

RETURNED

AUG 30 1990

E: 901021 BK 1368 PG 935
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1990 AUG 30 1:32 PM FEE 61.00 DEP COF
REC'D FOR COUNTRY OAKS CONDOMINIUM ASSOC

AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS
AND BYLAWS FOR COUNTRY OAKS CONDOMINIUMS

This Amendment to the Declaration of Covenants, Conditions, Restrictions and Bylaws for Country Oaks Condominiums (hereafter "Declaration") is made and executed in Davis County, Utah on the date shown below by the Country Oaks Condominium Management Committee pursuant to the provisions of the Utah Condominium Ownership Act, Section 57-8-1, et seq., U.C.A.

The real property affected by this amendment is described hereto on Exhibit "A" attached, consisting of three pages.

RECITALS

WHEREAS, Unit 13, phase 7-2, Country Oaks Condominium was sold by Davis County, Utah at a tax sale for \$982.24 as a result of delinquent property taxes, penalties, interest and costs;

WHEREAS, Country Oaks Condominium Homeowners Association was the grantee of a tax deed from Davis County, Utah dated June 6, 1989, wherein grantee received title to Unit 13, phase 7-2, Country Oaks Condominiums;

WHEREAS, each and every unit owner at Country Oaks Condominiums owns an individual interest in all condominium assets based on the percentage of interest in the common areas and facilities as stated in the Declaration and Amended Declarations;

WHEREAS, paragraph 25 of the Declaration of Covenants, Conditions and Restrictions of the Country Oaks Condominiums, recorded November 5, 1975, grants to unit owners the right to amend the Declaration and/or the record of survey map upon the approval and consent of not less than two-thirds of the undivided interests in the common areas and facilities;

WHEREAS, the management committee is granted authority in paragraph 9 of the Declaration to provide those facilities as it may deem to be in the best interest of the unit owners;

WHEREAS, the Country Oaks Condominium Homeowners Association does not own facilities for the storage, maintenance, reconstruction or repair of tools and equipment used in maintaining and repairing the grounds, units, common areas and facilities and finding such a storage and repair facility is needed;

NOW THEREFORE, for such purposes as stated above, the Declaration and all subsequent Amended Declarations are amended as follows:

AMENDMENT

A garage shall be built in front of unit 13, phase 7-2, Country Oaks Condominiums, which garage shall be built in substantial conformity with the existing garages currently in front of the units at Country Oaks Condominiums. The garage shall be built in the location specified on the Record of Survey Map for phase 7-2, recorded October 2, 1978, thereby allowing for the building of unit 13 at a future time as determined by further amendment to the Declaration.

The garage shall possess all the characteristics of the common areas and facilities as defined in the Declaration and shall be considered common area for all purposes with the following restrictions: Due to the maintaining of valuable tools, equipment and material in the garage, access to the garage shall be permitted only at such times and by those individuals authorized by the management committee.

Any expenses associated with the construction and maintenance of the garage shall be a common expense shared by all unit owners as provided in the Declaration.

CERTIFICATION

It is hereby certified that condominium owners holding at least 2/3rd's of the undivided ownership interest in the common areas and facilities have voted to approve this amendment.

In witness whereof, executed this 29 day of August, 1990.

COUNTRY OAKS CONDOMINIUM MANAGEMENT COMMITTEE

By: Sharm Christensen
President

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On the 29 day of August, 1990, personally appeared before me Sharm Christensen, who being duly sworn, did say that he is the president of the Country Oaks Condominium Management Committee and that the within and foregoing instrument was signed on behalf of said management committee by authority of the management committee and duly acknowledged to me that he is the signer of the above instrument and the information contained therein is true and correct to the best of his knowledge.



NOTARY PUBLIC
JACQUELYN DIRKS
4161 South 1600 West
Roy, Utah 84067
My Commission Expires
Nov. 4, 1993
STATE OF UTAH

Jacquelyn Dirks
NOTARY PUBLIC
Residing at:

~~390~~

APPENDIX A
 LAND DESCRIPTION FOR
 COUNTRY OAKS CONDOMINIUMS

Beginning at a point which is South 89°49'30" West 2021.10 feet along the Section line, and South 555.18 feet from the Northeast corner of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence North 79° East 199.357 feet; thence North 27° West 29.578 feet; thence North 74° East 132.439 feet; thence South 27° East 190.318 feet; thence South 63° West 100.0 feet; thence South 26°07'40" West 75.0 feet; thence North 27° West 111.312 feet; thence South 79° West 218.74 feet; thence North 11° West 122.0 feet to the point of beginning. Containing 1.3408 acres. (Known as Phase One)

TOGETHER WITH: Part of the Northeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, beginning at a point located East 1161.13 feet and South 510.39 feet from the North quarter corner of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, thence North 16° West 137.00 feet; thence South 74° West 137.56 feet; thence North 16° West 92.00 feet; thence South 74° West 173.30 feet; thence South 16° East 107.00 feet; thence North 74° East 111.00 feet; thence South 27° East 190.32 feet; thence North 63° East 25.39 feet; thence North 25° West 60.73 feet; thence North 74° East 143.12 feet to the point of beginning. Contains 1.038 acres. (Known as Phase Three)

TOGETHER WITH: Part of the Northeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, beginning at a point located North 89°49'30" East 611.13 feet and South 555.18 feet from the North quarter corner of said Section 14, thence North 79° East 199.36 feet thence North 27° West 100 feet thence North 11° West 145.87 feet, thence South 79° West 200 feet, thence South 11° East 112 feet, thence South 79° West 92.44 feet thence South 11° East 130 feet, thence North 79° East 120.64 feet to the point of beginning. Contains 1.42 acres. (Known as Phase Two).

TOGETHER WITH: Part of the Northeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, beginning at a point located East 1161.13 feet and South 510.39 feet from the North quarter corner of said Section 14, thence North 16° West 137 feet, thence South 74° West 137.56 feet, thence North 16° West 92 feet thence North 74° East 187.56 feet, thence South 16° East 248.40 feet, thence North 84°47'37" West 53.63 feet to the point of beginning. (Known as Phase Four).

TOGETHER WITH: Part of the North 1/2 of Section 14, Township 4 North Range 1 West, Salt Lake Base and Meridian. U.S. Survey; Beginning at a point located 1049.94 feet East and 304.04 feet South from the North 1/4 corner of said Section 14; running thence North 10° East 200.0 feet; thence South 80° East 122.68 feet; thence South 27° East 167.76 feet; thence South 13° East 210.0 feet; thence South 74° West 118.96 feet; thence North 16° West 248.40 feet; and thence 74° West 100.0 feet to the point of beginning. Contains 1.32 acres. (known as Phase Five).

TOGETHER WITH: Beginning at a point located 784.17 feet South and 623.65 feet East from the North quarter corner of Section 14, Township 4 North, Range 1 West; Salt Lake Base and Meridian; running thence North 79° East 281.18 feet to the South corner of Country Oaks Condominiums, Phase I; thence North 27° West 111.31 feet; thence South 79° West 218.74 feet; thence North 11° West 30.00 feet; thence South 79° West 30.00 feet; thence South 11° East 36.07 feet; thence South 10° East 100.95 feet to the point of beginning. (known as Phase Six)

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TOGETHER WITH: Beginning at a point 776.63 feet East and 72.25 feet South from the North quarter corner, Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, running thence S 83°33'00" East 310.00 feet, thence South 10°00'00" West 200.00 feet, thence South 74°00'00" West 260.86 feet, thence South 16°00'00" East 107.00 feet, thence South 74°00'00" West 36.71 feet, thence North 27°00'00" West 70.42 feet, thence North 11°00'00" West 145.87 feet, thence North 11°30'54" East 215.22 feet to the point of beginning (Known as Phase 7-1).

6.0

TOGETHER WITH: Beginning at a point 776.63 feet East and 72.25 feet from the North 1/4 corner of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, running thence North 83°33'00" West 200.00 feet thence South 80°40'00" West 160.00 feet, thence South 36°00'00" West 240.00 feet, thence South 279.66 feet, thence South 88°02'57" East 210.06 feet, thence North 11°00'00" West 110.00 feet, thence North 79°00'00" East 92.44 feet, thence North 11°00'00" West 112.00 feet, thence North 79°00'00" East 200.00 feet and thence North 11°30'54" East 215.22 feet. (Known as Phase 7-2).

12.0

TOGETHER WITH: Beginning at a point 540.00 South 0°10'00" West along the quarter section line from the North 1/4 corner, Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, continuing along said quarter section line 250.19 feet to the North of Lot 218, Country Oaks Subdivision No. 2., thence South 66°00'00" East 105.99 along said North of Lot 218, thence South 72°30'00" East 34.81 feet, said point being 843.77 feet South and 127.72 feet East from said North quarter of Section 14, thence North 13°00'00" East 155.25 feet, thence North 89°00' East 443.54 feet, thence North 11°00'00" West 36.07 feet, thence North 79°00'00" East 30.00 feet, thence North 11°00'00" West 92.00 feet, thence South 79°00'00" West 120.64 feet, thence North 11°00'00" West 20.00 feet, thence North 88°02'57" West 490.74 feet to the point of beginning. (Known as Phase 7-3).

1.0

TOGETHER WITH: Beginning at a point located 843.17 feet South and 127.72 feet East of the North quarter corner of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, running thence South 72°30' East 248.81 feet along the North line of Country Oaks Subdivision, Phase F; thence North 230.00 feet along the West line of said Subdivision thence South 89° West 203.54 feet, South 13° West 155.25 feet to the point of beginning.

09-093-0001 to 0049

Beginning Country Oaks Subdiv. Phase 2, 7-2, 7-3 & 8

09-094-0001 to 0046

Beginning Country Oaks Subdiv. Phase 1, 3, 4, and 5, 6 & 7-1

DATE: AUGUST 1990

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HOMEOWNERS WOTE TO AMEND AS	PER ATTACHED	SIGNATURE	DATE
ADAMS, STEVEN	2497 E 1900 N	Steven Adams	8-24-90
ALVERSON, BETTY	2494 E 1900 N	Betty M Alverson	26 Aug 90
BARNETT, WOODY	2502 E 1950 N	Woodward S Barnett	27 Aug '90
BEAN, J.M.	1972 N 2600 E	J.M. Bean	28/449 90
BOYDEN, MARJORIE W.	2569 E 1900 N	Marjorie W Boyden	
BOYLE, WAYNE	2489 E 1950 N	Wayne Boyle	
BRIAN, FRANK G.	2521 E 1980 N	Frank & Min	8-26-90
BROWN, KEN	2512 E 1950 N	Ken Brown	25 Aug
CHELEMES, SAM J.	2482 E 1900 N	Sam Chelemes	27 Aug 90
CHRISTENSEN, SHARM	2531 E 1900 N	Sharm Christensen	
CLYDE, SCOTT	2540 E 1950 N	Scott Clyde	8/25/90
CONDER, MAXINE	2509 E 1900 N	Maxine Conder	25 Aug. 90
COOK, WAYNE & JOETTA DAVENPORT	2530 E 1900 N	Wayne & Joetta Cook Joetta Davenport	26 Aug 90 26 Aug 90
CROUCH, WILLIS	1974 N 2450 E	Willis W. Crouch	8/24/90
DAVIS, ALLEN B.	2556 E 198	Allen B. Davis	
DIXON, DONELL-JOHN BOWLES	2550 E 1980 N	John Bowles	8/25/90
DONEY, DEE & KAREN	2568 E 1900 N		
DUFFIN, DALE	2544 E 1900N	Dynda Duffin	8/27/90

BIN, JOHN P. 2568 E 1980 N

John P. Ely 8/26/90

BALDWIN, JOHN AND JO NELL 2568 E 1980 N

John & Jo Nell 8/27/90

BALDWIN, JACK 1984 N 2600 E

Jack E. Farrimond
26 Aug 1990

FOSTER, ARTHUR F. 2568 E 1980 N

Arthur Foster

FRYLAND, JOHN & JOYCE 2568 E 1980 N

John & Joyce Ireland 8/26/90

FREY, BERNARD 1908 N 2550 E

Bernard Frey 8/27/90

GILBERT, J. 2574 E 1980 N

GRIFFIN, J. 2558 E 1980 N

Therese Briggs 8/26/90

GUNDEL, J. 2574 E 1980 N

HAAS, ANN EVELYN, LAURENT 2488 E 1980 N

Harriett E. Bevan
Ann Haas

HALES, GEORGE 2574 E 1980 N

George Hales by Shirley
Brown

HAMILTON, ERIC A. 2488 E 1980 N

Eric A. Hamilton 8/25/90
Glen S. Harder

HARDEF, GLEN S. 2558 E 1980 N

HARTMAN, FAYMON 1938 N 2600 E

F. Hartman 8/25/90

HENDRICKSON, DANIEL C. 1932 N 2600 E

D. Hendrickson 8/25/90

HILGERT, THOMAS C. 1968 N 2600 E

Thomas C. Hilgert

HIMMELBERGER, KEITH 2544 E 1980 N

Keith Himmelberger 8-26-90

HULET, MARK 1958 N 2600 E

Mark R. Hulet 27 Aug-90

HUTCHISON, DON 2589 E 1980 N

Don Hutchison 27 Aug 1990

JOHNSON, DEAN F. 1902 N 2550 E

Dean F. Johnson

ROSE, DOUGLAS 2522 E 1950 N

ROSE, STEPLING J. 2560 E 1980 N

SAGE, LEE 1906 N 2600 E

SANDERS, DOROTHY 1978 N 2450 E

SMITH, LYLE G. 2581 E 1980 N

STOCKHAUS, OTTO 2481 E 1950 N

SUTTON, DELBERT C. 2597 E 1980 N

TEZAK, MATHEW 2496 E 1980 N

THURSTON, IRONS D. (WAYNE) 2497 E 1980 N

TYLER, FRED 2457 E 1960 N

UPRY, RONALD E. 2512 E 1900 N

VAN SICKLE, FRED 2400 E 1950 N

WRIGHT, EARL 2589 E 1930 N

HOMEOWNERS ASCN (2)

AVERY, A.C. (1)

CARN, TIMOTHY (1)

FERRANTE, FRANK (6)

JONES, LON L. (11)

PACKER, LAWANNA R. (2)

Douglas J. Rose

J. Stepling Rose 8-26-90

Lee Sage

Dorothy Sanders 8/25/90

Otto Stockhaus

Delbert Sutton 8/25/90

Mathew Tezak Below

Irwin Thurston 8-16-90

Fred Tyler 8/25/90

Ronald E. Upry 8/24/90

Robert Van Sickle 8/26/90

Earl Wright 8/28/90

Wright Tezak 8/28/90

Alanna Packer 8-30-90

JOHNSON, JAMES P.

1902 N 2500 E

Amos Wilson 8/25/90

JONES, WILLIAM

2471 E 1930 N

Wm L Jones 8/25/90

JORGENSEN, ANNE

2471 E 1930 N

LAURELLA, ROSE

2473 E 1950 N

Joseph M. Laurell - 8/27/90

LOWE, ROSE

2471 E 1950 N

Rose M. Lowe 8/25/90

LYTHGOE, WILLIAM

2501 E 1980 N

William Lythgoe

McMILLIN, WALTER

2471 E 1950 N

Dr. E. W. McMillin 8-25-90

MILLWARD, RICHARD

2551 E 1930 N

Richard Millward 8/25

MOFFITT, DORIS

2471 E 1930 N

Doris Moffitt 8-24-90

MOON, LARRY

2471 E 1930 N

~~...~~ 8/26/90

MORRISON, AUSTIN

2400 N 2550 E

Austin Morrison 8-24-90

NAEF, BERNICE

1092 N 2550 E

Bernice K Naeff 25 Aug 90

PARKINSON, HAZEL

2000 E 1930 N

Hazel Parkinson 25 Aug 90

PAPKEE, THOMAS

1248 N 2500 E

Thomas Papkee

PEPKES, DENNIS

2400 E 1980 N

Dennis W. Pepkes

PETERSON, EAPLE ANN

2573 E 1980 N

PETERSON, EDITH

2501 E 1930 N

Edith Peterson Aug 25 90

PETERSON, LOUIS

2473 N 2450 E

Louis Peterson 8/24/90

PEES, JEANNE

2501 E 1950 N

Jeannette A. Pees

POESELER, FLOYD

2573 E 1930 N

Floyd Peesler 8/25/90