



W2621445

After Recording Return To:
Richards, Kimble & Winn, PC
2040 E. Murray-Holladay Rd., Suite 106
Salt Lake City, UT 84117

EH 2621445 PG 1 OF 4
ERNEST D ROWLEY, WEBER COUNTY RECORDER
21-FEB-13 946 AM FEE \$78.00 DEP TDT
REC FOR: THREE FOUNTAINS HOA

**AMENDMENT TO THE
CONDOMINIUM DECLARATION
OF
THREE FOUNTAINS NORTH OGDEN**

This is an amendment to the Condominium Declaration of Three Fountains North Ogden and/or the subsequent amendments thereto, executed on the date evidenced below by the Three Fountains North Ogden Condominiums (hereinafter "**Association**"), by and through its Management Committee.

RECITALS

A. Certain real property in Weber County, Utah, known as Three Fountains North Ogden was subjected to certain covenants, conditions and restrictions pursuant to an original Declaration of Condominium ("**Declaration**") recorded on June 16, 1998, as Entry No. 1552958 in the Recorder's Office of Weber County, State of Utah;

B. The following amendments shall replace, modify and/or add to certain provisions contained in the Declaration and/or any amendments thereto as set forth more fully below, having received the necessary votes of the Association's membership pursuant to the requirements of the Declaration.

C. The intent of these amendments are to restrict the number of days in a calendar year that a visitor is entitled to stay at a Unit within the Association in order to best preserve the age-restricted nature of this community, while providing reasonable exceptions as the case may be.

D. This amendment shall be binding against the property described in the Declaration and as contained in **Exhibit A** attached hereto;

NOW, THEREFORE, for the benefit of the Association and all Owners thereof, the Management Committee hereby executes this amendment, for and on behalf of all Owners, to amend the Declaration and/or any amendments thereto as provided below. All of the terms and representations in the above Recitals are made a part of this amendment and are incorporated herein by reference.

Article 8, Section Two, Use of Condominiums, Subsection (c) of the Amendment to the Declaration, recorded on October 1, 2001, as Entry No. 1804683 in the records of the Weber County Recorder's Office, is hereby amended in its entirety as follows:

(c) A person shall be deemed a resident or visitor for purposes of this section when residing in a unit for a period of more than fourteen (14) days in any calendar year, whether consecutive calendar days or not.

For special reasons related to medical or other special needs as identified by the Management Committee, visitors shall be permitted to visit for such reasonable periods of additional time (beyond the 14 day limitation stated above), and upon such reasonable conditions, as provided for from time to time by a majority of the Management Committee.

Persons residing in a unit and are necessary or essential to provide medical and/or health and nursing care services as a reasonable accommodation to the residents shall not be deemed a visitor regardless of the duration of their residence in the unit, so long as they are acting in the capacity stated herein.

Notwithstanding anything else in this Declaration or any amendments thereto, the Association or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants and reservations herein imposed by the provisions of this Amendment.

Failure of the Association or of any Owner to enforce any covenant or restriction herein contained or any rule of the Association shall in no event be deemed a waiver of the right of the Association or any Owner to do so hereafter. In the event action, with or without suit, is undertaken to enforce any provision hereof or any rules of the Association, the party against whom enforcement is sought shall pay to the Association or enforcing Owners a reasonable attorney fee.

IN WITNESS WHEREOF, Three Fountains North Ogden Condominiums has executed this amendment to the Declaration as of the 21 day of February, 2013.

Condominiums

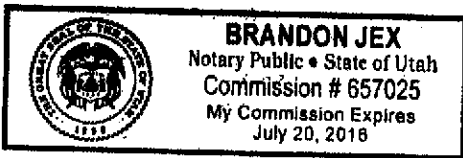
Three Fountains North Ogden


Vice President

Paulyn A. Mirick
Treasurer

STATE OF UTAH)
 :SS
County of WEBER)

On the 21 day of FEBRUARY, 2013, personally appeared before me
PATRICIA SLDAN and EVERIN WIRICK who, being first duly sworn, did
that say that they are the President and Secretary of the Association and that the foregoing
instrument was signed in behalf of said Association by authority of its Management
Committee; and each of them acknowledged said instrument to be their voluntary act and
deed.



[Signature]
Notary Public for Utah

EXHIBIT A

The following units in the buildings indicated, in Three Fountains North Ogden Condominium, North Ogden City, Weber County, Utah

Buildings:	Units:	Tax I.D. #
E-4	1 - 8	18-116-001 through 0008 ✓ <i>SPUR</i>
E-5	9 - 16	18-116-009 through 0016 ✓ <i>SPUR</i>
P-2	17-24	18-116-0017 through 0024 ✓ <i>MP</i>
E-8	81-88	18-116-0025 through 0032 ✓ <i>MP</i>
P-1	89-96	18-116-0033 through 0040 ✓ <i>MP</i>
E-1	97 - 104	18-116-0041 through 0048 ✓ <i>MP</i>
E-2	105 -112	18-116-0049 through 0055 ✓ <i>MP</i>
E-3	113 - 120	18-116-0056 through 0063 ✓ <i>MP</i>

MORE UNITS MAY HAVE TO BE ADDED IF THIS IS NOT THE FULL LEGAL