

**AMENDMENT TO THE CONDOMINIUM DECLARATION FOR
STONEGATE (AN EXPANDABLE CONDOMINIUM)**

RECITALS

1. The Declaration of Stonegate (an Expandable Condominium) ("the Declaration") was executed on June 24, 1987 and recorded as Entry No. 10117352 in the Weber County Recorder's Office beginning on page 417 of Book 1521.

2. Stonegate (an Expandable Condominium) ("Stonegate") is contained within the real property described in Exhibit "A."

3. During its existence, Stonegate has allowed unit owners to lease their units to tenants without first consulting the owners' association.

4. A number of the unit owners have leased their units to tenants.

5. Some of these tenants have caused problems at Stonegate and have detracted from the peace and enjoyment of other residents of the condominium.

6. Many of the unit owners are also concerned that the value of their units will be adversely affected if Stonegate becomes a condominium of rental units with the attendant high turnover rates.

7. The unit owners have decided to take steps to limit the number of rental units at the condominium in order to reduce the disruption caused by unruly tenants and to preserve the property values of their units.

Therefore, the owners of the units at Stonegate do hereby adopt the following amendment to the Declaration.

SECTION ONE

There is hereby added a new paragraph to Article XV of the Declaration, which shall read as follows:

At no time may more than sixteen percent (16%) of the units be leased to persons who are not owners of a unit at the project, provided that, upon a majority vote of the management committee, this limit may be raised if compelling circumstances exist for the raising of the limit. If the Management Committee raises the limit on leasing above sixteen percent (16%), it shall review the limit at least once every six months and shall lower the limit back to sixteen percent (16%) as soon as the compelling circumstances which led the Management Committee to raise the limit are resolved.

E# 1711316 BK2077 PG 150
DOUG CROFTS, WEBER COUNTY RECORDER
15-JUN-00 1004 AM FEE \$97.00 DEP JPM
REC FOR: STONEGATE.CONDO.ASSOC

Exhibit "A"

Units 1 through 12, Stonegate Phase 1, A Condominium Project, Washington Terrace City,
Weber County, Utah.

07-324-0001 through 07-324-0012

Units 13 through 24, Stonegate Phase 2, A Condominium Project, Washington Terrace City,
Weber County, Utah.

07-330-0001 through 07-330-0012

Units 37 through 48, Stonegate Phase 3, A Condominium Project, Washington Terrace City,
Weber County, Utah.

07-333-0001 through 07-333-0012

Units 25 through 36, Stonegate Phase 4, A Condominium Project, Washington Terrace City,
Weber County, Utah.

07-334-0012 through 07-334-0012

Units 49 through 60, Stonegate Phase 5, A Condominium Project, Washington Terrace City,
Weber County, Utah.

07-351-0001 through 07-351-0012

Units 61 through 72, Stonegate Phase 6, A Condominium Project, Washington Terrace City,
Weber County, Utah.

07-³⁵⁷~~357~~-0001 through 07-357-0012

Units 73 through 84, Stonegate Phase 7, A Condominium Project, Washington Terrace City,
Weber County, Utah.

07-366-0001 through 07-366-0012