

7527309

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12/06/1999 09:53 AM 55.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FORT UNION COVE CONDO ASSN
7247 S 525 E
MIDVALE UT 84047
BY: SEM, DEPUTY - WI 12 P.

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
DECLARATION OF AMENDMENT TO 8.2.1.

In order to comply with the Fair Housing Act Regulations which the Fort Union Cove
Condominium must adopt. the following amendment to our Declaration. 8.2.1. must read
as follows:

8.2.1. The unit may be occupied as a permanent residence without regard to age or
children. All persons will be treated fairly and equally without regard to race, color,
religion, sex, familial status, disability, national origin or source of income.

Our by-laws call for a 15 day notice for special meetings according to paragraph 3.3.
In order to take care of the business at hand, we hereby waive paragraph 3.3 and by your
signature hereby ratify Declaration 8.2.1 as spelled out above.

Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President.

Claudia A McKay
Owners Signatures

Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

State of Utah)

County of SLC)

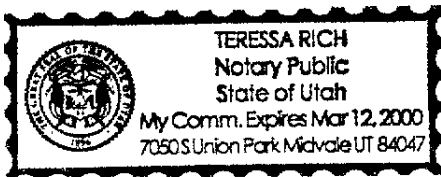
On this 3 day of Dec 1999, personally appeared before me

Claudia A McKay, proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.

S
E
A
L

Teressa Rich
Notary Public

My Commission Expires 3-11-2000.



BK8327PG6408

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
DECLARATION OF AMENDMENT TO 8.2.1.

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signature hereby ratify Declaration 8.2.1 as spelled out above.

Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President

Juda Cunningham
Owners Signatures

Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

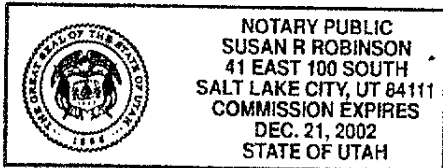
State of Utah)

County of Salt Lake

On this 2 day of December 19 99, personally appeared before me

Juda Cunningham, proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.

S
E
A
L



Susan R Robinson
Notary Public

My Commission Expires 12-21-2002

BK8327P66409

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
DECLARATION OF AMENDMENT TO 8.2.1.

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Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President.

Owners Signatures

[Handwritten Signature]

Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

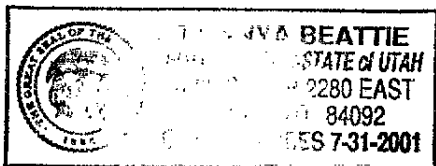
State of Utah)

County of Salt Lake)

On this 2 day of December 19 99, personally appeared before me

Dorothy D. Leonard, proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.

S
E
A
L



JVA Beattie
Notary Public
My Commission Expires 7-31-01.

NOTARY SEAL NOT LEGIBLE
- GO RECORDER -

BK 8327 PG 64 10

NAYLOR 7251 SO. 525 E #10A
MIDVALE, UTAH 84047

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
DECLARATION OF AMENDMENT TO 8.2.1.

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Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President.

Owners Signatures

Lee R. Naylor

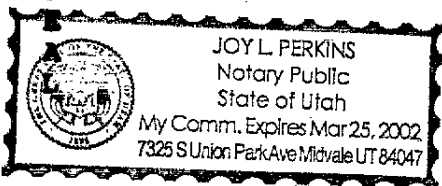
Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

State of Utah)

County of Salt Lake)

On this 30 day of November 19 99, personally appeared before me

Lee R Naylor, proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.



Joy L Perkins
Notary Public
My Commission Expires 3-25-2002.

BK8327PG6411

NAYLOR 7251 So 525 E #108
MIDVALE, UTAH 84047

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
DECLARATION OF AMENDMENT TO 8.2.1.

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Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President.

Owners Signatures

Doris G. Naylor

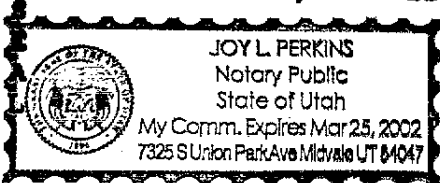
Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

State of Utah)

County of Salt Lake)

On this 30 day of November 19 99, personally appeared before me

Doris G Naylor, proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.



Joy L Perkins
Notary Public
My Commission Expires 3-25-2002

BK8327P66412

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
DECLARATION OF AMENDMENT TO 8.2.1.

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In order to take care of the business at hand, we hereby waive paragraph 3.3 and by your
signature hereby ratify Declaration 8.2.1 as spelled out above.

Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President.

Owners Signatures

Nancy K. Wheelwright

Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

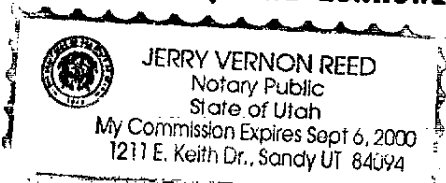
State of Utah)

County of Salt Lake)

On this 2 day of Dec 19 99, personally appeared before me

Jerry Reed, proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.

S
E
A
L



Jerry Reed
Notary Public
My Commission Expires Sept 6, 2000.

BK8327P66413

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
DECLARATION OF AMENDMENT TO 8.2.1.

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Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President.

Owners Signatures

Harmer C Chandler

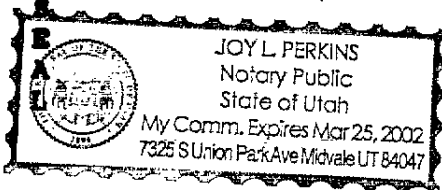
Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

State of Utah)

County of Salt Lake)

On this 30 day of November 19 99, personally appeared before me

Harmer C Chandler, proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.



My Commission Expires

Joy L Perkins
Notary Public

3-25-2002

BK 8327 PG 64 14

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
DECLARATION OF AMENDMENT TO 8.2.1.

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signature hereby ratify Declaration 8.2.1 as spelled out above.

Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President.

Owners Signatures

Lalae B. Willden

Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

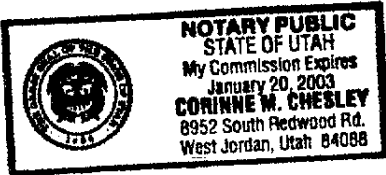
State of Utah)

County of Salt Lake

On this 1st day of Dec 19 99, personally appeared before me

Lalae B. Willden, proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.

S
E
A
L



Corinne M. Chesley

Notary Public

My Commission Expires 1-20-03.

BK8327PG6415

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
DECLARATION OF AMENDMENT TO 8.2.1.

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signature hereby ratify Declaration 8.2.1 as spelled out above.

Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President.

Alelia Van Rosendaal
Owners Signatures
Ut DL 11480247
ex 2000

Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

State of Utah)

County of SL)

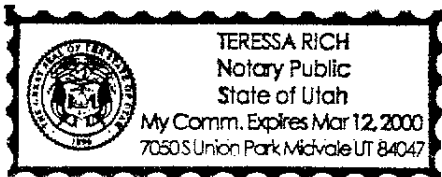
On this 1 day of Dec 19 99, personally appeared before me

Alelia Van Rosendaal proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.

S
E
A

Teresa Rich
Notary Public

My Commission Expires 3-11-2000.



BK 8327 PG 64 16

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
DECLARATION OF AMENDMENT TO 8.2.1.

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Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President.

Wallace E Rasmussen
Owners Signatures

Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

State of Utah)

County of Se)

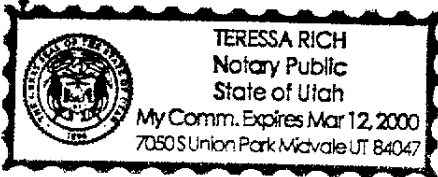
On this 1 day of Dec 19 99, personally appeared before me

Wallace E. Rasmussen proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.

S
E
A

Teressa Rich
Notary Public

My Commission Expires 3-11-2000.



BK8327Pg6417

Fort Union Cove Condominium Association
Management Committee
November 22, 1999.

Subject: WAIVER OF NOTICE OF SPECIAL MEETING. AND RATIFY
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Management Committee

Wallace E Rasmussen

Wallace Rasmussen
President.

Owners Signatures

Leo W Stahl

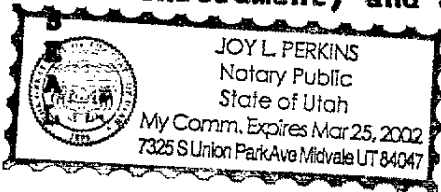
Person Acknowledging Instrument Unknown to
Notary but Proved to be Signer by Satisfactory Evidence

State of Utah)

County of Salt Lake)

On this 1 day of December 19 99, personally appeared before me

Leo W Stahl, proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is (are) subscribed to
this instrument, and acknowledged that he (she) executed the same.



Joy L Perkins
Notary Public
My Commission Expires 3-25-2002.

BK8327PG6418

The uncovered parking spaces shall be common areas and shall be assigned to individual units according to need by the management committee. The management committee shall assign at least one such uncovered parking space to a unit if requested by the unit owners, but only if said unit owners have more than one automobile. Unassigned parking spaces shall be assigned to unit owners with more than two automobiles, or shall be available for parking on a first-come, first-served basis or for guest parking if owners request extra parking.

6. Description of Limited Common Areas and Facilities.

Limited common areas and facilities mean and include those portions of the common areas and facilities reserved for the use of certain units to the exclusion of other units. The limited common areas and facilities shall be the assigned parking spaces and the storage areas as set forth in the map and bearing the same number as the unit to which they are assigned, as well as all balconies and/or porches that are immediately adjacent to and contiguous with the units, as more particularly identified in the map. The use and occupancy of designated limited common areas and facilities shall be reserved to its associated unit and each unit owner is hereby granted an irrevocable license to use and occupy said limited common areas and facilities.

7. Percentages of Undivided Interest in Common Areas and Facilities.

The percentage of undivided interest in the common areas and facilities appurtenant to each unit and its owner for all purposes, including voting, is set forth in Appendix A. such percentages have been allocated proportionate to the par value of the units as assigned in Appendix A.

8. Purpose of the Property

- 8.1 The purpose of the property is to provide residential housing, parking, and recreational facilities for unit owners, their respective families, tenants, guests, and servants.
- 8.2 The units and common areas and facilities shall be occupied and used as follows:
 - 8.2.1 The unit may be occupied as a permanent residence without regard to age or children. All persons will be treated fairly and equally without regard to race, color, religion, sex, familial status, disability, national origin, or source of income.
 - 8.2.2 A unit owner shall not permit his unit to be occupied or used other than as a private residence for a single family, without the express approval of the management committee or its designee.
 - 8.2.3 A unit owner shall not permit his parking space(s) to be used for any other purposes, except to park a vehicle.