

ORIGINAL DOCUMENT

PROPERTY OF SALT LAKE  
CITY RECORDER'S OFFICE  
451 SO. STATE, RM. 415

RECORDED  
MAY 01 1992

FIRST AMENDMENT TO THE ENABLING DECLARATION AND  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
TERRACE FALLS CONDOMINIUMS

CITY RECORDER

5263185

28 MAY 92 04:41 PM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
ROGER H THOMPSON  
REC BY: REBECCA GRAY , DEPUTY

171 Third Avenue

Salt Lake City, Utah 84103

5263185

56/50

THIS FIRST AMENDMENT TO THE ENABLING DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("First Amendment") is made and entered into as of this 31st day of March, 19 92, by the undersigned Unit Owners, representing over fifty-one percent (51%) of the Units in Terrace Falls Condominium (the "Project"), pursuant to Section 14.04 of the Declaration.

W I T N E S S E T H :

WHEREAS, the Declaration creating the Terrace Falls Condominium Project was recorded December 13, 1985, as Entry No. 4176099, in Book 5717 at Page 1824 of the Official Records; and,

WHEREAS, the Record of Survey Map of Terrace Falls Condominium (the "Map") was recorded December 13, 1985, as Entry No. 4176098, in Book 85-12 of Plats at Page 208; and,

WHEREAS, the undersigned Unit Owners desire to amend the Declaration and the Map to comply with the requirements of the Planning Commission of Salt Lake City Corporation in order to allow the so-called "Janitor's Room" on the Third Floor of the Project be used as a "Security Personnels' Room" or as a "Guest Sleeping Room" for guests of Terrace Falls' residents, in addition to the possible use as a janitor's room; and,

WHEREAS, Section 14.04 of the Declaration provides for the amendment of the Declaration by the filing of an amendment signed and acknowledge by not less than fifty-one percent (51%) of the Units.

D E C L A R A T I O N A M E N D M E N T :

NOW, THEREFORE, in consideration of the premises, the undersigned Unit Owners hereby amend the Declaration and Map as follows:

Section 1.03 of the Declaration shall be amended by adding, at the end thereof, the following new paragraph (i):

(i) Room 300, which is not a condominium unit, is hereby reserved as a perpetual Common Area and Facility. Room 300 shall not be a saleable unit. Room 300 may be used according to such rules and regulations as the Management Committee shall adopt and for such common purposes for the Property that the Managment Committee determines, including, but not limited to a room for janitorial or security personnel or as a guest sleeping room available for the guests of all Unit Owners.

EX6463PC0102

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The Map is hereby amended so that the designation of Janitor's Room located on the third floor be changed to read: "Room 300."

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the day, month and year first hereinabove set forth.

Unit Owners:

Golden R. Muir

Janice J. Muir

Unit No. 101

Robert G. West

Carol D. West

Unit No. 103

Sylvan Alcabes

Anita V. Alcabes

Unit No. 201

Dixie Mangum Snow

Dixie S. Huefner

Unit No. 203

Robert L. Van Wagenen

Shirley K. Van Wagenen

Unit No. 102

Kathryn J. Montgomery

Unit No. 104

Richard D. Shea

Nondus B. Shea

Unit No. 202

Thomas G. McAllister

Jane N. McAllister

Unit No. 204

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PROPERTY OF SALT LAKE  
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Harold C. Yancey  
Harold C. Yancey

Ruth O. Yancey  
Ruth O. Yancey

Unit No. 205

John Walton

Ruth Walton

Unit No. 301

Philip F. Tadge  
Philip F. Tadge

Emma A. Tadge  
Emma A. Tadge

Unit No. 303

Keith W. Toone

La Dawn P. Toone

Unit No. 305

G. Merril Shaw

Donna M. Shaw

Unit No. 307

Veigh J. Nielson

Janet M. Nielson

Unit No. 309

Geraldine E. Boswell  
Geraldine E. Boswell

Unit No. 206

Gerald E. Melchin  
Gerald E. Melchin

Evelyn Knowles Melchin  
Evelyn Knowles Melchin

Unit No. 302

John E. Griffith  
John E. Griffith

Jean D. Griffith  
Jean D. Griffith

Unit No. 304

Anna S. Pappas  
Anna S. Pappas

Helene Kostopulos  
Helene Kostopulos

Unit No. 306

Ivan L. Hobson  
Ivan L. Hobson

Ruth R. Hobson  
Ruth R. Hobson

Unit No. 308

William W. Halls

Helen B. Halls  
Helen B. Halls

Unit No. 310

8K6463PG0104

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451 SO. STATE, RM. 415

SALT LAKE CITY, UTAH 84111

*Harold C. Bowers*  
Harold C. Bowers

*Janet R. Bowers*  
Janet R. Bowers

Unit No. 401

*Bryce E. Roe*  
Bryce E. Roe

*Ineda H. Roe*  
Ineda H. Roe

Unit No. 403

*J. Will Lewis*  
J. Will Lewis

*Sarah P. Lewis*  
Sarah P. Lewis

Unit No. 405

Stanley R. Renshaw

Beth N. Renshaw

Unit No. 407

*Blaine J. Lemmon*  
Blaine J. Lemmon

*Gladys R. Lemmon*  
Gladys R. Lemmon

Unit No. 409

*Jolayne Robbins Bowen*  
Jolayne Robbins Bowen

Unit No. 411

*Aldin Porter*  
Aldin Porter

*Shirley Porter*  
Shirley Porter

Unit No. 402

*Gerald T. Glancey*  
Gerald T. Glancey

*Susan B. Glancey*  
Susan B. Glancey

Unit No. 404

John Sonnenberg

Joyce C. Sonnenberg

Unit No. 406

Corp. of the Presiding Bishop  
of the LDS Church

Unit No. 408

*Thos. Swallow - President*  
CYB, Inc.

Unit No. 410

A. Tupper Kinder  
*A. Tupper Kinder*

Unit No. 412

BK6463FC0105

ORIGINAL DOCUMENT

PROPERTY OF SALT LAKE  
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*Lionel Kendrick*

Lionel Kendrick

*Myrtle N. Kendrick*

Myrtle N. Kendrick

Unit No. 413

Richard C. Jensen

Valeen S. Jensen

Unit No. 502

Kenneth Holt

Helen Holt

Unit No. 504

Delano C. Freeze

Pamela H. Freeze

Unit No. 506

Archibald John Milczarek

Marie Adele O. Milczarek

Unit No. 508

*Roderick M. Nielson*

~~Harrod Enterprises~~

RODERICK M. NIELSON

*Marian M. Nielson*

MARIAN M. NIELSON

Unit No. 510

*Myrtle Tattersall*

Myrtle Tattersall

Unit No. 501

366 Company

Unit No. 503

R. Phillip Rasmussen

Linda P. Rasmussen

Unit No. 505

Stanley D. Rees

Helen G. Rees

Unit No. 507

Jafar Chafi

Eugenia Chafi

Unit No. 509

George H. Michael

Dora May Michael

Unit No. 511

BK6463PE0106

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PROPERTY OF SALT LAKE  
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SALT LAKE CITY, UTAH 84111

Corp. of the Presiding Bishop  
of the LDS Church

Denny C. Eckenrode

Unit No. 512

Edgar W. Buchanan  
Edgar W. Buchanan

Jane K. Eckenrode

Unit No. 513

J. Paul Jewkes Trustee RT Trust  
J. Paul Jewkes

Antoinette P. Buchanan  
Antoinette P. Buchanan

Unit No. 515

Unit No. 514

Thora B. Watson  
Thora B. Watson

Robert Allred

Redwell B. and Joan Watson

Carol Allred

Unit No. 601

Daniel J. Raabin  
Daniel J. Raabin

Unit No. 602

David A. Burton  
David A. Burton  
Beth B. Burton  
Beth B. Burton

Unit No. 603

Larry S. Larkin

Unit No. 604

Mack E. Burgess

Marilyn A. Larkin

Lucy M. Osborn  
Norma J. Burgess  
Lucy M. Osborn

Unit No. 605

Todd Jensen

Unit No. 606  
Lucy M. Osborn  
William Romney  
Lucy M. Osborn  
Janet F. Romney  
Janet F. Romney

Unit No. 607

Unit No. 608

BK6463PG0107

ORIGINAL DOCUMENT

PROPERTY OF SALT LAKE  
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John C. Adair  
John C. Adair

Lucy M. Osborn  
Lucy M. Osborn

Unit No. 609

R. Ray Wilkins  
R. Ray Wilkins

R. Ray Wilkins

Eudora G. Wilkins  
Eudora G. Wilkins

Eudora G. Wilkins

Unit No. 610

Gwen T. Rawlings, Trustee  
Gwen T. Rawlings

Unit No. 612

Ray H. Wood  
Ray H. Wood

Ray H. Wood

Ann A. Wood  
Ann A. Wood

Ann A. Wood

Unit No. 614

Gerald J. Seiner  
Gerald J. Seiner

Gerald J. Seiner

Unit No. 702

Bernard P. Brockbank  
Bernard P. Brockbank

Frances M. Brockbank  
Frances M. Brockbank

Unit No. 704

Dean O. Christensen  
Dean O. Christensen

Dean O. Christensen  
DEAN O. CHRISTENSEN

DEAN O. CHRISTENSEN

UNIT NO 701

Mark W. Cannon  
Mark W. Cannon

Ruth D. Cannon  
Ruth D. Cannon

Unit No. 611

Mark W. Cannon  
Mark W. Cannon

Ruth D. Cannon  
Ruth D. Cannon

Unit No. 613

Victor L. Brown  
Victor L. Brown

Unit No. 615

Floy H. Calder  
Floy H. Calder

Floy H. Calder

Unit No. 703

Patricia C. Cook  
Patricia C. Cook

Unit No. 705

BK6463PC0108

ORIGINAL DOCUMENT

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Betty Ann Hobday  
Betty Ann Hobday

Cynthia Ann Hunt  
Cynthia Ann Hunt

Unit No. 706

Chris G. Davies  
Rainer M. Dahl CHRIS G. DAVIES

Unit No. 707

Clyde Ray Clements  
Clyde Ray Clements

Julie C. Davies  
Patriotic C. Dahl JULIE C. DAVIES

Lana Anderson Clements  
Lana Anderson Clements

Unit No. 708

John C. Adair  
John C. Adair

Unit No. 709

Delos C. Jensen  
Delos C. Jensen

Unit No. 710

Joslyn H. Eaton  
Joslyn H. Eaton

Unit No. 711

Douglas H. Smith  
Douglas H. Smith  
Barbara B. Smith  
Barbara B. Smith

Unit No. 712

C.I. Properties  
C.I. Properties

Unit No. 713

Joseph A. Cannon  
Joseph A. Cannon

Christopher B. Cannon  
Christopher B. Cannon

Unit No. 714

Jack C. Thuet  
Richard T. Hauke JACK C. THUET  
Dorothy J. Thuet  
Mary Catherine Hauke Dorothy J. Thuet

Unit No. 715

Maxwell Kaye  
Maxwell Kaye  
Bernice Kaye  
Bernice Kaye

Unit No. 801

Unit No. 802



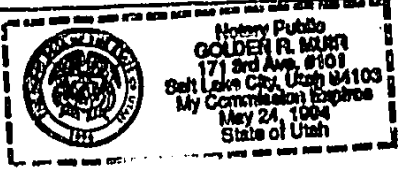
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451 SO. STATE, RM. 415  
SALT LAKE CITY, UTAH 84111

State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 4th  
day of March, 1992, by

- Harold C. Bowers
- Janet R. Bowers
- Daniel J. Raabin
- R. Ray Wilkins
- Eudora G. Wilkins



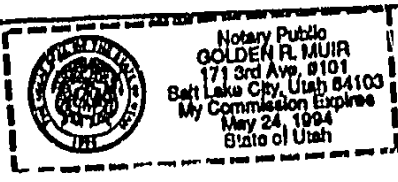
*Golden R. Muir*  
Notary Public

My commission expires: 5-24-94 Residing at: Salt Lake County

State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 15th  
day of March, 1992, by

- Kathryn J. Montgomery
- A. Tupper Kinder
- Thora B. Watson
- Maxwell Kave
- Bernice Kave



*Golden R. Muir*  
Notary Public

My commission expires: 5-24-94 Residing at: Salt Lake County

BK6463FG0110

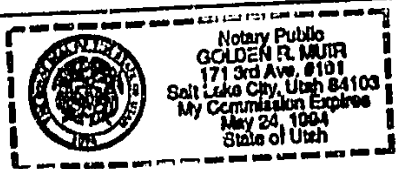
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451 SO. STATE, RM. 415  
SALT LAKE CITY, UTAH 84111

State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 28th  
day of March, 1992, by

- J. Will Lewis
- Sarah P. Lewis
- Gerald E. Melchin
- Evelyn Knowles Melchin
- Lucy M. Osborn
- Cynthia Ann Hunt



*Golden R. Muir*  
Notary Public

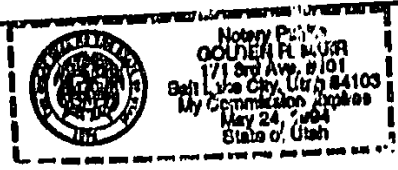
My commission expires: 5-24-94

Residing at: Salt Lake County

State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 31st  
day of March, 1992, by

- David A. Burton
- Beth B. Burton
- Lionel Kendrick
- Myrtis N. Kendrick



*Golden R. Muir*  
Notary Public

My commission expires: 5-24-94

Residing at: Salt Lake County

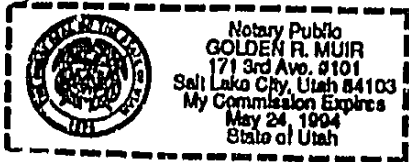
EX6463PG0111

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SALT LAKE CITY, UTAH 84111

State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 1st day of March, 1992, by \_\_\_\_\_  
Robert G. West Ann A. Wood  
Thomas G. McAllister Betty Ann Hobday  
June N. McAllister Chris G. Davies  
Harold C. Yancey Julie C. Davies  
Ruth O. Yancey Bernice Kaye  
John E. Griffith Myrle B. Tattersall  
Jean D. Griffith  
Anna S. Pappas  
Helene Kostopoulos  
Bryce E. Roe  
Ineda H. Roe  
Gladys R. Lemmon  
I. Paul Jenkes  
Janet F. Romney  
Lucy M. Osborn  
Ray H. Wood



Golden R. Muir  
Notary Public

My commission expires: 5-24-94

Residing at: Salt Lake County

State of Utah )  
County of Salt Lake ) ss.

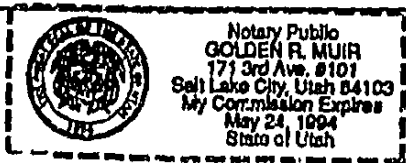
The foregoing instrument was acknowledged before me this 2nd day of March, 1992, by \_\_\_\_\_

Douglas H. Smith Barbara B. Smith  
Carol D. West Helen B. Halls Edward W. Buchanan  
Dixie Mangum Snow Blaine J. Lemmon Antoinette P. Buchanan  
Robert G. Van Wagenen Aldin Porter John C. Adair  
Shirley K. Van Wagenen Shirley P. Porter Gwen T. Rawlings  
Richard D. Shea Gerald T. Glancey Gerald L. Selner  
Nondus B. Shea Susan B. Glancey G. Howard Christensen  
Philip E. Tadge CYB, Inc. President: Frank Swallow  
Emma A. Tadge Roderick M. Nielson Denn O. Christensen  
Gerladine F. Boswell Marian M. Nielson Floy H. Calder  
Ivan L. Hobson Myrle Tattersall Loalyn H. Taton  
Ruth R. Hobson Dorothy J. Thuet Jack C. Thuet

BR 614639E0112

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PROPERTY OF SALT LAKE  
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SALT LAKE CITY, UTAH 84111



*Golden R. Muir*  
Notary Public

My commission expires: 5-24-94

Residing at: Salt Lake County

Approved:

Salt Lake City Corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

Dated: \_\_\_\_\_

State of Utah            )  
                                  ) ss.  
County of Salt Lake    )

The foregoing instrument was acknowledged before me this \_\_\_  
day of \_\_\_\_\_, 19 \_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My commission expires:

Residing at:

BK6453FC0113

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PROPERTY OF SALT LAKE  
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SALT LAKE CITY, UTAH 84111

APPROVAL BY CITY

SALT LAKE CITY, a body corporate and politic, and the City in which  
Terrace Falls Condominium, a Utah condominium project, is located, by and  
through its duly elected Mayor, does hereby give final approval to the said  
Project, to the foregoing Declaration, to the Record of Survey Map recorded  
concurrently herewith, and to the attributes of the said Project which are  
mentioned in Section 57-8-35(3) of the Utah Condominium Ownership Act, as  
amended and expanded by the laws of Utah, 1975, Chapter 173, Section 18.

DATED:           MAY 01 1992          

SALT LAKE CITY

By *Deedee Conrad*  
Mayor

RECORDED  
MAY 01 1992  
CITY RECORDER

ATTEST:

*Hatley Marshall* Recorder



FINANCE APPROVAL  
Funds Not Needed *[Signature]*  
Funds Available \_\_\_\_\_  
Contract # 06-C-92247  
ATTORNEY APPROVAL  
APPROVED AS TO FORM  
4130192

BK 6463PG0114