

Return to: Ridgemont Owners Assn.
2846 Fillmore Ave.
Ogden, Utah 84403

BOOK 1376 page 58

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RUTHERFORD
WEBER CO.

DEPUTY

FEB 6 3 31 PM '81

Security Title Co.

AMENDMENT TO
DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS AND RESERVATION
OF EASEMENTS FOR
RIDGEMONT RESIDENTIAL UNIT DEVELOPMENT

This Amendment to Declaration of Covenants, Condi-
tions and Restrictions and Reservations of Easements for
Ridgemont, a Planned Residential Unit Development, is made
this 5th day of February, 1981, by Opheikens &
Company, Inc., a Utah corporation, Declarant, and Ridgemont
Owners Association, a non-profit corporation of the State
of Utah, on behalf of the owners holding not less than 75%
of the voting power of each class of its members.

WITNESSETH:

WHEREAS, Declarant has heretofore executed a Dec-
laration of Covenants, Conditions and Restriction and Reserva-
tion of Easements for Ridgemont, a Planned Residential Unit
Development (The Declaration) which was recorded on
May 1, 1979, as Instrument number 775207, in Book 1300,
page 18, et seq. Official Records of Weber County, Utah and

WHEREAS, the Declaration relates to the following
described real property situate in Weber County, State of Utah,
to-wit:

A part of the Southeast Quarter of Section 17,
Township 5 North, Range 1 West, Salt Lake Base
and Meridian, U.S. Survey: BEGINNING at the
intersection of the Westerly right of way line of
300 East Street and the Northerly right of way
line of 5450 South Street extended, said point
being North 0° 26' East 1514.65 feet along the
section line and North 89° 34' West 1435.25 feet
and North 29° 30' West 33.00 feet from the
Southeast Quarter Corner of said Section 17; run-
ning thence South 60° 30' West 422.66 feet along
the north line of 5500 South Street; thence North
20° 30' West 260.00 feet; thence North 60° 30'
East 200.00 feet; thence North 45° 44' 13" East
69.97 feet; thence North 60° 30' East 155.00 feet
to the said Westerly right of way line of 300 East
Street; thence South 29° 30' East 277.83 feet along
said Westerly right of way line to the point of
beginning. Contains 2.60 acres.

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WHEREAS, this Amendment relates to and is binding on the above described real property, and

WHEREAS, Declarant and the owners holding not less than 75% of the voting power of each class of members have by affirmative vote established this amendment,

NOW THEREFORE, Article XIII Section 2 is hereby amended to read as follows:

ARTICLE XIII

Section 2. Insurance Obligations of Owners. Each Owner shall insure his entire Dwelling Unit, including the structural portions of the Dwelling Unit, against loss or damage by fire or by any other casualty, under the standard form of extended endorsement and broad form now in use in the State of Utah or under such other insurance as may be required by any Mortgagee of the residence. All such insurance shall be for the full replacement value of the Dwelling Unit. Each non-participating Owner shall, within thirty (30) days after recordation of the conveyance of his Lot from Declarant and thereafter at least ten (10) days prior to the expiration, termination, cancellation or modification of any existing policy, furnish to the Association duplicate copies of policies or certificates thereof, showing that such insurance is currently in force certified by the insurance company or by its duly authorized agent. All such policies shall contain a provision that the same shall not be cancelled or terminated except upon at least thirty (30) days' written notice to the Association.

In lieu of the foregoing requirement the Board of Directors of Ridgmont Owners Association in its discretion may make arrangements for such insurance coverage on such terms as are appropriate.

OPHEIKENS & COMPANY, INC.

By: Orluff Opheikens
President

ATTEST:

Frank McDonough
Secretary

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On the 5th day of February, 1981, personally appeared before me Orluff Opheikens and Frank McDonough the President and Secretary respectively of OPHEIKENS & COMPANY, INC., a corporation of the State of Utah, who being by me duly

sworn, did say that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and the said Orluff Opheikens and Frank McDonough acknowledged to me that the said corporation executed the same.

Jasmine Jones
Notary Public
Residing at: Ogden, Utah

My Commission Expires: 9/3/84

RIDGEMONT OWNERS ASSOCIATION

By: Fred H. Glissmeyer
President

ATTEST:

Robert J. Watson
Secretary

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On the 5th day of February, 1981, personally appeared before me Fred H. Glissmeyer and Robert J. Watson the President and Secretary respectively of RIDGEMONT OWNERS ASSOCIATION, a corporation of the State of Utah, who being by me duly sworn, did say that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and the said Fred H. Glissmeyer and Robert J. Watson acknowledged to me that said corporation executed the same.

Jasmine Jones
Notary Public
Residing at: Ogden, Utah

My Commission Expires: 9/3/84