

After Recording Return To:  
2225 East Murray Holladay Rd., Suite 111  
Salt Lake City, UT 84117

11981471  
1/26/2015 8:13:00 AM \$121.00  
Book - 10290 Pg - 9366-9370  
Gary W. Ott  
Recorder, Salt Lake County, UT  
SEB LEGAL LLC  
BY: eCASH, DEPUTY - EF 5 P.

## AMENDMENT TO THE DECLARATION OF CONDOMINIUM

**This Amendment to the Declaration of Condominium (“Declaration”) that established a condominium community known as Draper Landing is executed on the date set forth below by Draper Landing Homeowners Association (“Association”) having received the necessary approvals of the homeowners.**

### RECITALS

A. Certain real property in Salt Lake County, Utah, known as Draper Landing was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration recorded December 1, 2000, as Entry No. 7772387, records of Salt Lake County, Utah.

B. The Declaration was amended to add restrictions on leasing June 24, 2010, as Entry No. 10976912, records of Salt Lake County, Utah;

C. This amendment shall be binding against the property described in EXHIBIT A and the Declaration and any annexation or supplement thereto;

D. This amendment is intended to modify the rental restrictions to ;

E. There are no Eligible Mortgagees;

F. Pursuant to Article III, Section 30, owners representing more than sixty-seven percent (67%) of the Owners have approved this Amendment;

**NOW, THEREFORE**, the Association, by and through its Management Committee, hereby amends the Declaration as follows:

**Article III Section 7(a) of the Declaration is hereby amended to add paragraph (4), which shall read as follows:**

(4) All Owners renting Units shall use a real estate broker licensed in Utah and experienced in rental management to manage their rental Units. All Owners or their brokers will be required to perform a criminal background check on all proposed tenants. An Owner may not rent their unit to convicted felons or sex offenders. Additionally, Owners or their broker shall

perform a credit check on their tenants. Owners applying for the right to rent their Unit shall provide the Association with the name and contact information of the broker and a declaration, sworn under criminal penalty that they have performed a background and credit check and that the tenants have no felony or sex offense record. Nothing in this section requires an owner provide the Association with the rental application, credit information or report, or background check. If the Owner fails to provide the information required by this paragraph or does not use a licensed real estate broker to manage their rental, their application shall be denied.

**Article III Section 7(b) of the Declaration is hereby amended in its entirety to read as follows:**


b) Application and Approval. Prior to renting or leasing any Unit, an owner shall apply to the Management Committee for approval. The application shall include the name and contact information of the real estate broker, an affidavit certifying that the owner has performed a background check and credit check, and certifying that none of the tenants are convicted felons or sex offenders. The Management Committee shall review the application and make a determination of whether the rental or lease will exceed the Rental-Lease Limit, violates the Occupancy Requirement, will be managed by a license real estate broker, and the proper checks have been performed. The Management Committee shall:

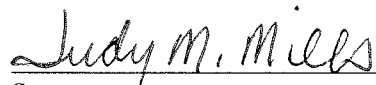
(1) Approve the application if it determines that the rental or lease will not exceed the Rental-Lease Limit and Occupancy Requirement, the Unit will be managed by licensed real estate broker, and the tenants have been properly screened in accordance with this Section; or

(2) Deny the application if it determines that the rental or lease of the Unit will exceed the Rental-Lease Limit, that the Owner has not complied with the Occupancy Requirement, that the Unit will not be managed by a licensed real estate broker, or that the tenants have not been properly screened.

IN WITNESS WHEREOF, DRAPER LANDING HOMEOWNERS ASSOCIATION, by and through its Management Committee, has executed this Amendment to the Declaration as of the 12 day of January, 2015 in accordance with the Declaration.

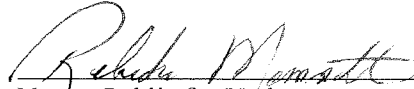
**DRAPER LANDING HOMEOWNERS ASSOCIATION**

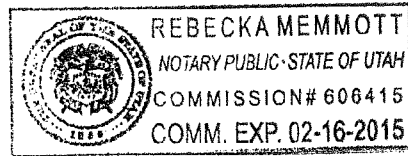
  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

STATE OF UTAH                    )  
  :ss  
County of Salt Lake            )

On the 12<sup>th</sup> day of January, 2014, personally appeared Loren Morris  
and Jay Mills who, being first duly sworn, did that say that they are  
the President and Secretary of the Association and each of them acknowledged said instrument to be  
their voluntary act and deed.

  
Notary Public for Utah



**EXHIBIT A**  
**LEGAL DESCRIPTION**

28301770170000 UNIT 1, BLDG A, DRAPER LANDING PHASE 1 CONDOMINIUM.  
28301770180000 UNIT 2, BLDG A, DRAPER LANDING PHASE 1 CONDOMINIUM.  
28301770190000 UNIT 3, BLDG A, DRAPER LANDING PHASE 1 CONDOMINIUM.  
28301770200000 UNIT 4, BLDG A, DRAPER LANDING PHASE 1 CONDOMINIUM.  
28301770210000 UNIT 1, BLDG N, DRAPER LANDING PHASE 3 CONDOMINIUM.  
28301770220000 UNIT 2, BLDG N, DRAPER LANDING PHASE 3 CONDOMINIUM.  
28301770230000 UNIT 3, BLDG N, DRAPER LANDING PHASE 3 CONDOMINIUM.  
28301770240000 UNIT 4, BLDG N, DRAPER LANDING PHASE 3 CONDOMINIUM.  
28301770250000 UNIT 5, BLDG N, DRAPER LANDING PHASE 3 CONDOMINIUM.  
28301770260000 UNIT 6, BLDG N, DRAPER LANDING PHASE 3 CONDOMINIUM.  
28301770270000 UNIT 1, BLDG M, DRAPER LANDING PHASE 4 CONDOMINIUM.  
28301770280000 UNIT 2, BLDG M, DRAPER LANDING PHASE 4 CONDOMINIUM.  
28301770290000 UNIT 3, BLDG M, DRAPER LANDING PHASE 4 CONDOMINIUM.  
28301770300000 UNIT 4, BLDG M, DRAPER LANDING PHASE 4 CONDOMINIUM.  
28301770310000 UNIT 1, BLDG B, DRAPER LANDING PHASE 5 CONDOMINIUM AMD.  
28301770320000 UNIT 2, BLDG B, DRAPER LANDING PHASE 5 CONDOMINIUM AMD.  
28301770330000 UNIT 3, BLDG B, DRAPER LANDING PHASE 5 CONDOMINIUM AMD.  
28301770340000 UNIT 4, BLDG B, DRAPER LANDING PHASE 5 CONDOMINIUM AMD.  
28301770350000 UNIT 5, BLDG B, DRAPER LANDING PHASE 5 CONDOMINIUM AMD.  
28301770360000 UNIT 6, BLDG B, DRAPER LANDING PHASE 5 CONDOMINIUM AMD.  
28301770380000 UNIT 1, BLDG F, DRAPER LANDING PHASE 2 CONDO AMD. 8407-6375  
28301770390000 UNIT 2, BLDG F, DRAPER LANDING PHASE 2 CONDO AMD. 8407-6375  
28301770400000 UNIT 3, BLDG F, DRAPER LANDING PHASE 2 CONDO AMD. 8407-6375  
28301770410000 UNIT 4, BLDG F, DRAPER LANDING PHASE 2 CONDO AMD. 8407-6375  
28301770420000 UNIT 5, BLDG F, DRAPER LANDING PHASE 2 CONDO AMD. 8407-6375  
28301770430000 UNIT 6, BLDG F, DRAPER LANDING PHASE 2 CONDO AMD. 8407-6375  
28301770450000 UNIT 1, BLDG C, DRAPER LANDING PHASE 6 CONDOMINIUMS.  
28301770460000 UNIT 2, BLDG C, DRAPER LANDING PHASE 6 CONDOMINIUMS.  
28301770470000 UNIT 3, BLDG C, DRAPER LANDING PHASE 6 CONDOMINIUMS.  
28301770480000 UNIT 4, BLDG C, DRAPER LANDING PHASE 6 CONDOMINIUMS.  
28301770490000 UNIT 1, BLDG L, DRAPER LANDING PHASE 7 CONDOMINIUMS.  
28301770500000 UNIT 2, BLDG L, DRAPER LANDING PHASE 7 CONDOMINIUMS.  
28301770510000 UNIT 3, BLDG L, DRAPER LANDING PHASE 7 CONDOMINIUMS.  
28301770520000 UNIT 4, BLDG L, DRAPER LANDING PHASE 7 CONDOMINIUMS.  
28301770530000 UNIT 1, BLDG K, DRAPER LANDING PHASE 8 CONDOMINIUMS.  
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28301770580000 UNIT 6, BLDG K, DRAPER LANDING PHASE 8 CONDOMINIUMS.  
28301770600000 UNIT 1, BLDG J, DRAPER LANDING PHASE 10 CONDOMINIUMS.

28301770610000 UNIT 2, BLDG J, DRAPER LANDING PHASE 10 CONDOMINIUMS.  
28301770620000 UNIT 3, BLDG J, DRAPER LANDING PHASE 10 CONDOMINIUMS.  
28301770630000 UNIT 4, BLDG J, DRAPER LANDING PHASE 10 CONDOMINIUMS.  
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28301770650000 UNIT 6, BLDG J, DRAPER LANDING PHASE 10 CONDOMINIUMS.  
28301770670000 UNIT 1, BLDG D, DRAPER LANDING PHASE 9 CONDO. 8524-1560  
28301770680000 UNIT 2, BLDG D, DRAPER LANDING PHASE 9 CONDO. 8524-1560  
28301770690000 UNIT 3, BLDG D, DRAPER LANDING PHASE 9 CONDO. 8524-1560  
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28301770730000 UNIT 3, BLDG I, DRAPER LANDING PHASE 9 CONDO. 8524-1560  
28301770740000 UNIT 4, BLDG I, DRAPER LANDING PHASE 9 CONDO. 8524-1560  
28301770750000 UNIT 1, BLDG H, DRAPER LANDING PHASE 11 CONDO. 8528-3267  
28301770760000 UNIT 2, BLDG H, DRAPER LANDING PHASE 11 CONDO. 8528-3267  
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28301770780000 UNIT 4, BLDG H, DRAPER LANDING PHASE 11 CONDO. 8528-3267  
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28301770800000 UNIT 6, BLDG H, DRAPER LANDING PHASE 11 CONDO. 8528-3267  
28301770810000 UNIT 1, BLDG G, DRAPER LANDING PHASE 12 CONDO. 8395-3989  
28301770820000 UNIT 2, BLDG G, DRAPER LANDING PHASE 12 CONDO. 8395-3989  
28301770830000 UNIT 3, BLDG G, DRAPER LANDING PHASE 12 CONDO. 8395-3989  
28301770840000 UNIT 4, BLDG G, DRAPER LANDING PHASE 12 CONDO. 8395-3989  
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28301770860000 UNIT 6, BLDG G, DRAPER LANDING PHASE 12 CONDO. 8395-3989  
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