

Amended Restrictive Covenants for Market Street
Condominiums.

8270986

8270986
06/20/2002 03:39 PM 72.00
Book - 8611 Pg - 4566-4586
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
TONY DHALIWAL
845 E 100 S #105
SLC UT 84102
BY: ZJM, DEPUTY - WI 21 P.

Covers all units within Market Street Condominiums.

~~of~~ Affects changes to Book no. 5073 p.5 to remove
sentence from 4(a) of the Declaration "...provided that no unit
shall be ~~occupied~~ permanently occupied or used by children who
are less than twelve years of age."

Parcel no: 16-05-136-001 thru 023

BK8611 PG4566



Market Street Condominiums

845 East 100 South, Salt Lake City, Utah 84102

Notice of Discrimination Complaint Settlement And Bylaw Change Requirement

In 1998 the Chang family (whom no longer live here) moved into our building. Following homeowner's complaints, our Homeowner Association issued the Changs written warnings. These concerned the Changs violations of a variety of our bylaws and a Salt Lake City Ordinance on numerous occasions. In September 1999, The Changs filed a complaint with the State of Utah, alleging we were discriminating against them. On 4/19/02 the Utah State Antidiscrimination Department made their final determination. This government agency found our Officers, Property Manager and Home Owner Association completely innocent of all of the Changs allegations of discrimination against them (see box below).

The Antidiscrimination Office wants us to eliminate a sentence from our bylaws since it is no longer permitted by law (it was legal in 1980 when our bylaws were written). The following page is a reprint of page five of our bylaws with the noncompliant sentence highlighted. The next page is what that page will be after we vote to remove the sentence. Our bylaws require 75% of homeowners to approve any change of our bylaws. Please fill out the form on the last page as soon as possible so that we may put this matter behind us.



MICHAEL O. LEAVITT
Governor

R. LEE ELLERTSON
Labor Commission
Commissioner

JOSEPH GALLEGOS, JR
Antidiscrimination & Labor Division
Director

April 19, 2002

The Antidiscrimination and Labor Division (Division) of the Utah Labor Commission (Commission) issued a determination of "No Reasonable Cause" that the Respondent has violated the Utah Fair Housing Act or the Federal Fair Housing Act, as amended, with regards to discriminatory housing practices based on Race - Asian or Pacific Islander or based on Familial Status.

Market Street Condominium Association:

Mike Moltteni(President), Jean Petersen(Vice President), Tony Dhaliwal(Secretary/Treasurer), Lizelle Fripp(Property Manager)

BK8611PG4567

part of the Common Areas and Facilities as set forth in subparagraph E above.

G. Ownership Fraction and Voting Rights. The fraction of undivided interest in the Common Areas and Facilities appertaining to each Unit and its Unit Owner for all purposes, including voting, is set forth in Appendix A attached hereto and made a part hereof as if herein set forth in full. The fraction of undivided interest of all Units is equal.

4. Statement of Purposes, Use and Restrictions. The Units, Common Areas and Facilities and Limited Common Areas and Facilities shall be occupied and used as follows:

(a) A Unit Owner shall not occupy or use his Unit, or permit the same or any part hereof to be occupied or used, for any purpose other than for the personal use for dwelling purposes by the Unit Owner and the Unit Owner's family or the Unit Owner's guests, renters or lessees.

(b) With the exception of an Institutional Lender in possession of a Unit following a default in a first mortgage, a foreclosure proceeding or any deed or any other arrangement in lieu thereof, a Unit Owner shall not be permitted to lease his Unit for transient or hotel purposes. No Unit Owner may lease less than the entire Unit. Any Lease shall be required to be in writing and shall provide that the terms of the Lease shall be subject in all respects to the provisions of this Declaration and the Bylaws associated therewith and any failure by a Lessee to comply with the terms of such Declaration and Bylaws shall be deemed a default under the Lease.

(c) No commercial business shall be permitted within the Property.

(d) There shall be no obstruction of the Common Areas and Facilities. Except in the case of designated storage areas, nothing shall be stored in the Common Areas and Facilities without the prior written consent of the Management Committee.

(e) Nothing shall be done or kept in any Unit or in the Common Areas and Facilities or Limited Common Areas and Facilities which will increase the rate of insurance on the Property without the prior written consent of the Management

BK 8611 PG 4568
NOV 5 2013 58

CONSENT IN LIEU OF MEETING

The undersigned owner at THE MARKET STREET PLACE CONDOMINIUMS hereby knowingly and voluntarily waives the requirement of a vote at a general meeting of the Association to approve and hereby consents in lieu of such meeting to the following proposal to amend the Declaration of the Market Street Place Condominiums.

It is proposed that the following amendment to the Declaration of Condominium for Market Street Place and the By-Laws be filed with the Salt Lake County Recorder:

2. Eliminate the following sentence from § 4(a) of the Declaration: "... provided, that no unit shall be permanently occupied or used by children who are less than twelve years of age."

The County Recorder requires that a blue ink pen be used to fill out the following form

Approve



Disapprove

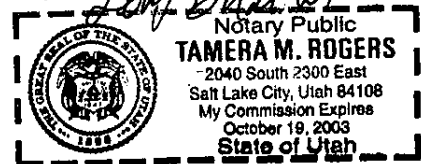


Date: 5/30/02

Address: 845 E. 100 S. #401 SLC, UT 84102 Unit No. 401

Unit Owner: MICHAEL P. MOLTENI Witnessed by: Tony Dhaliwal
(Print name)

Owner Signature: Michael P. Molteni
Windy Molteni



Tamera M Rogers

Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

BK8611PG4569

CONSENT IN LIEU OF MEETING

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Approve



Disapprove



Date: MAY 30, 02

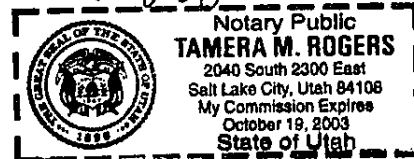
Address: 845 E 1005

Unit No. 402

Unit Owner: DAN LOPEZ
(Print name)

Witnessed by: Tony Dhaliwal

Owner Signature: Dan Lopez
Dan Lopez



Tamera M Rogers

Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
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Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

BK8611PG4570

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Approve

Disapprove

Date: 31 May 2002

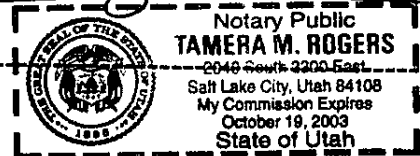
Address: 845 E. 100 S. #101

Unit No. 101

Witnessed by: Tony Dhaliwal

Unit Owner: Farrant Sakaguchi
(Print name)

Owner Signature: Farrant Sakaguchi



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Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

Tamera M Rogers

BK 85-11 PG 4571

PLC 8411 PG 4571

CONSENT IN LIEU OF MEETING

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Approve

Disapprove

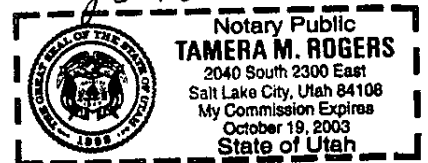
Date: MAY 30, 2002

Address: 845 E. 100 S.

Unit Owner: Betty Hintze
(Print name)

Unit No. 403
Witnessed by: Tony Dhaliwal

Owner Signature: Betty Hintze / Betty Hintze



Tamera M Rogers

Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

BK8611PG4572

CONSENT IN LIEU OF MEETING

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Approve



Disapprove



Date:

5/30/02

Address:

845 E. 100 S. #202

Unit No.

202

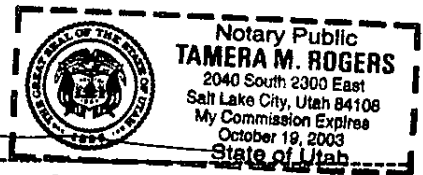
Unit Owner:

KRIS JACKSON
(Print name)

Witnessed by: Tony Dhaliwal

Owner Signature:

[Signature]



Tamera M Rogers

Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

BK8611PG4573

CONSENT IN LIEU OF MEETING

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The County Recorder requires that a blue ink pen be used to fill out the following form

Approve

Disapprove

Date: 6-2-02

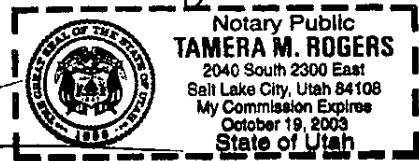
Address: 845 E 100 S #304

Unit No. 304

Unit Owner: Russell Gaunce
(Print name)

Witnessed By: Tony Dhaliwal

Owner Signature: [Signature]



Tamera M Rogers

Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

BK8611PG4574

CONSENT IN LIEU OF MEETING

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Approve



Disapprove



Date: 5-27-02

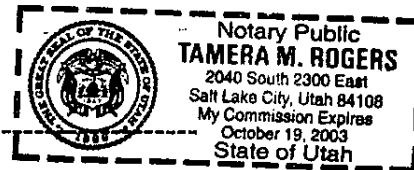
Address: 845 E. 100 So.

Unit No. 305

Unit Owner: JEAN PETERSEN
(Print name)

witnessed by: Joy Dhalwal

Owner Signature: Jean Petersen



Tamera M Rogers

Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhalwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

BK8611PG4575

CONSENT IN LIEU OF MEETING

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The County Recorder requires that a blue ink pen be used to fill out the following form

Approve



Disapprove



Date: 06/04/02

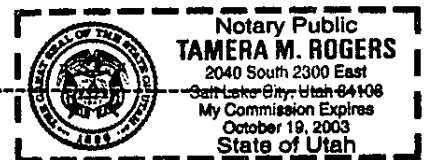
Address: 845 E. 100 So.

Unit No. 102

Unit Owner: TOULA K. LEVENTIS (HELEN KANNES)
(Print name)

Owner Signature: *Toula K. Leventis*
Toula K. Leventis

witnessed by: *Tony Dhaliwal*



Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

Tamera M Rogers

PK8611PG4576

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Approve



Disapprove



Date: June 2, 2002

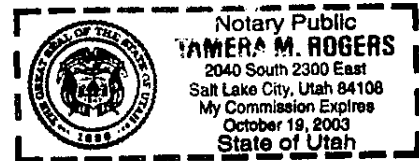
Address: 803 No. Brandridge Drive

Unit No. 301

Unit Owner: Max W. McCormick
(Print name) Carol Ann McCormick

witnessed by: Tony Dhaliwal

Owner Signature: Carol Ann McCormick
Carol Ann McCormick



Tamera M Rogers

Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

BK8611PG4577

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Approve



Disapprove



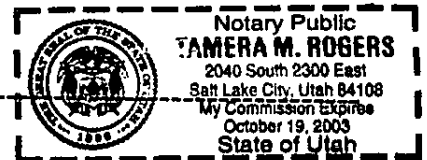
Date: 6-3

Address: 845 E 100 SOUTH ST. C. UTAH 84102 Unit No. 104

Unit Owner: Tildon J KELLY
(Print name)

witnessed by: Tony Dhaliwal

Owner Signature: Tildon R Kelly
Tildon R. Kelly



Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
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Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

Camera M Rogers

818611PG4578

CONSENT IN LIEU OF MEETING

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Approve



Disapprove



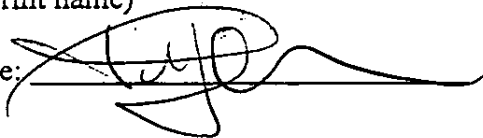
Date: 6/1/2002

Address: 845 E. 100 S.

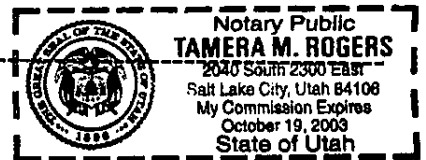
Unit No. 303

Unit Owner: PETER J. WEST
(Print name)

Owner Signature:



Witnessed by:
Tony Dhaliwal



Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

Tamera M Rogers

BK8611PG4579

CONSENT IN LIEU OF MEETING

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Approve

Disapprove

Date: June 2, 2002

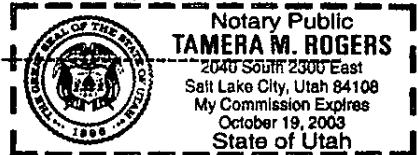
Address: 845 East 100 South

Unit No. 105

Unit Owner: Baljit K. Dhaliwal
(Print name)

Owner Signature: Tony Dhaliwal by attached (power of Attorney)

witnessed by:
Tony Dhaliwal



Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

Tamera M Rogers
BK8611PG4580

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, GURDIP S. DHALIWAL, the undersigned, hereby make, constitute and appoint Ramanbir (Tony) S. Dhaliwal Principal's true and lawful attorney to act for principal and in principal's name, place and stead and for principal's use and benefit. To exercise any or all of the following powers, as to real property, any interest therein and/or building thereon: To contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business, residence and oil and/or mineral development; to sell, exchange, grant or convey the same with or without warranty; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation of agreement on property located at: 845 East 100 South, Apt # 105, Salt Lake City, Utah 84102.

Principal hereby grants to said attorney in fact full power and authority to do and perform each and every act and thing which may be necessary, or convenient, in connection with any of the foregoing, as fully, to all intents and purposes, as principal might or could do it personally present, hereby ratifying and confirming all that our said attorney in fact shall lawfully do or cause to be done by authority hereof.

Wherever the context so requires, the singular number includes the plural.

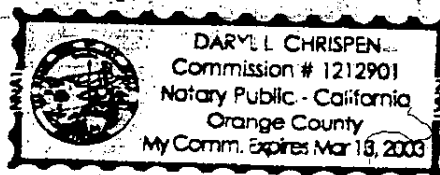
WITNESS my hand this... 25th... day of June, 1999.

Gurdip S. Dhaliwal
GURDIP S. DHALIWAL

State of California, County of Orange, on this... 25th... day of June, in the year 1999, before me, the undersigned, a notary public in and for said State, personally appeared GURDIP S. DHALIWAL personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Daryl L. Chrispen



NOT LEGIBLE FOR MICROFILM
CO. RECORDER
CO. RECORDER

BK 8611
000611945011

CONSENT IN LIEU OF MEETING

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Approve



Disapprove

Date: May 31 / 02

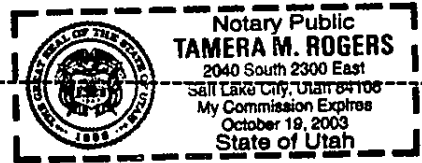
Address: 845 E - 100 S

Unit No. 302

Unit Owner: Roland W. Mattjes
(Print name)

Owner Signature: Roland W. Mattjes

Witnessed by: Tony Dhaliwal



Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

Tamera M. Rogers

BK8611PG4582

CONSENT IN LIEU OF MEETING

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Approve



Disapprove

Date: May 31, 2002

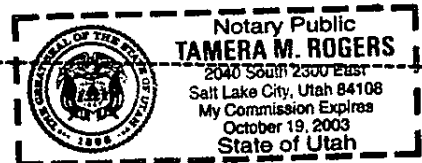
Address: 845E. 100S. #106

Unit No. 106

Unit Owner: Robert J. Taylor
(Print name)

Owner Signature: Robert J. Taylor

Witnessed by: Joy Hoff



Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
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Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

Tamera M Rogers

BK8611PG4583

CONSENT IN LIEU OF MEETING

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The County Recorder requires that a blue ink pen be used to fill out the following form

Approve



Disapprove



Date: 31 May 02

Address: 845 E 100 S

Unit No. 201

Unit Owner: Claudia A Barton
(Print name)

Owner Signature: Claudia A Barton
Claudia A Barton

witnessed by: Tamera M Rogers
Notary Public
TAMERA M. ROGERS
2040 South 2300 East
Salt Lake City, Utah 84108
My Commission Expires
October 18, 2003
State of Utah



Tamera M Rogers

Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

BK8611PG4584

CONSENT IN LIEU OF MEETING

The undersigned owner at THE MARKET STREET PLACE CONDOMINIUMS hereby knowingly and voluntarily waives the requirement of a vote at a general meeting of the Association to approve and hereby consents in lieu of such meeting to the following proposal to amend the Declaration of the Market Street Place Condominiums.

It is proposed that the following amendment to the Declaration of Condominium for Market Street Place and the By-Laws be filed with the Salt Lake County Recorder:

2. Eliminate the following sentence from § 4(a) of the Declaration: "... provided, that no unit shall be permanently occupied or used by children who are less than twelve years of age."

The County Recorder requires that a blue ink pen be used to fill out the following form

Approve



Disapprove



Date: 6/1/02

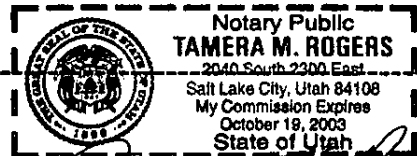
Address: 845 East 100 South

Unit No. 404

Unit Owner: Robert Hoyle
(Print name)

Owner Signature: Robert T Hoyle
Robert T Hoyle

witnessed by: Tony Dhaliwal



Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

BC8611P74/585

CONSENT IN LIEU OF MEETING

The undersigned owner at THE MARKET STREET PLACE CONDOMINIUMS hereby knowingly and voluntarily waives the requirement of a vote at a general meeting of the Association to approve and hereby consents in lieu of such meeting to the following proposal to amend the Declaration of the Market Street Place Condominiums.

It is proposed that the following amendment to the Declaration of Condominium for Market Street Place and the By-Laws be filed with the Salt Lake County Recorder:

2. Eliminate the following sentence from § 4(a) of the Declaration: "... provided, that no unit shall be permanently occupied or used by children who are less than twelve years of age."

The County Recorder requires that a blue ink pen be used to fill out the following form

Approve

Disapprove

Date:

6/7/02

Address:

845 EAST 100S

Unit No.

206

Unit Owner:

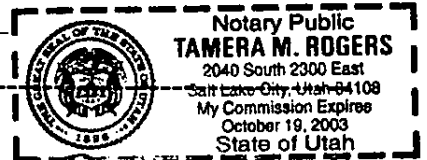
JEFF CIVA

(Print name)

Owner Signature:

[Handwritten Signature]

Witnessed by: *[Handwritten Signature]*



Place your ballot in the envelope, hanging by the mailboxes, marked "Bylaw Change Ballots"
Or mail them to:

Tony Dhaliwal
Secretary Market Street Condos
845 East 100 South #105
Salt Lake City, Utah 84102

BK8611PG4586