

After Recording Return To:

Curtis G. Kimble
Kimble Law PLLC
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**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
NORTHSHORE SILVER SPRINGS 1-G SUBDIVISION PLAT A**

Short Term Rentals Prohibited

A. Certain real property in Summit County, Utah, known as Northshore Silver Springs Subdivision No. 1-G, Plats A and B is subjected to certain covenants, conditions and restrictions pursuant to a Declaration of Covenants, Conditions and Restrictions for Northshore Silver Springs 1-G Subdivision Plat A recorded November 2, 1989, as Entry No. 315256 in the Recorder’s Office for Summit County, Utah (the “Declaration”).

B. This amendment shall be binding against the property subjected to the Declaration and any annexation or supplement thereto, described in Exhibit A.

C. In order to restrict short-term rentals, the Northshore Silver Springs 1-G Homeowner’s Association adopts this amendment.

D. Pursuant to Article XI, Section 4 of the Declaration, the undersigned hereby certifies that all of the requirements to amend the Declaration have been satisfied and that owners representing at least a majority of the total votes of the membership have voted to approve this amendment.

NOW, THEREFORE, the Association hereby amends **Article X** of the Declaration to add the following entirely new Section 30:

Section 30. Short-Term Rental Restriction. No lot, or any part of a lot, may be rented for a period of less than 30 days.

(a) Definition of Rental. The following are defined as being rented:

(1) A lot that is not owned by an entity or trust and that is occupied by someone while no owner and no owner’s parent, child or sibling occupies the lot as their primary residence; and

(2) A lot owned by an entity or trust, regardless of who occupies the lot, unless: (a) the entity or trust was created for estate planning purposes for the estate of a current resident of the lot or the parent, child, or sibling of the current resident of the lot; or (b) the lot is occupied by an individual who: (i) has voting rights under the owner-entity’s organizing

documents, and (ii) has a 25% or greater share of ownership, control, and right to profits and losses of the entity.

(b) Exemptions. The following owners and their lots are exempt from the short-term rental restriction upon submitting satisfactory proof of qualification for such exemption to the Board: (i) a lot owner in the military for the period of the owner's deployment, and (ii) a lot owner whose employer has relocated the owner for two years or less.

(c) Rental Agreement. Any rental agreement must be in writing and must recite that it is granted subject to this Declaration, the Bylaws and rules of the Association. No lot may be rented for the purpose of providing accommodations to travelers or vacationers. No lot may be utilized in any form of time-fractionalized use, including timesharing, fraction-sharing, interval ownership, or similar program.

(d) Administration of Rental Restrictions. The Association shall create by rule or resolution, procedures to: (1) determine and track the number of rentals and lots in the Association which are exempt from the short-term rental restriction; and (2) enable or aid in the consistent administration and enforcement of the rental restrictions contained herein.

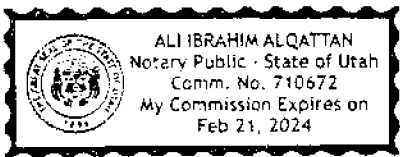
IN WITNESS WHEREOF, the Association has executed this Amendment to the Declaration as of the 2nd day of June, 2022.

**NORTHSHORE SILVER SPRINGS 1-G
HOMEOWNER'S ASSOCIATION**
a Utah nonprofit corporation

Sign: Bruce K. Emerson
Print Name: Bruce K. Emerson
Title: Board Member

State of Utah)
) :SS
County of Summit)

Subscribed and sworn to before me on the 2nd day of June, 2022, by
Bruce Koster Emerson.



[Signature]
Notary Public

EXHIBIT A

Lots 1 through 11 and 13 through 30 NORTSHORE SILVER SPRINGS SUBDIVISION NO. 1-G PLAT A, as shown by the official plat thereof recorded in the office of the Recorder of Summit County, Utah

Serial #'s NSS-A-1 through NSS-A-11; NSS-A-13 through NSS-A-30

Lot 12, NORTSHORE SILVER SPRINGS SUBDIVISION NO. 1-G PLAT A, AMENDMENT TO LOT 12

Serial # NSS-A-12-AM

Lots 31 through 90 NORTSHORE SILVER SPRINGS SUBDIVISION NO. 1-G PLAT B, as shown by the official plat thereof recorded in the office of the Recorder of Summit County, Utah.

Serial #'s NSS-B-31 through NSS-B-90

Summit County Recorder
AGREEMENT
for the conversion of an
ORIGINAL PAPER DOCUMENT
to an
ORIGINAL ELECTRONIC DOCUMENT

This constitutes an agreement between the Summit County Recorder and Kimble Law PLLC,
an entity authorized by the Summit County Recorder and qualified to submit Original Electronic Documents.

The electronic image accompanying this agreement is certified by a notary public to be a true, exact, complete and unaltered copy of the Original Electronic version of the document.

I, Anne Kimble, affirm that:

1. The Original Electronic Document identified as Amendment to CC&Rs is an original document.
2. Kimble Law PLLC is the lawful custodian of this document.
3. This Original Electronic Document is the Original Document and no Original Paper Document exists.
4. Kimble Law PLLC agrees to indemnify and hold harmless the Summit County Recorder for any costs or damages that may arise because of the failure of Kimble Law PLLC to comply with any of the foregoing affirmations.

By: Anne Kimble

Name: Anne Kimble

Title: Authorized Signer

NOTARY'S COPY CERTIFICATION

STATE OF Utah

COUNTY OF Salt Lake

On this day of 6/8/2022, I certify that the document identified as: Amendment to CC&Rs is a true, exact, complete and unaltered Original Electronic image of Amendment to CC&Rs presented to me by the document's custodian, Anne Kimble and that, to the best of my knowledge, said Original Electronic image is neither a public record nor a publicly recorded document, certified copies of which are available from an official source other than a notary.

Witness my hand and official seal.

Anne Kimble

Notary Public: Anne Kimble

My Commission Expires: Jan 5, 2025

