

AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FAIRFIELD FARM  
Recorded April 5, 1977  
Entry No.458077  
Book 643 at page 9

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRFIELD FARM is made and executed this 31st day of March, 1977 by IVORY AND COMPANY, A Utah Corporation, as successor in interest by merger to FAIRFIELD FARM DEVELOPMENT CORP., a Utah corporation, pursuant to the provisions of the Utah Condominium Ownership Act and pursuant to Article I, Section 6 on Page 4 of said DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, duly recorded in the office of the Davis County, Utah, Recorder on the eighth day of June, 1973.

W I T N E S S E T H:

Article III, Section 1, on Page 8 of said DECLARATION shall be hereby amended to read as follows:

"Section 1. Ownership. Each owner shall be entitled to exclusive ownership and possession of his Lot and Unit. Each Owner shall be entitled to an undivided one-fifteenth (1/15) interest in the Common Area. The percentage of the undivided one-fifteenth interest of each Owner in the Common Area shall have a permanent character and shall not be altered without the consent of all Owners expressed in an Amended Declaration duly recorded (except in those cases governed by Article II, Section 2 above.) Each Owner will also own a membership in and be a member of the recreational facilities used by the Association.

An Owner shall not be deemed to own the utilities running through his Unit which are utilized for, or serve more than one Unit, except as a tenant in common with the other Owners. An Owner will own and shall have the exclusive right to paint, repaint, tile, wax, paper or otherwise refinish and decorate the inner surfaces and walls, basement, floors, ceilings, windows and doors of his Unit."

For all purposes, the DECLARATION as amended shall be deemed to refer to and include the Amended Condominium Plat Map heretofore filed for recordation.

The Owners release any claim which they have or have had in the portion of the common area shown on the original plat which has been withdrawn from the Common Area into subdivided lots. Reserving only their undivided interest in the common area as shown in the Third Revised Plat of Phase 1 of Fairfield Farm, a Planned Unit Development.