THE AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRIARWOOD SPRINGS CONDOMINIUM PROJECT (An Expandable Condominium Project)

This Amendment to the Declaration of Covenants, Conditions and Restrictions for the Briarwood Condominium Project (the "Amendment") is executed this day of July, 1996 by the Briarwood Springs Home Owners Association (the "Association").

WHEREAS, Woodbine Land Corporation, as successor and assignee in interest to Sandy Oaks, Incorporated has previously prepared and recorded that certain Restated Amended Declaration of Covenants, Conditions and Restrictions of Briarwood Springs Condominium Project (the "Declaration") on December 9, 1986 as Docket No. 4365955 in Book 5851, Page 3090 through 3123 upon the official records of the Salt Lake County Recorders Office.

WHEREAS, the Declaration has been amended by relevant parties in interest from time to time.

WHEREAS, Woodbine Land Corporation has previously assigned its interest as the Declarant under the Declaration to the Association in accordance with the terms and conditions thereof.

WHEREAS, the Association now desires to amend the Declaration in accordance with the following terms and conditions:

- 1. <u>AMENDMENTS</u>. The Declaration, as amended, shall be further amended in accordance with the following terms and conditions. In the event of any conflict between the terms and conditions of the Declaration, as amended, and this Amendment, the terms and conditions of this Amendment shall prevail.
 - a. Section 1.23 shall be amended to read as follows:
 - 1.23. "Unit" shall mean an individual air space unit, consisting of enclosed rooms occupying part of one of the Buildings and bounded by the interior surfaces of the walls, floors, ceilings, windows, doors, and built-in fireplaces, if any, along the perimeter boundaries of the air space which is intended for individual use, as said boundaries are shown on the Map, together with all fixtures and improvements therein contained, and with all plumbing, heating, cooling and other systems servicing such unit, whether these systems or their structures are located within, above, underneath, or are detached from, the unit, or are within the exterior or interior bearing walls

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all, ceiling, or floor coverings on interior surfaces shall be deemed to be a portion of the Unit. Notwithstanding the fact that they may be within the boundaries of such air space, the following are not part of a Unit insofar as they are necessary for the support or use and enjoyment of another Unit: Bearing walls, floors, ceilings, and roofs (except the interior surfaces thereof), foundations, halls, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building, basements and storage spaces, ceiling equipment, tanks, pumps, pipes, vents, ducts, shafts, flues, chutes, conduits, wires, and other installations of central services and utility installations for common use, except the outlets thereof when located within the Unit. The interior surface of a window or door is the point at which such surface is located when the window or door is fully closed.

b. Section 4.16 shall be added to the Declaration to read as follows:

4.16 Delegation of Use; Contract Purchasers; Tenants. No Owner may delegate his/her rights of use and enjoyment in the Project including recreational facilities except as may be permitted by the bylaws and Association rules subject, however, to this Declaration. However, if an Owner of a Unit has sold his Unit to a contract purchaser or rented it, the Owner, members of his family, his guests and invitees shall not be entitled to use and enjoy the recreational facilities of the Project while the Owner's Unit is occupied by such contract purchaser or tenant. Instead, the contract purchaser or tenant, while occupying said Unit, shall be entitled to use and enjoy the recreational facilities of the Project and can delegate the rights, use and enjoyment in the same manner as if the contract purchaser or tenant were the Owner of such Unit during the period of his/her occupancy. Each Owner shall notify the secretary of the Association of the names of any contract purchaser or tenant of such Owner's Unit. Each Owner, contract purchaser or tenant shall notify the secretary of the Association of the names of all persons to whom such Owner, contract purchaser or tenant has delegated any rights or use and enjoyment in the Project and the relationship that each sucl "son bears to the Owner, contract purchaser or tenant. Any delegated rigin of use and enjoyment are subject to suspension to the same extent as are the rights of the Owner.

c. The following shall be amended to Paragraph 6.01.

6.01 Residential Uses Only. Nothing in this Declaration shall prevent an Owner from leasing or renting his Unit. No Owner may lease less than his entire Unit. However, any lease or rental agreement shall be in writing and any tenant shall abide by and be subject to all provisions of this Declaration, the Articles, the Bylaws and the Association Rules and any lease

or rental agreement shall specify that failure to abide by such provisions shall be a default under the lease and/or rental agreement. With the exception of a Mortgage in Possession of Unit filing a default under a First Mortgage, or a foreclosure proceeding or any deed or other arrangement in lieu of foreclosure, no Owner shall rent, lease or let his Unit for transient or for hotel purposes. Any lease or rental which is either for a period of less than 30 days pursuant to which the lessor provides any services primarily associated with a hotel or is a "time share" disposition shall be deemed to be for transient or hotel purposes.

- d. Section 6.02 No Noxious or Offensive Activity. shall be deleted in its entirety and replaced by the following:
 - 6.02 No Noxious or Offensive Activity. No noxious or offensive activities, including but not limited to, repair of automobiles or motorized vehicles (other than emergency repairs) and the use of amplified or other instruments or sound speakers which can be heard in adjoining or proximate Units, shall be carried on within the Project. Nothing shall be done on or within the Project which may be or may become an annoyance or nuisance to the residents of the Project, or that in any way interferes with the quiet enjoyment of occupancy of the Project. Unless otherwise permitted by the Association, no Owner shall (i) use power tools or maintain a hobby shop and/or (ii) serve food or beverages, cook, barbecue, or engage in similar activities, except within such Owner's. Unit or Limited Common Area
 - e. Delete paragraph 6.03 in its entirety and replace with the following:
 - Recreational Vehicles: Etc.. Unless otherwise permitted by the Management Committee, no automobile, boat, trailer, recreational vehicle, camper, truck or commercial vehicle shall be parked or left on any street or any part of the development other than in any parking area designated by the Management Committee for the parking and storage of such vehicles. However, parking (i) for passenger vans and trucks not larger than the parking area assigned to each Unit, and (ii) for commercial vehicles for the purpose of making deliveries, shall be permitted in accordance with the Association rules. Except with the written consent of the Management Committee, no Owner shall have or maintain more motor vehicles than there are parking spaces owned by, or assigned to, such Owner. No boat, truck, trailer, camper or recreational vehicle or tent shall be used as a living area while located in the Project.
 - f. Section 6.10 Pets and Animals shall be deleted in its entirety and

g. The following shall be added as Section 6.11.

6.11 Antennas and External Fixtures. No television or radio poles, antennas, flag poles, clothes lines or other external fixtures other than those originally installed by the Declarant or approved by the Management Committee and their replacements, shall be constructed, erected or maintained on or within the Project or any structures on it. No wiring, insulation, air conditioning or other machinery or improvement other than that originally installed by Declarant or approved by the Management Committee, and their replacement shall be constructed, erected or maintained on or within the Project, including any structures on it. Each owner shall have the right to maintain television or radio antennas within completely enclosed portions of his/her Unit; provided, if cable television is or becomes available to such Owner, his/her right to maintain television antennas completely within enclosed portions of his/her Unit shall be terminated immediately unless the Management Committee continues to authorize their maintenance as such antennas by the Owners thereof.

h. The following shall become Section 6.12 of the Declaration.

6.12 <u>Trash Disposal</u>. Trash, garbage or other waste shall be kept only in sanitary containers. No Owner of a Unit shall permit or cause any trash or refuse to be kept on any portion of the Project, other than in receptacles customarily used for it, which shall be located only in places specifically designated for such purposes (including trash chutes) or within the Owner's Unit except on scheduled days for trash pick-up.

- i. The following shall become Section 6.13 of the Amendment.
- 6.13 Outside Drying and Laundering. No exterior clothesline shall be erected or maintained and there shall be no exterior drying or laundering of clothes on balconies, patios, porches, railings or other areas.
- j. The following shall become Section 6.14 of the Declaration.
- 6.14 Exterior Alterations. No Owner shall at his/her expense or otherwise make or permit to be made any alternation or modifications (including painting) to the exterior of the buildings, fences, railings, walls or landscaping situated within the project without the prior consent of the Management Committee which shall consider the harmony with external design, color and location within the Project as a whole.
- k. The following shall be added as Section 6.15:
- Development has been designed to include in the Common Areas. The Development has been designed to include in the Common Area an open patio or balcony appurtenant to some of the Units. The Owner of each such Unit shall have an exclusive appurtenant easement to use such patio, balcony, or Limited Common Area, as set forth in this Declaration. The general location of such patios, balconies, and garages or similar Limited Common Areas is set forth on the Record of Survey Map. Each such Limited Common Area shall be subject to the terms of this Declaration. Each Owner shall have the right to place furniture, potted plants and barbequers upon his patio or balcony, if any. Except as provided in this Section 6.15, nothing contained herein shall give any Owner the right to paint, decorate, remodel or alter said Limited Common Areas without the prior written consent of the Management Committee.
- I. Section 7.01 <u>Membership</u> shall be amended to insert the following immediately following the second sentence of the paragraph.

The voting rights of each Unit may not be cast on a fractured basis. If the Joint Owners of a Unit are unable to agree among themselves as to how their voting right shall be cast, they shall forfeit the vote on the matter in question. If any Owner exercises the voting right of a particular Unit, it will be conclusively presumed for all purposes that he is acting with the authority and consent of all other owners of the same Unit. If more than one person or entity exercises the voting right of a particular Unit, their voting right shall not be counted and shall be deemed void.

m. Section 7.62 Management Committee shall be deleted in its entirety

and replaced with the following:

- 7.02 <u>Management Committee</u>. The Management Committee shall consist of five (5) members elected in accordance with the provisions hereof.
- n. Section 9.02(a)(1) together with all other references within the Declaration, as amended, providing for the calendar year to be the fiscal year of the Association shall be amended to provide that the fiscal year of the Association shall run from May 1 to April 30 of each year. For purposes of Section 9.02(a)(1), annual budgets shall be prepared for presentation to the Association and its members on or before April 1 of each year. The Association shall have a shortened fiscal year from January 1 through and including April 30, for the year in which the transition of fiscal years occurs. Thereafter, the fiscal year, as well as all operating budgets, shall run from May 1 to the following April 30th.
- o. Paragraph 17.03 <u>Registration of Mailing Address</u> shall be amended to provide that the mailing address for the Association shall be, Briarwood Springs Homeowners Association, 7731 Briar Springs Drive, Midvale, Utah 84047.
- p. Section 17.05 <u>Amendment</u> shall be deleted in its entirety and replaced with the following:
 - 17.05 Amendment. Except as otherwise provided herein, this Declaration may be amended if Owners holding at least fifty-one percent (51%) of the total votes cast at a meeting properly called for that purpose consent and agree to such amendment by instruments which are duly recorded in the office of the County Recorder for Salt Lake County, State of Utah.
- q. Paragraph 17.07 Agent for Service shall be amended to provide that the registered agent of the Homeowners Association shall be Betty Mathis, 7735 Briar Springs Drive, Midvale, Utah 84047.
 - r. The following shall be added as Section 17.11 of the Declaration.
 - 17.11 <u>Document Availability</u>. A current copy of the Declaration, Articles, Bylaws, Association Rules governing the Project and the most recent financial statements of the Association, together with all other books, records and financial statements of the Association, shall be made available for inspection, upon request, at the offices of the Association during normal business hours by respective purchasers of a Unit, Owners, first mortgagees and any holder, insurers or guarantors of a first mortgagee.
 - s. Exhibit "A" to the Declaration shall be amended, to correct certain

errors contained therein, to read as set forth in Exhibit "A" attached hereto and by this reference incorporated herein.

Consent. The Unit Owners identified upon Exhibit "A" attached hereto and incorporated herein by this reference do hereby consent to the modification set forth in this Amendment such that this Amendment shall become effective immediately upon recordation with the Salt Lake County Recorders Office. The consenting members, as set forth upon Exhibit "B", represent a majority of (51%) of the Unit Owners in the Project.

IN WITNESS WHEREOF, the Association has executed this Amendment of the Declaration on the date first written above.

> **BRIARWOOD SPRINGS HOMEOWNERS** ASSOCIATION

By: Herelle Itsr President

STATE OF UTAH COUNTY OF SALT LAKE

On the 315th day of July, 1996, personally appeared before me who being by me duly sworn did say, that he, the said F.K. FREYMULLER Association and that the within and foregoing instrument was signed on behalf of said corporation, that he has authority to execute this agreement on behalf of the corporation, and said F.K. FREMMILLER duly acknowledged to me that said corporation executed the same.

ROTARY PUBLIC DESORAH CROWE 614 E. Conter St. Midvale, Ulah 84047 My Commission Expires May 17, 2000 STATE OF UTAIS [seal]

Notary Public Chounce

EXHIBIT "A"

Bldg #/Unit #	Sq. Footage	% Ownership	Votes
AMENDED PHASE	1		
1-1	1078	EASE	
1-2	1057	.5455	1078
1-3	1078	.5349	1057
1-4	1057	.5455 5340	1078
1-5	1078	.5349	1057
1-6	1057	.5455 5340	1078
2-1	1078	.5349 .5455	1057
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2-5	1078	.5415	1070
2-6	1070	.5455 5415	1078
-1	1078	.5415 5455	1070
-2	1057	.5455	1078
-3	1078	.5349	1057
-4	1057	.5455	1078
-5	1078	.5349	1057
6	1057	.5455	1078
1	1078	.5349	1057
2	1057	.5455 5340	1078
3	1078	.5349 5455	1057
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25-3	1078	.5455	1078
25-4	1078	.5455	1078
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26-6	1078	.5455	1078
27-1	1078	.5455	1078
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27-3	1078	.5455	1078
27-4	1078	.5455	1078
27-5	1078	.5455	1078
27-6	1078	.5455	1078
PHASE D			
29-1	1546	.7824	1546
29-2	1412	.7146	1412
29-3	1308	.6619	1308
29-4	1546	.7824	1546
29-5	1546	.7824	1546
29-6	1412	.7146	1412
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AMENDED PHASE 4 30-1	1410	G144	1410
30-2	1412	.7146	1412
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30-3	1412	.7146	1412
PHASE 5			
31-1	1677	.8447	1677
31-2	1308	.6619	1308
31-3	1412	.7146	1412
31-4	1546	.7824	1546
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PHASE 6			
34-1	1312	.6639	1312
34-2	1060	.5364	1060
34-3	907	.4590	907
34-4	1085	.5491	1085
34-5	1130	.5718	1130
34-6	1312	.6639	1312
34-7	1060	.5364	1060
DITACE 7			
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38-2	1312	.6639	1312
38-3	1060	.5364	1060
38-4	907	.4590	907
38-5	1085	.5491	1085
38-6	1130	.5718	1130
38-7	1312	.6639	1312
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PHASE 11			1000
39-1	1310		
39-2	1312	.6639	1312
39-3	1060 1114	.5364	1060
39-4		.5637	1114
39-5	1085	.5491	1085
39-6	1130	.5718	1130
39-7	1312	.6639	1312
	1060	.5364	1060
PHASE 12			
35-1	1312	***	
35-2	1060	.6639	1312
35-3	1114	.5364	1060
35-4	1085	.5637	1114
35-5	1130	.5491	1085
35-6	1312	.5718	1130
35-7	1060	.6639	1312
	1000	.5364	1060
PHASE 13			
40-1	1312	((0)	
40-2	1060	.6639	1312
40-3	1312	.5364	1060
40-4	1060	.6639	1312
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PHASE 14	1212	.6639	1312
41-1	1312		
41-2	1060	.5364	1060
41-3	1312	.6639	1312
41-4	1060	.5364	1060
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DITAGE 16			
PHASE 15	1210	.6639	1312
42-1	1312		1060
42-2	1060	.5364	
42-3	1312	.6639	1312
42-4	1060	.5364	1060
PHASE 16			
43-1	1060	,5364	1060
	1312	.6639	1312
43-2			1312
43-3	1312	.6639	
43-4	1060	.5364	1060
PHASE 17			
44-1	1060	.5364	1060
44-2	1312	.6639	1312
		.6639	1312
44-3	1312		1060
44-4	1060	.5364	1000
PHASE 18			
45-1	1060	.5364	1060
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50-3	1312	.6639	1312
50-4	1060	.5364	1060
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DUACE 31			
PHASE 21	1010	.6639	1312
49-1	1312		
49-2	1060	.5364	1060
49-3	1114	.5637	1114
49-4	1085	.5491	1085
49-5	1130	.5718	1130
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PHASE 22			
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48-2	1060	.5364	1060

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48-3 48-4 48-5 48-6 48-7	1114 1085 1130 1312 1060	.5637 .5491 .5718 .6639 .5364	1114 1085 1130 1312 1060
<u>PHASE 23</u> 47-1 47-2 47-3 47-4	1060 1312 1312 1060	.5364 .6639 .6639 .5364	1060 1312 1312 1060
TOTALS:	197,606	100,0000	197 606

EXHIBIT "B"

CONSENTING UNIT OWNERS

The undersigned hereto consent to the amendment of the Declaration of Covenants, Conditions and Restrictions for the Briarwood Springs Condominium Project, as amended, as provided in the attached amendment.

<u>NAME</u>	<u>ADDRESS</u>
Monuit Rol Denson	Adot So Surland Wy Dudvale, At 84042
Betty L. mathin	7735 Briansprings Du medicale 716 84047
Fragt John Co	7627 Concordin Place Maderale , Ut 84047
Sondre Piùre	1733 Briansprings DR. Midvale, UT: 84047
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Sarry) Fraker	7768 SUNBIRD WAY MIDURLE, ILD SYRY?
Dennis Farnsworth	7694 Sunbird Way Midyale Utah 84047
Claunce Mills	1769 Bring SPINGS Dr. Midvala CHI 89041-211
Joseph a. Come	7671 SUNIZIED WAY MIDURIE UT 84847
Liane Cocker	7631 Lark Meadow Com Miduale UT 84047
Janya & Conduce	1009 E. Skiplank Kane Inverseli, UT 84047
Shout Sur	7679 Sunbird Way

Frances & Hand Leslie Chadwick Course Roth - Wanser Barbara Hardman Karrin Impan

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NANCY WORKMAN
RECURDER, SALT LAKE COUNTY, UTAH
BRIARNOOD SPRINGS HOME OWNERS
ASSOCIATION P.O. BOX 814
HIDVALE, UT 84047
PEC BY:D KILPACK , DEPUTY - WI