

Whittier Estates Home Owners Association  
PO Box 238  
Roy, UT 84067

Ent 146847 Bk 348 Pg 1607  
Date: 08-FEB-2019 1:44:36PM  
Fee: \$35.00 Credit Card Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: WHITTIER ESTATES HOME OWNERS ASSOC

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF WHITTIER ESTATES SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the CC&Rs governing Whittier Estates Home Owners Association (“Whittier Estates”) were recorded as Whittier Estates Home Owners Association as Entry No. 141079, Records of Morgan County, Utah; and

WHEREAS, it is necessary and desirable that the Declaration of Covenants, Conditions and Restrictions be supplemented;

NOW THEREFORE, pursuant to a motion presented and duly carried and approved by a majority vote of a quorum of 75% of the Owners at the annual meeting of the Owners Association (the “Association”) on the 13<sup>th</sup> day of November, 2018, and in consideration of the promises, agreements, and considerations, herein contained, IT IS HEREBY AGREED that the following Declaration of Covenants, Conditions and Restrictions shall be, and the same are, hereby amended as follows:

Section 8.3A Harmony in Building, is amended in its entirety as follows:

Section 8.3 A

Additional Architectural and Site Development Guidelines

- A. Harmony in Building. The exterior material of all buildings shall be either brick, stone, stone variations, wood, hardy plant, smart side, stucco, or other material approved by the Committee, or a combination thereof. Exterior design needs to be a mix of the above items. The roofing material shall be metal, tile, treated wood shingles, architectural grade asphalt shingles, or other fire resistant material approved by the Committee, in approved colors. All construction shall be of new materials except for “used brick” or “used stone” or other used specialty materials specifically approved by the Committee.

Section 8.7 Barns, is added to the CC&RS in its entirety as follows:

Section 8.7  
Barns

8.7 Bans. The exterior material of barn shall be either brick, stone, stone variations, wood, hardy plank, smart side, stucco, metal siding, or other material approved by the Committee, or a combination thereof. Exterior design needs to be a mix of the above items. The roofing materials shall be metal, tile, treated wood shingles, architectural grade asphalt shingles, or other fires resistant material approved by the Committee, in approved colors. All construction shall be of new materials except for “used brick” or “used stone” or other used specialty materials specifically approved by the Committee. Furthermore, County Requirements for barn structure must be met.

Section 9.3 Storage, is amended in its entirety as follows:

Section 9.3  
Storage

9.3 Storage. The storing of boats, campers and trailers of any nature are permitted to be stored in the front of a home for any 48 hour period for the use of loading and unloading in a two week period. All boats, campers, and trailers stored outside of garages must be stored on the side of units starting at the front of the garage and preferably behind closed fence line for minimal visibility.

Section 14.14 Water Connection Fee, is added to the CC&RS in its entirety as follows:

Section 14.14  
Water Connection Fee

14.14 Water Connection Fee. All water connection fees will be paid by purchaser at time of closing of Lot.

These Supplemental Declaration of Covenants, Conditions and Restrictions incorporate herein by reference, to the extent not inconsistent, the terms and conditions of the CC&Rs and all terms thereof shall be binding upon Whittier Estates Home Owners Association.

These Supplemental CC&RS and every provision hereof shall take effect upon recording.

IN WITNESS WHEREOF, the undersigned has executed these Supplemental CC&RS the 8 day of February, 2019.

WHITTIER ESTATES HOMEOWNERS ASSOCIATION  
By: [Signature]

Board Position: President

Wyndell Pasch  
(Print Name)

STATE OF UTAH  
COUNTY OF WEBER

On this 8<sup>th</sup> day of FEBRUARY, 2019, personally appeared before me Ryan Wyndell Pasch, known to me to be the PRESIDENT of Whittier Estates Home Owners Association and known to me to be the person who executed the within instrument on behalf of said entity.



[Signature]  
NOTARY PUBLIC

Legal Description of Lots at Whittier Estates

All of Lot 1-19 Whittier Estates Phase 1 and 2, Morgan County, Utah, According to the Official Plat Thereof, on file and of record, as recorded on February 2, 2017, as Entry No. 140657, in Book 333, at page 865, in the office of the Morgan County Recorder and as recorded on April 4, 2017, as Entry No. 141252, in Book 334, at page 1473-1474, in the office of the Morgan County Recorder.

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