

RETURNED

OCT 14 1997

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JAMES ASHAUER, DAVIS CNTY RECORDER
1997 OCT 14 3:02 AM FEE 122.00 DEP NT
REC'D FOR COUNTRY COTTAGES OWNERS ASSN

AMENDMENT NO. 2 OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS OF COUNTRY COTTAGES, AS AMENDED PLATS A, B, AND C, AND AMENDED PLATS, A PLANNED UNIT DEVELOPMENT:

WHEREAS, Declarant caused the executed DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR COUNTRY COTTAGES, A PLANNED UNIT DEVELOPMENT SUBDIVISION, hereinafter call "the Declaration," to be recorded Jan. 28, 1994 in book 1717, Page 287, as Entry Number 1093228; & WHEREAS, Country Cottages, Plat A, was recorded on Jan. 28, 1994 in Book 1717, Page 284, as Entry Number 1093225; and WHEREAS, Country Cottages, Plat B, was recorded on Jan. 28, 1994 in Book 1717, Page 285, as Entry Number 1093226; and WHEREAS, Country Cottages, Plat C, was recorded on Jan. 28, 1994 in Book 1717, Page 286, as Entry Number 1093227; and WHEREAS, an Amended Declaration was recorded on the 10th day of June, 1994, in Book 1768, Page 540, as Entry Number 1124600; & WHEREAS, a Declaration was recorded on December 28, 1994 in Book 1834, Page 1134, as Entry Number 1158866; and WHEREAS, an Amended Declaration was recorded on March 28, 1995 in Book 1859, Page 662, as Entry Number 1171655; and WHEREAS, a Declaration was recorded on June 27, 1995 in Book 1888, Page 998, as Entry Number 1185990; WHEREAS, it is now desirable to further amend the Declaration as amended, which applies to Plats A, B, and C and Amended Plats.

NOW, THEREFORE, in consideration of the premises, the said Declaration, as amended, is further amended as per the attached documents: 1. Voting Procedures; 2. Rules & Regulations; 3. Amendment to Bylaws; 4. Parking Rules & Regulations; 5. Proxy

IN WITNESS WHEREOF, the Board of Directors have executed this document this 9 day of October, 1997.

02 154-0001
03 103-0001
04 104-0001

Donald W. Barham
Donald Barham

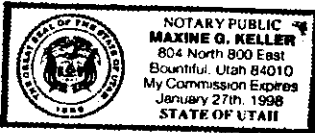
Mark Meidell
Mark Meidell

Herb Pawlowski
Herb Pawlowski

State of Utah
County of Davis

On the 9 day of October, 1997, the above named persons personally appeared before me, who being duly sworn that they are the Board of Directors of Country Cottages, A Planned Unit Development Subdivision.

Maxine G. Keller



COUNTRY COTTAGES OWNERS' ASSOCIATION

In accordance with the "Declaraton of Covenants, Conditions and Restriction and Reservation of Easements for Country Cottages. A Planned unit Development Subdivision". Article II. Voting Rights, Majority of Quorum, Quorum and Proxies, on this 29 day of OCTOBER, 1996, the following Rules and Regulation have been adopted by the Board of Directors and shall become effective and binding as of said date adopted

Voting rights. Each Class A membership in Country Cottages Owners Association has been issued a Membership Certificate. Each lot in the Country Cottages Owners Association has 1 vote even if the lot is owned by more than 1 person.

Majority of Quorum. Any action taken by the Association must be taken by members representing a majority of the voting power of a quorum of the members of the association.

Quorum. The presence in person or proxy of members representing at least fifty-one percent (51%) of the voting power of the Members of the Association shall constitute a quorum of the Membership

Vote by Proxies. Votes may be cast by proxy. Proxies must be in writing, notarized and filed with the Board of Directors, using the form approved by the Board of Direcors . at least 24 hours before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cease after completion of the meeting for which the proxy was filed and upon conveyance by the member of the lot. Enclosed is the Country Cottages Owners Association proxy form approved by the Board of Directors

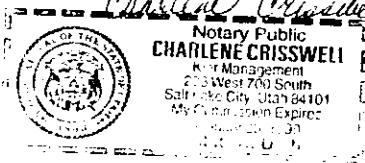
Vote in Person. Votes may be cast in person by showing your Country Cottages Home Owners Association membership certificate as proof of Membership in the Country Cottages Home Owners Association.

IN WITNESS WIIEREOF, The Board of Directors have executed this document this 29 day of OCTOBER, 1996.

Donald Barham
Donald Barham

Charlene Crisswell 10/29/96

STATE OF UTAH)
)SS
COUNTY OF DAVIS)



On the 29 day of OCTOBER, 1996, personally appeared before me Donald Barham, Who being duly sworn did say that he is the Chairman of the Board of Directors for the Home Owners Association for Country Cottages, A Planned Unit Development

COUNTRY COTTAGES HOME OWNERS ASSOCIATION

RULES AND REGULATIONS

SECTION I. ENFORCEMENT

In accordance with the "Declaration of Covenants, Conditions and Restriction and Reservation of Easements for Country Cottages, A Planned Unit Development Subdivision". Article XV, page 43, Section 1, "Enforcement", on this 29 day of OCTOBER, 1996, the following Rules and Regulations have been adopted by the Board of Directors and shall become effective and binding as of said date adopted

This Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for Country Cottages, the Articles of Incorporation and the Bylaws may be enforced by the Association as outlined in Section I.

Breach of any of the covenants contained in the declaration or the bylaws and the continuation of any such breach will be enforced by the Association as follows.

Breach of the covenants shall be noted on the "Architectural Control and Use Violation log" for the lot and a notice of the breach shall be sent to the home owner for correction. A period of 15 days shall be specified for the correction of the breach. Inclosed is the Architectural Control and Use Violation Log form approved by the Board of Directors

A inspection of the breach shall be accomplished at the end of 15 days specified for the correction the breach. If the breach is not corrected a fine shall be imposed by the association until the breach is corrected. Inspections shall continue at 15 day intervals until the breach is corrected. Fines shall be assessed as follows:

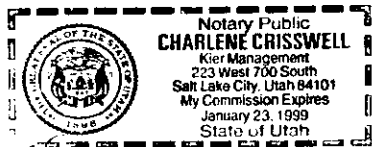
A fine of \$25.00 for the first breach. A fine of \$50.00 for the second offense if the breach is not corrected during the second inspection. A fine of \$100.00 for three or more offenses if the breach is not corrected during third or more inspections until the breach is corrected

The payment and collection process for the "Breach of the Covenants Enforcement" shall be enforced in accordance the "Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Country cottages, A Planned Unit Development Subdivision"

IN WITNESS WHEREOF, The Board of Directors have executed this document this 29 day of OCTOBER, 1996.

Donald Barham
Donald Barham, Chairman

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)



Charlene Crisswell 10/29/96

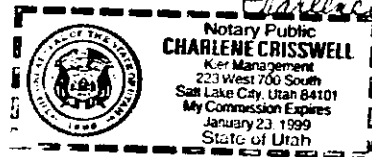
Subdivision:

E 1353389 B 2187 P 788

Mark Meidell
Mark Meidell, Vice Chairman

Charlene Crisswell
10/29/96

STATE OF UTAH)
) SS.
COUNTY OF DAVIS)

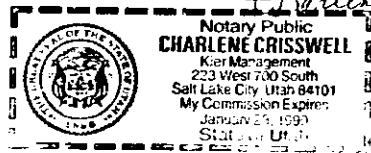


On the 29 day of OCTOBER, 1996, personally appeared before me Mark Meidell, Who being duly sworn did say that he is the vice Chairman of the Board of Directors for the Home Owners Association for Country Cottages, A Planned Unit Development Subdivision

Herb Pawlowski
Herb Pawlowski, Director

Charlene Crisswell
10/29/96

STATE OF UTAH)
) SS.
COUNTY OF DAVIS)



On the 29 day of OCTOBER, 1996, personally appeared before me Herb Pawlowski, who being duly sworn did say that he is the Director of the Board of Directors for the Home owners association for Country Cottages, A Planned Unit Development Subdivision

E 1353389 B 2187 P 789

On the 29 day of October, 1996, personally appeared before me Donald Barham, who being duly sworn did say that he is the Chairman of the Board of Directors for the Home Owners Association for Country Cottages, A Planned Unit Development Subdivision

Mark Meidell
Mark Meidell, Vice Chairman

STATE OF UTAH)
) SS
COUNTY OF DAVIS)



Notary Public
CHARLENE CRISSWELL
Kern Management
223 West 700 South
Salt Lake City, Utah 84101
My Commission Expires
January 23, 1999
State of Utah

Charlene Crisswell
10/29/96

On the 29 day of Oct, 1996, personally appeared before me Mark Meidell, who being duly sworn did say that he is the Vice Chairman of the Board of Directors for the Home Owners Association for Country Cottages, A Planned Unit Development Subdivision.

Herb Pawlowski
Herb Pawlowski, Director

STATE OF UTAH)
) SS
COUNTY OF DAVIS)



Notary Public
CHARLENE CRISSWELL
Kern Management
223 West 700 South
Salt Lake City, Utah 84101
My Commission Expires
January 23, 1999
State of Utah

Charlene Crisswell 10/29/96

On the 29 day of Oct, 1996, personally appeared before me Herb Pawlowski, who being duly sworn did say that he is a director of the Board of Directors for the Home owners Association for Country Cottages, A Planned Unit Development Subdivision

AMENDMENT TO E 1353389 & 2187 P 790
 BYLAWS OF COUNTRY COTTAGES
 OWNERS' ASSOCIATION

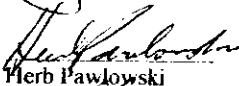
THIS AMENDMENT is made this 16 day of MAY, 1997, by the Board of Directors of Country Cottage Owner' association, amending the Bylaws of Country Cottages Owners' Association dated the 4th day of January, 1994, recorded on the 10th day of June, 1994 in Book 1768, Page 540, et seq., as Entry Number 1124600, as follows:

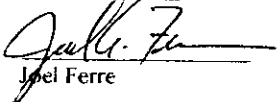
Article III Section 3. Annual Meeting of Members. Shall be amended to read as follows.

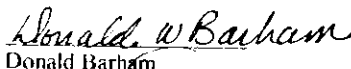
The annual meeting of the Members shall be held within a 2 week period of the anniversary date of the first annual meeting held 29 April 1996. At each annual meeting there shall be elected, by ballot of the Members, a Board of Directors in accordance with the requirements of Section 5 of Article IV of these Bylaws. At the first annual meeting held 29 April 1996, the Board of Directors were elected to serve until the second annual meeting 29 April 1997. At the second annual meeting 29 April 1997 the members shall elect by ballot a maximum of five (5) members of the Board of Directors. Three members of the Board or Directors shall be elected for two years and two (2) members of the Board of Directors shall be elected for one (1) year. At subsequent annual meeting members of the Board of Directors shall be elected for two (2) years. Unless a member the of the Board of Directors resigns before the expiration of his term of office, each director shall hold his office until his successor has been elected. The term of office of any director elected to fill a vacancy created by the resignation of his predecessor shall be the balance of the unserved term of his predecessor. The members may also transact such other business of the Association as may properly come before them. Each first mortgagee of a lot in the Properties may designate a representative to attend all annual meetings of the Members

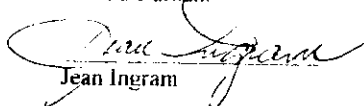
IN WITNESS WHEREOF, The Board of Directors have executed this document this 16 day of MAY, 1997.


Mark Meidell


Herb Pawlowski


Joel Ferre


Donald Barham


Jean Ingram

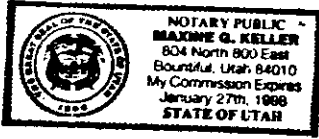
STATE OF UTAH)

SS

COUNTY OF DAVIS)

E 1353389 & 2187 P 791

On the 15 day of July, 1997, personally appeared before me the above, who being duly sworn did say that they are members of the Board of Directors for the Country Cottage Home Owner' Association, A Planned Unit Development Subdivision.



[Handwritten signature]

- MICROFILM MEMO -
LEGIBILITY OF TYPING OR PRINTING
UNSATISFACTORY IN THE DOCUMENT
WHEN FILMED.

PARKING RULES & REGULATIONS

In accordance with the "Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Country Cottages, A Planned Unit Development Subdivision", Article II, page 10, Section 3, "Easements for Parking", on this 2ND day of JULY, 1996, the following Rules & Regulations have been adopted by the Board of Directors and shall become effective and binding as of said date adopted.

GUEST PARKING

Temporary guest parking shall be permitted within the Common Area only within spaces and areas clearly marked for this purpose. Spaces shall be shown by signs. The Association, through its officers, committees and agents, is hereby empowered to establish "parking" and "no parking" areas within the Common Area, as well as to enforce these parking limitations by all means lawful for such enforcement, including the removal of any violating vehicle by those so empowered.

There shall be **NO** Owner allowed to park within the spaces or areas clearly marked "Guest Parking".

Definition of Terms:

Owner: Anyone who resides within a residence located on the property belonging to Country Cottages, A Planned Unit Development.
 Guest Parking: Temporary parking area clearly marked for this purpose.
 Temporary: Short time only, momentary, impermanent, transient.

ON-STREET PARKING

The Association, through its officers, committees and agents, is hereby empowered to establish "parking" and "no parking" areas within the Common Area, as well as to enforce these parking limitations by all means lawful for such enforcement, including the removal of any violating vehicle by those so empowered.

There shall be **NO** on-street parking allowed on the following private streets:
 50 West, 100 West, 170 West, and 275 North.

In order to prevent Owners from utilizing the temporary guest parking areas for personal use and to prevent any on-street parking on private streets, the following Rules & Regulations will be strictly enforced.

1. All Owners within the property shall be issued numbered parking stickers for all vehicles within each household. Each sticker will be placed on the windshield of the assigned vehicle. These parking stickers will be recorded and kept on file according to sticker number, owners name & address, make, model, year, and color of vehicle.
2. Any Owner that parks in a guest parking area or on one of the private streets, at any time, will be subject to all of the following :
 - a) A fine of \$25.00 first offense
 \$50.00 second offense
 \$100.00 three or more offenses
 AND
 - b) The removal of any violating vehicle at the Owners expense.

EXCEPTION: The only time an exception to the above Rules & Regulations will be considered is if the Owner puts a request in writing to the Board of Directors stating the reason and time frame involved, such as visitors from out of town. The Board of Directors will send a written response to the Owner stating their decision.

The payment and collection process for the "PARKING RULES & REGULATIONS" shall be enforced in accordance with the "Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Country Cottages, A Planned Unit Development Subdivision".

IN WITNESS WHEREOF, The Board of Directors have executed this document this 2ND day of JULY, 1996.

STATE OF UTAH)
COUNTY OF DAVIS)



Notary Public Don Barham, Chairman
CHARLENE CRISSWELL
Kier Management
223 West 700 South
Salt Lake City, Utah 84101
My Commission Expires
January 23, 1999
State of Utah

Don Barham
Charlene Crisswell
July 2, 1996

On the 2 day of July, 1996, personally appeared before me Don Barham, who being duly sworn did say that he is the Chairman of the Board of Directors for the Home Owners Association for Country Cottages, A Planned Unit Development Subdivision.

STATE OF UTAH)
COUNTY OF DAVIS)



Notary Public Mark Meidell, Vice Chairman
CHARLENE CRISSWELL
Kier Management
223 West 700 South
Salt Lake City, Utah 84101
My Commission Expires
January 23, 1999
State of Utah

Mark Meidell
Charlene Crisswell
July 2, 1996

On the 2 day of July, 1996, personally appeared before me Mark Meidell, who being duly sworn did say that he is the Vice Chairman of the Board of Directors for the Home Owners Association for Country Cottages, A Planned Unit Development Subdivision.

STATE OF UTAH)
COUNTY OF DAVIS)



Notary Public Herb Pawlowski, Director
CHARLENE CRISSWELL
Kier Management
223 West 700 South
Salt Lake City, Utah 84101
My Commission Expires
January 23, 1999
State of Utah

Herb Pawlowski
Charlene Crisswell
July 2, 1996

On the 2 day of July, 1996, personally appeared before me Herb Pawlowski, who being duly sworn did say that he is a Director of the Board of Directors for the Home Owners Association for Country Cottages, A Planned Unit Development Subdivision.

- MICROFILM MEMO -
LEGIBILITY OF TYPING OR PRINTING
UNSATISFACTORY IN THE DOCUMENT
WHEN FILMED.

COUNTRY COTTAGES HOME OWNERS ASSOCIATION

PROXY

E 1353389 B 2187 P 794

I/WE, _____ being the unit owners(s) of the Country Cottage unit located at _____ in the Country Cottages planned unit development do hereby authorize and appoint _____

(Name of Proxy)

of _____ to be my/our proxy, (Address of Proxy)

to represent me/us on the issues to be discussed at the membership meeting of Country Cottages owners association to be held on _____ at _____

(Date)

(Location)

and to vote on my/or behalf on the issues submitted to vote at this meeting or, in the event a quorum shall fail to attend, at such time and place as the adjointed meeting shall be resumed. This proxy shall remain in full force and effect until completion of the above meeting.

(date)

(Signature of Owner)

(date)

(Signature of Owner)

STATE OF UTAH)
) :ss.
COUNTY OF DAVIS)

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OR NOT FILLED IN AT
TIME OF RECORDING
JAMES ASHAUER
Davis County Recorder

On the _____ day of _____, 1996, personally appeared before me a Country Cottages Home Owner and presented a Country Cottages Owners Association member certificate # _____ as proof of Country Cottage Home ownership.

- MICROFILM MEMO -
LEGIBILITY OF TYPING OR PRINTING
UNSATISFACTORY IN THE DOCUMENT
WHEN FILMED.