

4649016

AMENDMENT
TO
DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
OF
WILLIAMSBURG PARK CONDOMINIUM PROJECT

4100

4649016
12 JULY 88 03:24 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ROBERT JACOBSEN
8258 WILLIAMSBURG PARK
SANDY UTAH 84070
REC BY: JANET WONG , DEPUTY

To Whom It May Concern,

This amendment is made by the Williamsburg Park Homeowners Association Committee under the authority of section III, paragraph 13 (b) amends the declaration as follows:

A. Section III, paragraph 23, in its entirety to read;

23, Remedies for Nonpayment. Should any Unit Owner fail to pay, when due, his share of the Common Expenses, the Committee shall enforce any remedy provided in the Act, or otherwise available, for collection of delinquent Common Expense assessments including, but not limited to, imposition of Liens on Units of Owners who are in default. The Committee is empowered to impose late payment penalties of 20 percent of each delinquent amount due hereunder. Common Expense assessments are due on the first day of each month, at the mailing address of the Committee. Late payment penalties will be imposed on the 11th day of each month in which the Common Expense assessment is delinquent. If said Common Expense assessment is delinquent for a period of 3 months, the Committee is empowered to file a lien on the Unit of Owners who are in default. Regardless of the terms of any agreement to which the Committee is not a party, liability for the payment of Common Expense shall be joint and several, and any remedy for the collection of such assessments and penalties shall be enforced against any person holding an ownership interest in the Unit concerned, against the interest which is held by him, against either or both the seller under an executory contract of sale covering the Unit concerned, against the interests. Any relief obtained, whether or not through foreclosure proceedings, shall include the Committee's costs and expenses and a reasonable attorney's fee. In the event of foreclosure, after the institution of the action the Unit Owner shall pay a reasonable rental for his use of the Unit and the Committee shall, without regard to the value of the Unit, be entitled to the appointment of a receiver to collect any rentals due from the Owner of any other person.

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B. Also, section III, paragraph 29, Service of process to delete "Joy Dunyon, whose address is 8664 Hidden Oak Circle, Salt Lake City, Utah 84121". To read "Robert Jacobsen, whose address is 8258 Williamsburg Park Circle, or the succeeding Management Committee Chairman".

Except as herein amended the Declaration as recorded shall be in full force and effect.

Now, therefore, pursuant to and in compliance with the provisions of section III, paragraph 27 and 28 of the declaration, submits this instrument to be effective on the date which this amendment is filed of record in the office of the County Recorder of Salt Lake County, State of Utah.

Executed this 7th day of July, 1988.

Williamsburg Park Homeowners Assn.

By: Robert Jacobsen
Robert Jacobsen, Chairman

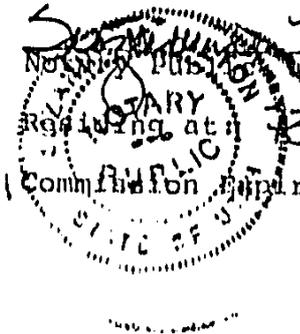
State of Utah)
County of Salt County : ss

Comes now Robert Jacobsen, the Chairman of the Association and under oath, acknowledges and certifies that the foregoing Amended Declaration was approved by the sixty-seven percent (67%) or more of the members of the Association as required by paragraph 27 of the original Declaration.

Robert Jacobsen
Chairman

Subscribed and sworn before me this 7th day of July, 1988.

M. Hilton
39 Lafayette Dr.
Address: 8/1/91



A circular notary seal for M. Hilton, Notary Public, State of Utah. The seal contains the text: "M. HILTON", "NOTARY PUBLIC", "STATE OF UTAH", "My Commission Expires: 8/1/91".

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