

After Recording Return To:
SEB LEGAL, LLC
2225 E. Murray Holladay Rd., Suite 111
Salt Lake City, UT 84117

ENT 51640:2015 PG 1 of 3
Jeffery Smith
Utah County Recorder
2015 Jun 12 03:04 PM FEE 73.00 BY EO
RECORDED FOR SEB Lega
ELECTRONICALLY RECORDED

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

This Amendment to the Declaration of Condominium (“Declaration”) that established a condominium project known as Grasslands Condominiums is executed on the date set forth below by Grasslands Condominiums Owners Association (“Association”).

RECITALS

A. Real Property known as Grasslands Condominiums in Utah County, Utah, was subjected to covenants, conditions, and restrictions pursuant to a Declaration recorded August 14, 2007, as Entry No. 117634-2007, records of Utah County, Utah;

B. This amendment shall be binding against the property described in EXHIBIT A and the Declaration and any annexation or supplement thereto;

C. The purpose of this amendment is to define which phases of the project are liable to pay common expenses related to construction defect claims;

D. In accordance with Declaration Article XIV, Section 14.01 this amendment was approved by the affirmative vote or written consent of the Owners holding not less than 67% of the voting power of the members;

E. In accordance with Declaration Article XIV, Section 14.01 this amendment was approved by not less than 51% of the Eligible Mortgagees.

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

Article X, Section 10.03(a) of the Declaration is hereby amended in its entirety to state the following:

(a) Annual, Special and Emergency Assessments. With the exception of Special and Emergency Assessments related to construction defect claims, Annual, Special and Emergency Assessments shall be apportioned among all the Units on the basis of their respective appurtenant percentages of undivided ownership interest as set forth in Exhibit “A” hereto. For 10 year after the recording date of this amendment, Special and/or Emergency Assessments that are required due to construction defects will be apportioned among the Units based upon the Unit’s location in either Buildings A and B, or Building C. Construction defect expenses related to Buildings A and B will be equally apportioned among the Units located in both Buildings. Construction defect expenses, if any, related to Building C, will be equally apportioned among the Units located solely in Building C. After the 10 year anniversary of the recording date of this Amendment, Special and/or Emergency Assessments that are required due to construction defects shall be apportioned among all the Units on the basis of their respective appurtenant percentages of undivided ownership interest as

EXHIBIT "A"
LEGAL DESCRIPTION

ALL UNITS LOCATED IN BUILDINGS A, B, AND C IN THE GRASSLANDS CONDOMINIUMS
AS SHOW ON THE OFFICIAL PLAT THEREOF ON RECORD IN THE UTAH COUNTY
RECORDER'S OFFICE.

Parcel Nos: 40:402:0001 THROUGH 40:402:0060