

When recorded mail to:

Mt. Aire Gardens Condominiums Association

1300 North 200 East #109

Logan, UT 84341

Ent 1171470 Bk 1950 Pg 689
Date: 9-May-2017 04:49 PM Fee \$12.00
Cache County, UT
Michael Gleed, Rec. - Filed By JA
For HERITAGE TITLE

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF MT. AIRE GARDENS CONDOMINIUM

This amendment is made pursuant to the provisions of Paragraph 28 of the Declaration of Covenants, Conditions and Restrictions of Mt. Aire Gardens Condominium, as recorded 14 March, 1973 as Filing No. 371835 in Book 153 pages 56-79 of the Official Records of the Recorder of Cache County, State of Utah, and upon recommendation of the Management Committee, and upon more than 75% affirmative vote by owners.

The Declaration of Covenants, Conditions and Restrictions of Mt. Aire Condominium are amended as follows:

Paragraph 2 is amended so that Voting may be done in person, in writing, AND/OR by FAX, e-mail or other documentable and verifiable electronic communication.

Paragraph 3 is amended so that Meetings may be held and business conducted without attaining a quorum as long as at least 90% of the owners have been notified of the meeting time and place, but all matters that require a vote must still be approved through the regular voting process of a majority of owners.

Paragraph 5, section (e) is amended so that Proceedings of the Management Committee may be conducted via e-mail or other documentable and verifiable electronic communications.

Paragraph 6 is amended so that Authority of the Management Committee, previously limited to \$3,000, shall be expanded to a \$10,000 limit for purposes stated therein in respect to the common expense fund.

Paragraph 8 is amended so that Alterations, Additions and Improvements of Common Area, previously limited to \$3,000, shall be expanded to a \$10,000 limit before requiring a majority vote by the Owners.

Paragraph 21, section (e) and section (f) are struck from the Declaration and no longer apply.

Paragraph 30 is amended so that Resale of Units by Owner is unrestricted, and Owners are free to sell their units without notification or approval of the Management Committee.

Except as amended above, or in previously recorded amendments, the CC&Rs are hereby ratified and confirmed.

We, the Management Committee of the Mt. Aire Gardens Homeowners Association have approved and executed this Amendment to the CC&Rs on the 31 day of March, 2017, at Cache County, Utah. The vote of the members of the HOA was in excess of 75% to make said amendment.

IN WITNESS whereof, the undersigned has executed this instrument this 15 day of March, 2017.

MT. AIRE GARDENS MANAGEMENT COMMITTEE

By: Walter Young
Walter Young
Chairman

SUBSCRIBED and sworn to me, this 15 day of March, 2017

Tiffany Hill
Notary Public

