

When Recorded, Return to
Ivory Development, LLC
970 E. Woodoak Lane
Salt Lake City, Utah 84117

**AMENDMENT TO MASTER AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
AND
RESERVATION OR GRANT OF EASEMENTS
FOR
ORCHARD FARMS PLANNED RESIDENTIAL UNIT DEVELOPMENT
AND
AMENDMENT TO BYLAWS**

This Amendment to Master Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation or Grant of Easement for Orchard Farms Planned Residential Unit Development and Amendment to Bylaws is made by the Orchard Farms Master Association.

RECITALS

The Orchard Farms Master Association (the “**Master Association**”) is the master homeowners’ association for the Orchard Farms Planned Residential Unit Development located in Davis County, Utah (the “**Project**”).

The Project is subject to and governed by that certain Master Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation or Grant of Easements for Orchard Farms Planned Residential Unit Development recorded with the Office of Recorder for Davis County, Utah on January 7, 2013 as Entry No. 2712427, Book 5681, beginning at Page 1829 (the “**Declaration**”).

Bylaws for the Master Association were adopted and recorded as Exhibit “C” to the Declaration, beginning at Page 1875.

The Master Association has obtained the consent, in writing, of Directors holding more than sixty-seven percent (67%) of the Total Votes of the Master Association (as defined in the Declaration) required to amend the Declaration and has obtained unanimous approval of the members of the Master Association’s Board of Directors, in writing, required to amend the Bylaws.

AMENDMENTS

NOW, THEREFORE, based on the foregoing Recitals, the Master Association hereby amends the Declaration and Bylaws as set forth below. Unless otherwise defined herein, capitalized terms used in this instrument are defined in the Declaration.

Declaration section 1.5 is hereby amended to read as follows:

- 1.5 The term **Board of Directors** shall mean and refer to the governing board of the Master Association, which shall be comprised of seven (7) members, consisting of three (3) Director from the Orchard Farms Condominium Neighborhood, two (2) Directors from the Orchard. Farms Town Home Neighborhood, and two (2) Directors from the Orchard Farms SFR Neighborhood. Notwithstanding anything in the Declaration or the Bylaws to the contrary, the approval of five (5) of the seven (7) Directors shall be required for action by the Board of Directors.

Declaration section 1.47 is hereby amended to read as follows:

- 1.47 The term **Voting Representative** shall mean and refer to the Directors representing a Neighborhood Voting Group

Declaration section 3.1.2 [sic] is hereby amended to read as follows:

- 3.1.2 **Composition of Board of Directors for the Master Association.** Directors shall be elected or appointed by their respective Voting Group consistent with Declaration section 1.5 as amended above.

Declaration section 3.1.4 [sic] is hereby amended to read as follows:

- 3.1.4 **Delegate Voting.** The Delegates of a Voting Group, collectively, shall be entitled exercise one (1) vote on each matter or issue before the Master Association for each Unit or Lot in their Voting Group.

Bylaws section 4.07 is hereby amended to read as follows:

Section 4.07 Voting. Directors for a Voting Group, collectively, shall have the voting rights for the Units or Lots in that Voting Group as set forth in the Declaration.

Bylaws section 4.09 is hereby added to the Bylaws as follows:

Section 4.09 Quorum. A quorum for the Board of Directors shall be five (5) of the seven (7) Directors.

All other provisions in the Declaration and the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned hereby certifies that the Master Association has obtained the approvals required for the amendments to the Declaration and Bylaws herein.

Dated this 11TH day of APRIL, 2019.

ORCHARD FARMS MASTER ASSOCIATION
By: *Christopher P. Gamvroulas*
Christopher P. Gamvroulas

Its: PRESIDENT
President

STATE OF UTAH)
COUNTY OF SALT LAKE)ss

On this 11TH day of APRIL, 2019, personally appeared before me CHRISTOPHER P. GAMVROULAS, whose identity is personally known to me, (proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the President of Orchard Farms Master Association and that said document was signed by him on behalf of the same with all necessary authority, and acknowledged to me that said association executed the same.

Peter S. Brecken
Notary Public

My commission expires:
01-10-2022



**EXHIBIT A
LEGAL DESCRIPTION**

The real property and Lots referred to in the foregoing instrument are located in Davis County, State of Utah and are described more particularly as follows:

ORCHARD FARMS PRUD, Phase 1, Lots 1 through 151, inclusive, as shown on the official plats thereof on file and of record in the Office of Recorder for Davis County, Utah and all appurtenant Common Area and Facilities. 07-278-0101 through -0151.

ORCHARD FARMS PRUD Phase 3, Phase 1, Lots 301 through 317 and Parcels A & B, inclusive, as shown on the official plats thereof on file and of record in the Office of Recorder for Davis County, Utah and all appurtenant Common Area and Facilities. 07-285-0301 through -0320.

ORCHARD FARMS PRUD, Phase 4, Lots 401 through 425, inclusive, as shown on the official plats thereof on file and of record in the Office of Recorder for Davis County, Utah and all appurtenant Common Area and Facilities. 07-292-0401 through -0425.

ORCHARD FARMS CONDOMINIUM All Units as shown on the official plats for the Orchard Farms Condominium Neighborhood on file and of record in the Office of Recorder for Davis County, Utah and all appurtenant Common Area and Facilities. 07-282-0001 through 07-282-0080