY CONDOMINIUMS PHASE III according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:217:0023 – 40:217:0034

Units 47 – 50, GREEN VALLEY CONDOMINIUMS PHASE IV according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:287:0047 – 40:287:0050

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