



OCTOBER 2018 AMMENDMENT
TO SILVER BIRCH CONDOMINIUM UNITS 1 THRU 5
HOMEOWNER'S ASSOCIATION
COVENANTS, CONDITIONS AND RESTRICTIONS
County Record #28552, Book 2166, Recorded 1994, September 25th

Page 7 Sec 12a Minimum age of 55 years for owners/co-owners. A younger health care giver, visitor or house sitter may be allowed upon approval of the majority of the members of the HOA. Visitors are limited to a 30 day stay unless an extended stay is approved by the HOA Management Committee.

All units must be owner occupied. New owners must be provided with a copy of the HOA CC&R's and Rules and Regulations and must sign a statement that they have read and understand them and agree to abide by them **prior** to taking occupancy .

Page 7-8 Sec 12c No deep fryers, smokers, gas or charcoal grills are to be used on the patios behind the individual units due to fire hazard and risk of smoke entering units through open windows and doors. No smoking due to respiratory health concerns of unit owners on the private patios for the same reason.

Page 11 Sec 16d No bond is required since the HOA has purchased additional Insurance to protect the HOA management committee from personal liability.

Page 12 Sec 17a No Committee meeting is required after annual or subsequent HOA meetings since the Committee comprises the majority of the Association.

Page 13 Sec 19a The treasurer will present a detailed accounting of income and expenditures for the previous year at the annual HOA meeting in January of each year.

Page 14 Sec 19 b In lieu of the expense of an audit, the accounts receivable, accounts payable and current checking and savings account balances will be provided to the HOA at the annual meeting for review.

Page 14 Sec 22 When the Savings account falls below \$5,000, the monthly HOA fees payable by each unit may be increased by \$25 if upcoming expenses warrant it and if approved by a majority vote of the HOA members.

Page 17 Sec 25f This section is amended to require that individual unit owners must carry an individual fire insurance policy and provide a copy or proof of said insurance.

Page 18 Sec 26b The SBC HOA treasurer shall review the current cost of building repair or replacement annually and report their findings to the SBC HOA at the annual meeting so that a possible increase in the insurance coverage held by the committee may be considered.

Page 19 Sec 27a This section no longer applies because each unit is privately owned.

Page 19 Sec 29 This section no longer applies because each unit is privately owned.

Page 20 Sec 30a The SBC HOA will maintain a checking account to cover regularly occurring expenses that are the responsibility of the HOA. (ie; insurance, utilities, snow removal, grass cutting, pest control, exterior maintenance, etc.)

Page 20 Sec 30b SBC HOA will maintain a savings account which is the reserve fund and covers repairs and improvements. The current monthly HOA fee is \$150 per month. In the event that our reserve fund drops below \$5,000.

In signing this document we the undersigned acknowledge receipt and approval of the following documents pertaining to the Silver Birch Condominium HOA: the Preface, General Rules and Regulations, Rules and Regulations pertaining to the Common Areas and Domestic Pet Ownership. We also agree to hold ourselves and our guests accountable for them.

Dale McDowell
Dale McDowell, Chairman
Co-Owner 328 E 300 S, Payson, UT 84651

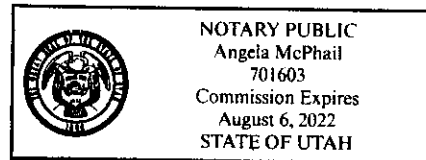
Stanley Byrd
Stanley Byrd, Co-Chairman
Co-Owner 326 E 300 S, Payson, UT 84651

Stephen H Smith
Stephen Smith, Treasurer
Co-owner 322 E 300 S, Payson, UT 84651

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STATE OF UTAH, COUNTY OF UTAH ON THE 1ST DAY
OF OCTOBER, 2018 PERSONALLY APPEARED BEFORE ME:
DALE MCDOWELL, STANLEY BYRD AND STEPHEN SMITH
SIGNERS OF THE ABOVE INSTRUMENT, WHO DULY
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Angela McPhail
Notary



Norma Draper
Norma Draper
Owner 324 E 300 S, Payson, UT 84651

Tommy Tucker
Tommy Tucker
Owner 320 E 300 S Payson, UT 84651

Nancy Smith
Nancy Smith
Co-owner 322 E 300 S, Payson, UT 84651

Eva Byrd
Eva Byrd
Co-Owner 326 E 300 S, Payson, UT 84651

Lynn McDowell
Lynn McDowell, Secretary
Co-Owner 328 E 300 S, Payson, UT 84651