

RETURNED

03-203-0001-0025
03-204-0001-0012
03-205-0001-0012

JUN 16 2004

AMMENDMENT TO THE
CONDOMINIUM DECLARATIONS
FOR
NORTH POINTE CONDOMINIUMS

As originally recorded with the Davis County, Utah, Recorder (E 1492690) Book 2458, Pgs 469-498 on March 4th, 1999.

Having obtained the required approvals as required within said declarations (Sec. 17.04 Approvals for Amendments to Documents), said approvals being on file with the secretary of the North Pointe Condominium Association the following ammendments are hereby made to the Declarations:

Section 2.01 Definitions Para. (h) "Common Areas" is hereby deleted and the following is substituted therefor:

Common Areas shall be defined as required in the Utah State Code Section 57-8-3 (4) "Common areas and facilities" and includes as hereby amended:

- (a) the land included within the condominium project, whether leasehold or in fee simple;
- (b) the foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, exterior windows, entrances, and exits of the building;
- (c) the basement, yard, gardens, parking areas, and storage spaces;
- (d) omitted;
- (e) installations of central services such as power, light, gas as required to serve the common areas.

(f) the elevators, tanks pumps, motors, fans, compressors, ducts, and in general all apparatus and installations existing to serve the common areas;

(g) such community and commercial facilities as may be provided for in the declaration: and

(h) all other parts of the property necessary or convenient to its existence, maintenance, and safety, or normally in common use.

Section 2.01 Definitions Para. (kk) "Unit" is hereby deleted and the following is substituted therefor:

"Unit" means the space within that unit as shown on the subdivision map and includes horizontally from unfinished wall surface to unfinished wall surface and vertically from unfinished floor surface to unfinished ceiling surface. Included are interior walls (drywall and studs) that are not common to any adjacent unit or common areas such as walls that divide one room within the unit from another room within the unit. Unit includes all floor coverings, wall and ceiling finishes, paint, wall coverings, interior doors, and the door into the common hallways, the deck, deck railings, doorway and trim to the deck, interior trim, cabinets, electrical panel box, interior electrical wiring, electrical fixtures, plumbing fixtures, kitchen fixtures, water heaters, heating and air conditioning equipment together with the undivided interest in the common areas and facilities appertaining to that unit.

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RICHARDT. MAUGHAN, DAVIS CNTY RECORDER
2004 JUN 16 1:47 PM FEE 59.00 DEP CY
REC'D FOR NORTH POINTE CONDO

Mar. 29,2004

The undersigned, Joseph H. Steenblik, hereby declares that he is the duly elected president of the North Pointe Homeowners Association and,

that the members of the association have by the required majority signified that they wish to amend the condominium declarations as recorded with the Davis County Recorder (E 1492690) in Book 2458, Pages 469 -498 on March 4th, 19,999, as. pertains to:

All of North Pointe Condos Phase 1 Amended
All of North Pointe Condos Phase 2
All of North Pointe Condos Phase 3
comprising a total of 48 lots or units

and that signatures acknowledging said approvals are on file with the secretary of the Association,

and that the Board of Directors have directed that the attached AMMENDMENT TO THE CONDOMINIUM DECLARATIONS be duly recorded with the County Recorder.

Joseph H. Steenblik
June 16, 2004
Joseph H. Steenblik, President

June 16, 2004

Bonnie Dennis
Notary

