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RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
BLOOMFIELD HEIGHTS HOMEOWN ASSOC  
POB 5555  
DRAPER UT 84020  
BY: TLP, DEPUTY - WI 5 P.

WHEN RECORDED RETURN TO:  
Bloomfield Heights Homeowners  
Association, Inc.  
PO Box 5555  
Draper, UT 84020  
801-256-0465  
manager@hoaliving.com

Space Above for Recorder's Use Only

Parcel Number: 20351570100000

**AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR  
BLOOMFIELD HEIGHTS PHASE 1 ("DECLARATION")**

**AND**

**BY-LAWS FOR  
BLOOMFIELD HEIGHTS PHASE 1  
HOMEOWNERS ASSOCIATION ("BY-LAWS")**

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR BLOOMFIELD HEIGHTS PHASE 1**

This AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BLOOMFIELD HEIGHTS PHASE 1 ("Declaration") is made by IVORY HOMES, a Utah limited partnership, of 970 Woodoak Lane, Salt Lake City, Utah 84117 ("Declarant") on the date set forth below.

**RECITALS**

A. This amendment affects the following documents:

1) the document entitled "Declaration of Covenants, Conditions & Restrictions for Bloomfield Heights Phase 1" recorded as Document 9480490 on September 2, 2005;

2) the document entitled "First Supplement to the Declaration of Protective Covenants for Bloomfield Heights Phase 2" recorded as Document 9492846 on September 16, 2005;

3) the document entitled "Second Supplement to the Declaration of Protective Covenants for Bloomfield Heights Phase 3" recorded as Document 9822955 on August 24, 2006;

B. This document affects that certain property located in Salt Lake County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

C. The Property is subject to the Declaration.

D. The Declarant desires to amend the Declaration, and the accompanying By-Laws.

NOW, THEREFORE, pursuant to the foregoing, the Association, through its Management Committee, and with the unilateral consent and approval of the Developer per Section 37.a., hereby makes and executes the following amendments to the Declaration and the accompanying By-Laws, which shall be effective as of its recording date:

**Amendment No. 1: Declaration: Section 17.l: Late Fees** is hereby amended and restated:

**17.l Late Fees, Interest and Other Collection Fees.** A collection policy setting late fees, interest and other collection and administrative costs shall be adopted by the Management Committee.

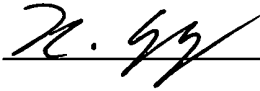
**Amendment No. 2: Declaration: Section 17.m: Default Interest** is hereby deleted in its entirety.

**Amendment No. 3: By-Laws: Article II – Section 6: Quorum Voting** is hereby amended and restated:

6. **Quorum Voting.** At any meeting of the Association, those Owners that are represented in person, by permissible voting ballot or process or by proxy, shall constitute a quorum, except for matters requiring a higher quorum if provided elsewhere in the Declaration or these By-Laws. in the Declaration, the Committee shall be responsible for at least the following:

IN WITNESS WHEREOF, the Association has executed this Declaration this 17<sup>TH</sup> day of JANUARY, 2019.

BLOOMFIELD HEIGHTS HOMEOWNERS  
ASSOCIATION, INC.  
A Utah nonprofit corporation

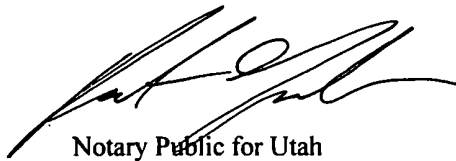
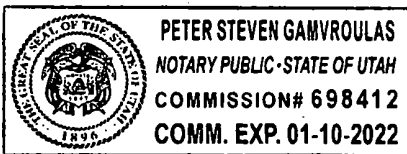


By: KEVIN ANGLESEY  
~~Its President~~ ITS SECRETARY

ACKNOWLEDGMENT

STATE OF UTAH     )  
                  ss:  
COUNTY OF SALT LAKE     )

The foregoing instrument was acknowledged before me this 17<sup>TH</sup> day of JANUARY 2019 by KEVIN ANGLESEY, who being by me duly sworn did say that they are the ~~President~~ **SECRETARY** of the Association and that said instrument was signed in behalf of said Association by authority of its Management Committee; and acknowledged said instrument to be their voluntary act and deed.



Notary Public for Utah

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Property referred to in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Boundary description for Bloomfield Heights Phase I

Being in the Southwest Quarter of the Northwest Quarter of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point S89°50'30"E 352.17 feet along the Section Line from the West Quarter Corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 113.76 feet; thence N89°49'00"W 39.00 feet; thence N00°11'00"E 50.00 feet; thence N00°36'34"W 345.99 feet; thence S73°32'48"E 196.62 feet; thence S75°43'08"E 129.39 feet; thence S78°55'23"E 185.10 feet; thence S88°39'35"E 141.95 feet; thence East 61.10 feet; thence North 6.11 feet; thence Northwesterly 5.17 feet along the arc of a 225.00 foot radius curve to the left, (chord bears N00°39'31"W 5.17 feet); thence N78°10'36"E 114.78 feet; thence N79°14'40"E 74.73 feet; thence S72°16'45"E 110.35 feet; thence S83°38'47"E 27.31 feet; thence S00°29'34"E 398.21 feet; thence N89°50'30"W 977.48 feet to the point of beginning.  
Contains 9.756 Acres and 22 Lots

PHASE 2

**BOUNDARY DESCRIPTION**

*Being in the Southwest Quarter of the Northwest Quarter of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:*

*Beginning at the West Quarter Corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian; and running thence N89°50'11"W 45.00 feet; thence N00°36'03"W 1292.51 feet; thence N89°23'57"E 45.00 feet; thence S89°55'58"E 753.27 feet; thence S00°01'10"W 110.48 feet; thence S89°54'33"E 30.32 feet; thence S00°00'58"W 546.65 feet; thence S89°59'00"E 112.56 feet; thence N00°00'34"E 18.35 feet; thence S89°59'26"E 50.00 feet; thence S89°58'42"E 225.93 feet; thence S00°05'50"E 37.30 feet; thence S89°57'24"E 50.00 feet; thence S89°59'26"E 115.92 feet; thence S00°29'34"E 221.33 feet; thence N83°38'47"W 27.31 feet; thence N72°16'45"W 110.35 feet; thence S79°14'40"W 74.73 feet; thence S78°10'36"W 114.78 feet; thence Southeasterly 5.17 feet along the arc of a 225.00 foot radius non-tangent curve to the right, chord bears S00°39'31"E 5.17 feet; thence South 6.11 feet; thence West 61.10 feet; thence N88°39'35"W 141.95 feet; thence N78°55'23"W 185.10 feet; thence N75°43'08"W 129.39 feet; thence N73°32'48"W 196.62 feet; thence S00°36'03"E 345.99 feet; thence S00°07'24"W 50.00 feet; thence S89°49'00"E 39.00 feet; thence South 113.76 feet to the Section Line; thence N89°50'30"W 352.17 feet along the Section Line to the point of beginning.  
Contains 22.768 Acres and 54 Lots*

**PHASE 3**

Being in the Southwest Quarter of the Northwest Quarter of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southeast Corner of Lot 227 of Bloomfield Heights Phase 2 Subdivision, recorded as Entry No. 9464486 in Book 2005P at Page 254 in the Office of the Salt Lake County Recorder, said point also being S89°50'30"E 768.09 feet along the Section Line and N00°09'30"E 637.11 feet from the West Quarter Corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian; and running thence the following three courses along the Easterly Boundary Line of said Bloomfield Heights Phase 2 Subdivision: (1) N00°00'58"E 546.68 feet; (2) thence N89°58'50"W 30.32 feet; (3) thence N00°01'10"E 110.48 feet; thence S89°55'58"E 578.79 feet; thence S00°29'34"E 675.65 feet to the Northeast Corner of Lot 231 of said Bloomfield Heights Phase 2 Subdivision; thence the following seven courses along the Northerly Boundary Line of said Bloomfield Heights Phase 2 Subdivision: (1) N89°59'26"W 115.92 feet; (2) thence N89°57'24"W 50.00 feet; (3) thence N00°05'50"W 37.30 feet; (4) thence N89°58'42"W 225.93 feet; (5) thence N89°59'26"W 50.00 feet; (6) thence S00°00'34"W 18.35 feet; (7) thence N89°59'00"W 112.56 feet to the point of beginning.

Contains 8.348 Acres and 31 Lots