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**2021 AMENDED DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
FARR ORCHARD  
(a Residential Planned Unit Development Subdivision)**

This 2021 Amended Declaration of Covenants, Conditions and Restrictions (“2021 Declaration”) is made and executed by the Farr Orchard Owners Association, Inc. (“Association”). The real property subject to this 2021 Declaration is located in Weber County, Utah, as more particularly described in Exhibit “A” attached.

The purpose and intent of this 2021 Declaration is to amend Exhibit “D” to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Farr Orchard, recorded as Entry # 2949463 in the office of the Weber County Recorder on October 29, 2018 (the “2018 Amendment”). The 2018 Amendment is hereby amended as follows:

- 1.1 The Maintenance Chart attached as Exhibit “D” to the 2018 Amendment is hereby repealed and replaced with the Maintenance Chart attached hereto as Exhibit “B”.

**CERTIFICATION**

It is hereby certified that owners holding more than fifty-one (51%) of the Total Votes of the Association have voted to approve this Restated Declaration.

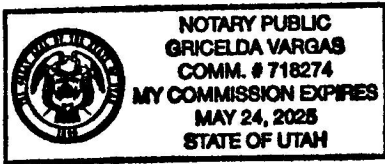
IN WITNESS WHEREOF, this 2 day of November, 2021

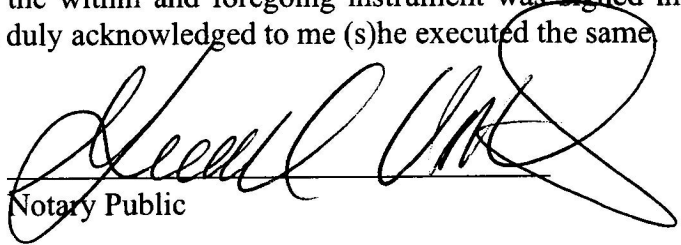
FARR ORCHARD OWNERS ASSOCIATION

By David Rodriguez  
President

STATE OF UTAH                    )  
  :SS.  
COUNTY OF WEBER            )

On this 02 day of NOVEMBER, 2021, personally appeared before me DAVID RODRIGUEZ who, being by me duly sworn, did say that (s)he is President of the Farr Orchard Owners Association and that the within and foregoing instrument was signed in behalf of said Owners Association and (s)he duly acknowledged to me (s)he executed the same



  
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Notary Public

# **EXHIBIT “A”**

## **LEGAL DESCRIPTION**

The following units in the buildings indicated, in Farr Orchard, Amended PRUD, Ogden City, Weber County, Utah

Lots 1 through 35, Farr Orchard Phase 1, Amended PRUD, Ogden City, Weber County, Utah.  
(Tax I.D. # 13- 219-0001 through 0035)

Lots 36 through 63, Farr Orchard Phase 2, Amended PRUD, Ogden City, Weber County, Utah.  
(Tax I.D. # 13-223-0001 through 0028)

Lots 64 through 89, Farr Orchard Phase 3, Amended PRUD, Ogden City, Weber County, Utah.  
(Tax I.D. # 13-226-0001 through 0026)

**EXHIBIT “B”**

**MAINTENANCE CHART**

## BUILDING & PROPERTY MAINTENANCE

The following chart defines the division of responsibility for maintenance and repair of property in the project/subdivision between the Association and Owner.

	EXTERIOR	HOA	OWNER
1	Maintenance, replace, repair of roofs (including: membranes, sub-roofing, girders, beams & support structures).	X	
2	Maintenance, replacement and repair of Exterior walls (including: siding, stucco, shingles, brickwork, columns & studs).	X	
3	Maintenance, replacement and repair of front steps and sidewalk	X	
4	Maintenance, replacement and repair of concrete footings, foundations and entrees.	X	
5	Maintenance, replacement and repair of water spigot by back doors.		X
6	Any damage caused to a Unit by a resident's negligence, such as failing to disconnect a hose from a spigot, is the liability of the Unit Owner on which the spigot is located.		X
7	Maintenance, replacement and repair of Unit entrances and exterior doors, including: frames, thresholds, doors, door knobs, locks, hinges & doorbells.		X
8	Replacement and repair of Perimeter Fences (as defined in section 4.7 of the Restated Declaration), and fences that were installed as part of the initial construction of the Project.	X	
9	Intentionally Omitted		
10	Maintenance, replacement and repair of rain gutters and down spouts.	X	
11	Intentionally Omitted		
12	Intentionally Omitted		
13	Intentionally omitted		
14	Replacement, maintenance and repair of windows, sliding glass doors, screens and frames.		X
15	Replacement, maintenance and repair of all light bulbs located in exterior light fixtures.		X
16	Utility lines (Water, power, gas & telephone) servicing multiple units.	X	
17	Utility lines (Water, power, gas & telephone) servicing individual units.		X
18	Electrical system from the Unit's breaker panel and to all outlets including switches and light fixtures located in the Unit.		X
19	Plumbing fixtures such as faucets, showers, sinks, basins, toilets & tubs		X
20	Replacement, maintenance and repair of front entry railings originally installed by the Association	X	

21	Maintenance, replacement and repair of any television, satellite, cable, internet and any other communications equipment		X
22	Maintenance, replace and repair of Air-Conditioning systems (Complete system inside and outside including electrical system from the meter base to the air conditioner unit, including conduit and all wiring)		X
23	Maintenance, replacement and repair of all Unit owner improvements		X
24	Maintenance and replacement of water, gas and electricity meters		X

	INTERIOR	HOA	OWNER
25	Floor structure (including: concrete, beams & sub-flooring)		X
26	Floor covering (including: wood flooring & carpeting, tile)		X
27	Wall studs & beams forming the exterior wall structure surrounding each unit as well as all load-bearing walls located within each unit to the interior surface of each unit (including sheetrock up to but not including the unfinished surface).		X
28	All interior ceilings, non-load-bearing walls (located within each unit) including wall studs, sheetrock & decorative finishes.		X
29	All interior painting, decorations, cabinets and furnishings from the inside of the unfinished walls and ceilings. This includes all appliances such as dishwashers, garbage disposals, ranges, refrigerators, furnaces, exhaust fans, attic vents, air conditioners, and intercom, telephone, and computer networks. Water pipes and drainage pipes that serve only one Unit are the responsibility of the Owner to the point they join a common pipe.		X
30	Maintenance and repair of water heaters		X
31	Replacement of water heaters		X
32	Maintenance, cleaning and repair of venting serving only one unit, air conditioning units and fireplaces.		X
33	Maintenance, repair and replacement of the gas and electrical system from the gas meter to the gas appliances or from the electric meter to the breaker panel and to all outlets including switches and light fixtures.		X
34	Maintenance, repair and replacement of plumbing fixtures such as sinks, basins, toilets and all interior pipes and valves.		X
35	Repair of cracks or other damage to interior walls, floors or ceilings caused by normal Unit settling.		X
36	Repairs of damage resulting from sprinkler system failures.	X	
37	Repairs of damage resulting from surface water.		X

38	Interior damage resulting from failures in non-shared utility lines, unless covered by insurance.		X
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	GROUPS	HOA	OWNER
39	Lawn, flower shrubs and trees in the Common Areas (except if planted by an Owner.)	X	
40	Any plants, flowers or ground cover planted by an individual Owner.		X
41	Lawn watering system.	X	
42	Snow removal from streets, sidewalks and driveways located in front of a house.	X	
43	Snow removal from driveways and from sidewalks to front porch.	X	
44	Roadways, parking lots, curbs and gutters, sidewalks and front steps.	X	

	OTHER	HOA	OWNER
45	Garbage collection.		X
46	Maintenance and repair of water system from the city water meter to the entrance to the exterior wall of each Unit.	X	