

DECLARATION
of
AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS
of
PEARWOOD PARK
a Planned Unit Development

This Declaration of Amendment made, on the date hereinafter set forth, by a two-third majority of the unit owners, hereinafter referred to as "Owners";

WHEREAS Owners are two-third owners of a certain property and development in the City of Ogden, County of Weber, State of Utah, which is a Planned Unit Development ("PUD") and have filed Covenants, Conditions and Restrictions on or about January 25, 1994 at 1270739 Book 1699 Page 2646 with the Weber County Recorder, and furthermore have recorded Pearwood Park Owners Association Articles of Incorporation at 1270740 Book 1699 Page 2657 with the Weber County Recorder; and

WHEREAS Owners are desirous of amending said Covenants, Conditions and Restrictions, to include the legal description, and annexing additional residential property for the purpose of developing additional lots compatible with this development;

WHEREAS said Covenants, Conditions and Restrictions provided for a Pearwood Park amended plat for future adjoining additions and development;

WHEREAS Webco Incorporated, a Utah Corporation, is currently the owner of certain property in the City of Ogden, County of Weber, State of Utah, which is more particularly described (and hereinafter referred to as "Phase II"): _____

Part of the S. E. Quarter of Section 21, T. 6 N., R. 1W., S. L. B. & M., U. S. Survey: Beginning at the Southwest corner of Pearwood Park - Phase 1 (Amended) said point of beginning being S. 89°57' W. 116.08' ft. And N. 0°58' E. 536.17 ft. from the Ogden City Monument at the centerline Intersection of 16th Street and Fowler Ave., and running thence N. 89°56'56" W. 298.44 ft., thence N. 0°03'04" E. 264.40 ft., thence S. 89°56'56" E. 298.44 ft. to the Northwest corner of Pearwood Park - Phase 1 (Amended), thence S. 0°03'04" W. 264.40 ft. to the point of beginning.

NOW THEREFORE, Webco hereby declares that, and owners hereby accept, all of the properties described as Phase II above and the same shall be held, developed, sold, and conveyed subject to the easements, restrictions, covenants and conditions of the PUD which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

It is furthermore declared by the undersigned that the original Covenants, Conditions and Restrictions are hereby amended to include all property described as Phase II.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seal this the 27th day of March, 1995.

STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

WEBCO INCORPORATED, owner of the above-stated property, by RICHARD M. WEBBER, its President, being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this 27th day of March, 1995.



RICHARD M. WEBBER, President

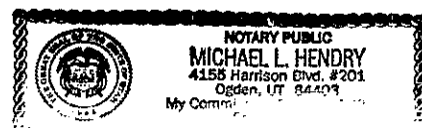
ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of March, 1995.

COMMISSION ENDS: 3-28-98



NOTARY PUBLIC
RESIDING AT:

ET 1371528 BK1778 PG1110



STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

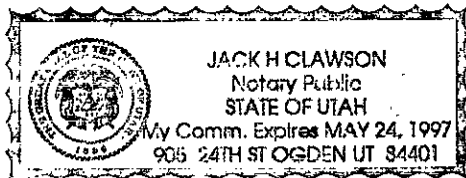
TYLER E. GRAHAM, owner of unit 1, being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this 27th day of October, 1995.

Tyler E. Graham

TYLER E. GRAHAM

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of October, 1995.

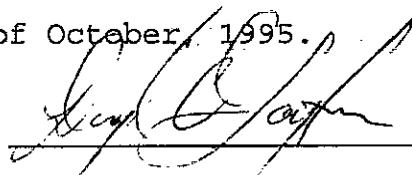


Jack H. Clawson
NOTARY PUBLIC

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

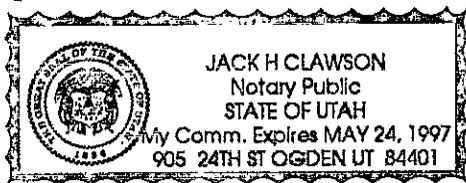
DOUGLAS O. LAYTON, owner of unit 2, being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

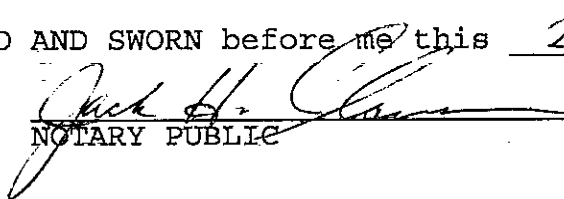
DATED this 27 day of October, 1995.



DOUGLAS O. LAYTON

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of October, 1995.



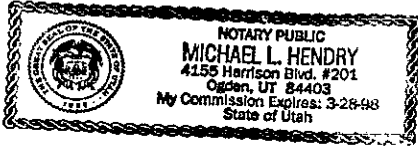


NOTARY PUBLIC

STATE OF UTAH)
)
) :SS.
)
COUNTY OF WEBER)

CRAIG JENSEN VICTOR and ANN VICTOR, owners of units 3 and 4, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understands the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 27th day of March, 1995.



vcj *Victor C. Jensen*
~~CRAIG JENSEN VICTOR~~ VICTOR C. JENSEN, aka
VICTOR CRAIG JENSEN
arp *Ann P. Jensen*
~~ANN VICTOR~~ ANN P. JENSEN

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of March, 1995.
COMMISSION ENDS: _____

[Signature]
NOTARY PUBLIC
RESIDING AT: _____

STATE OF UTAH)
)
) :SS.
)
COUNTY OF WEBER)

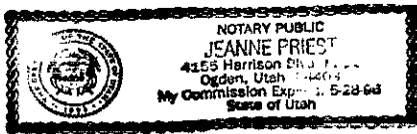
DANIEL R. HOFF and ELAINE HOFF, owners of units 5 and 6, being first duly sworn upon their oath, depose and say that they has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this 27th day of March, 1995.

Daniel R Hoff
DANIEL R. HOFF
Elaine Hoff
ELAINE HOFF

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of March, 1995.
COMMISSION ENDS: *5-28-96*

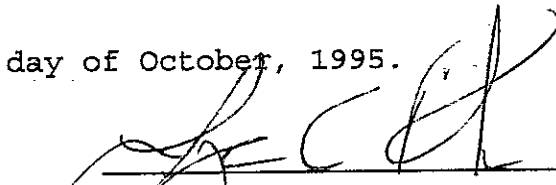
Jeanne Priest
NOTARY PUBLIC
RESIDING AT: *Ogden, Utah*

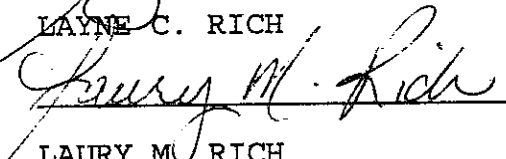


STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

LAYNE C. RICH and LAURY M. RICH, owners of unit 12, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

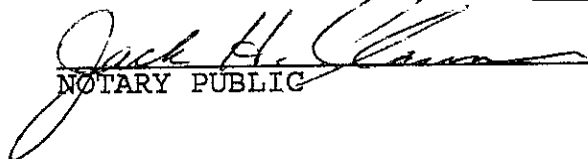
DATED this 27th day of October, 1995.



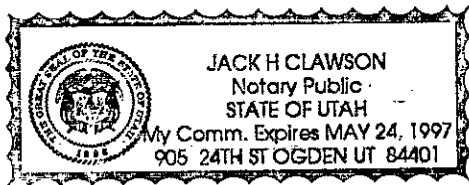
LAYNE C. RICH


LAURY M. RICH

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of October, 1995.



NOTARY PUBLIC



STATE OF UTAH)
)
) :ss.
)
COUNTY OF WEBER)

CHERYL LUTZ, owner of units 14, 16, and 18, being first duly sworn upon her oath, deposes and says that she has read the foregoing Declaration and understands the contents thereof, and the same is true of her own knowledge, information and belief.

DATED this 27th day of October, 1995.

Cheryl Lutz

CHERYL LUTZ

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of October, 1995.

Julie A. Gandy

NOTARY PUBLIC



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of CALIFORNIA

County of MADERA

On Oct. 27th 1995 before me, Julie A. Gandy, Notary Public

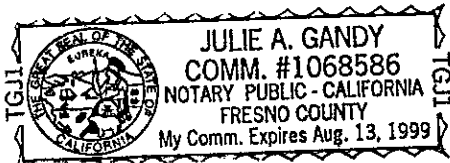
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Cheryl Lutz

NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Julie A. Gandy
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
- ATTORNEY-IN-FACT GENERAL
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

CCR

TITLE OR TYPE OF DOCUMENT

3

NUMBER OF PAGES

10/27/95

DATE OF DOCUMENT

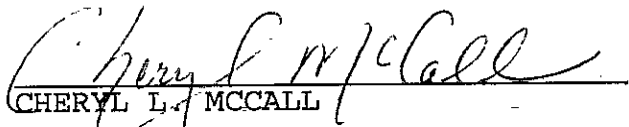
SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

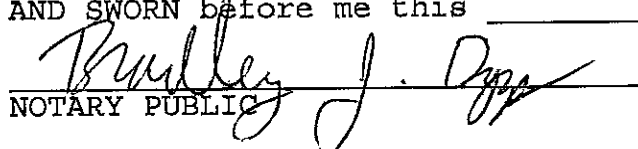
CHERYL L. MCCALL, owner of unit 13, being first duly sworn upon her oath, deposes and says that she has read the foregoing Declaration and understands the contents thereof, and the same is true of her own knowledge, information and belief.

DATED this 26th day of October, 1995.




CHERYL L. MCCALL

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____ day of October, 1995.



NOTARY PUBLIC


NOTARY PUBLIC
BRADLEY J. DOPP
5387 South 1350 East
Ogden, UT 84403
My Commission Expires
January 17th, 1999
STATE OF UTAH

STATE OF UTAH)
) : ss.
COUNTY OF WEBER)

N. Olson
~~GARY OLSON~~

1980.

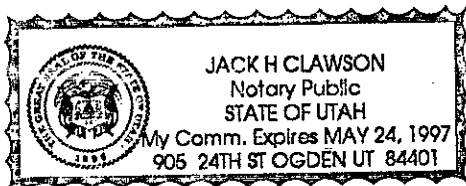
GARY OLSON, owner of unit 17, being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this 28th day of October, 1995.

Gary N. Olson
GARY OLSON OLSEN
N. Olson

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 28th day of October, 1995.

Jack H. Clawson
NOTARY PUBLIC



STATE OF UTAH)
) : ss.
COUNTY OF WEBER)

~~SHERRI E. STREBEL~~
SHERRIE S. FAZZIO *SSF*

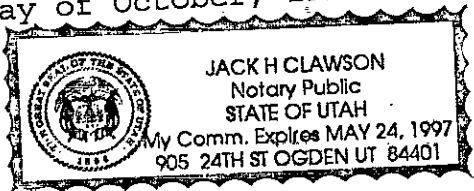
MICHAEL FAZZIO and ~~SHERRI E. STREBEL~~, owners of unit 22, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 28th day of October, 1995.

Michael Fazzio
MICHAEL FAZZIO
Sherrie S. Fazzio
~~SHERRI E. STREBEL~~
SHERRIE S. FAZZIO *SSF*

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 28th day of October, 1995.

Jack H. Clawson
NOTARY PUBLIC



STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

MARIANNE L. BINGHAM, owner of unit 26, being first duly sworn upon her oath, deposes and says that she has read the foregoing Declaration and understands the contents thereof, and the same is true of her own knowledge, information and belief.

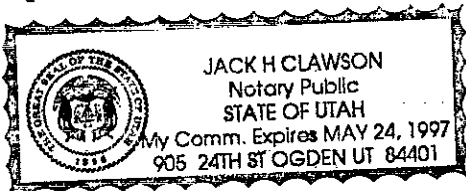
DATED this 27th day of October, 1995.

Marianne L. Bingham

MARIANNE L. BINGHAM

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of October, 1995.

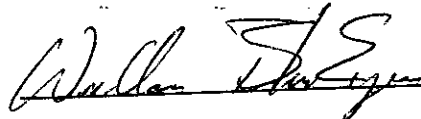
Jack H. Clawson
NOTARY PUBLIC



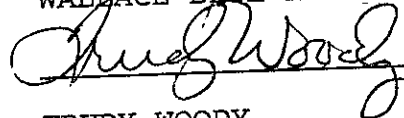
STATE OF UTAH)
 :ss.
COUNTY OF WEBER)

WALLACE BLUE EYES and TRUDY WOODY, owners of unit 29, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 28th day of October, 1995.

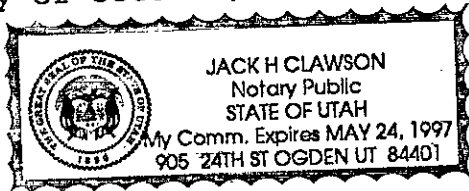


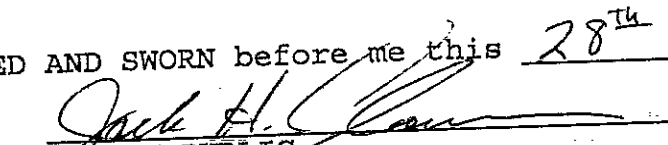
WALLACE BLUE EYES



TRUDY WOODY

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 28th
day of October, 1995.




NOTARY PUBLIC

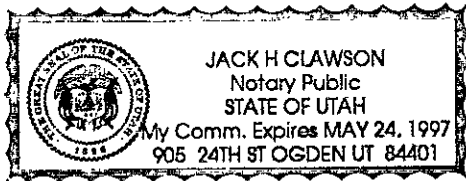
STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

DAVID TO and JILL TO, owners of unit 30, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 27th day of October, 1995.

David To
DAVID TO
Jill To
JILL TO

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of October, 1995.




Jack H. Clawson
NOTARY PUBLIC

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

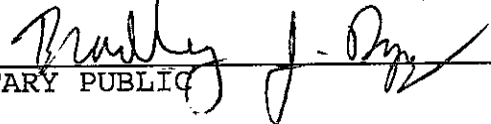
MICAH PETERSON, owner of unit 9, being first duly sworn upon her oath, deposes and says that she has read the foregoing Declaration and understands the contents thereof, and the same is true of her own knowledge, information and belief.

DATED this 26th day of October, 1995.

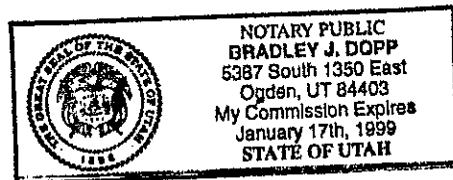


MICAH PETERSON

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____
day of October, 1995.



NOTARY PUBLIC




STATE OF UTAH)
) :ss.
COUNTY OF WEBER)

BJ.D
mm
M. PETERSON

REGGIE V. PETERSON and MICHELLE McFARLAND, owners of unit 10, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

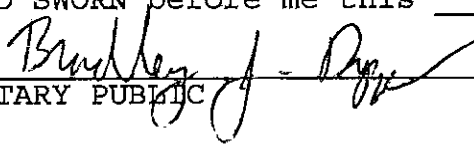
DATED this 26th day of October, 1995.

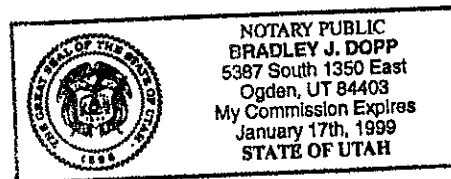

REGGIE V. PETERSON


MICHELLE McFARLAND

M. PETERSON
mm
BJ.D

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____ day of October, 1995.


NOTARY PUBLIC



STATE OF UTAH)
):SS.
COUNTY OF WEBER)

GERALD GIEGER and FRANCES L. GIEGER, owners of unit 20, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 26th day of October, 1995.

Gerald Gieger

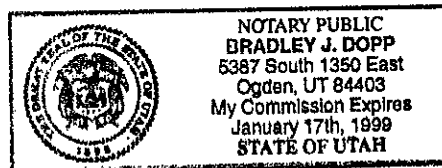
GERALD GIEGER

Frances L. Gieger

FRANCES L. GIEGER

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____ day of October, 1995.

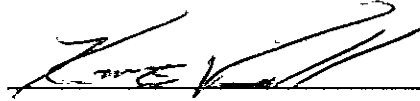
Bradley J. Dopp
NOTARY PUBLIC



STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

KEVIN ROWELL and BARBARA ROWELL, owners of unit 21, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 26TH day of October, 1995.

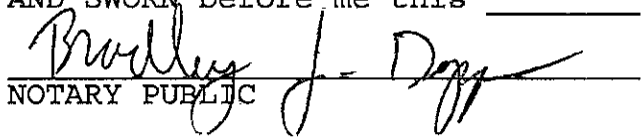


KEVIN ROWELL

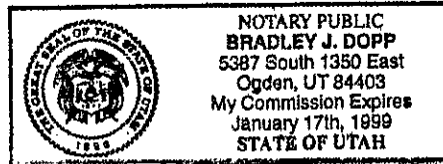


BARBARA ROWELL

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____
day of October, 1995.



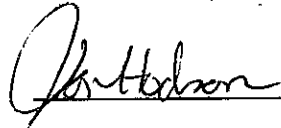
NOTARY PUBLIC



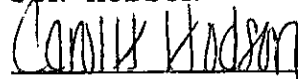
STATE OF UTAH)
):ss.
COUNTY OF WEBER).

JON HODSON and CAROL H. HODSON, owners of unit 23, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 26th day of October, 1995.

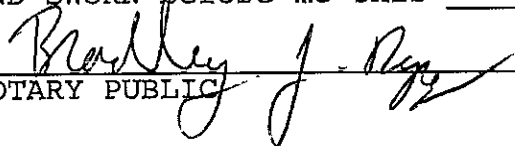


JON HODSON

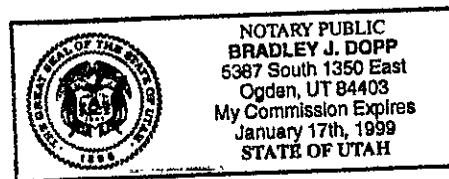


CAROL H. HODSON

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____
day of October, 1995.



NOTARY PUBLIC



STATE OF UTAH)
):ss.
COUNTY OF WEBER)

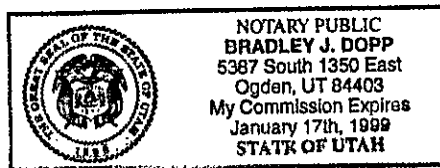
JEANETTE L. GUYMON, owner of unit 24, being first duly sworn upon her oath, deposes and says that she has read the foregoing Declaration and understands the contents thereof, and the same is true of her own knowledge, information and belief.

DATED this 26th day of October, 1995.

Jeanette L. Guymon
JEANETTE L. GUYMON

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____ day of October, 1995.


Bradley J. Dopp
NOTARY PUBLIC



STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

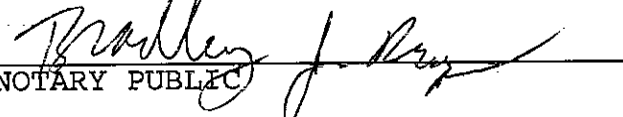
MERV E. MARSHALL, owner of unit 25, being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this 26th day of October, 1995.

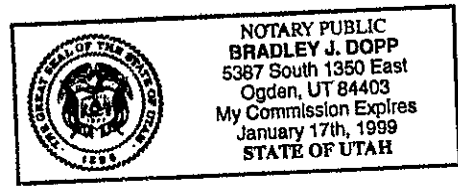


MERV E. MARSHALL

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____ day of October, 1995.



NOTARY PUBLIC



STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

WILLIAM CHAD RHEAD and SHAWNA RHEAD, owners of unit 27, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 26th day of October, 1995.

William Chad Rhead

WILLIAM CHAD RHEAD

Shawna Rhead

SHAWNA RHEAD

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____ day of October, 1995.

Bradley J. Dopp
NOTARY PUBLIC



NOTARY PUBLIC
BRADLEY J. DOPP
5387 South 1350 East
Ogden, UT 84403
My Commission Expires
January 17th, 1999
STATE OF UTAH

STATE OF UTAH)
):SS.
COUNTY OF WEBER)

CHAD W. CRONQUIST and LESA M. CRONQUIST, owners of unit 32, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 26th day of October, 1995.

Chad W. Cronquist

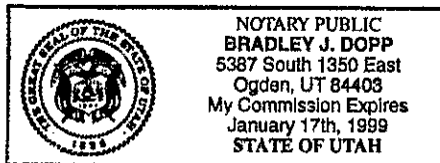
CHAD W. CRONQUIST

Les M. Cronquist

LESA M. CRONQUIST

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____ day of October, 1995.


Bradley J. Dopp
NOTARY PUBLIC



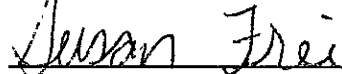
STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

DANIEL K. FREI and SUSAN K. FREI, owners of unit 34, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 20th day of October, 1995.

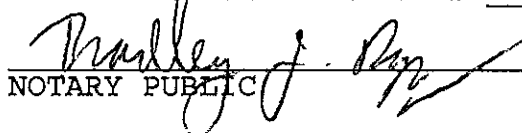


DANIEL K. FREI

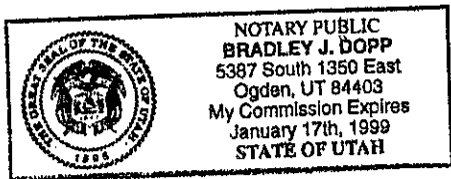


SUSAN K. FREI

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____ day of October, 1995.



NOTARY PUBLIC



STATE OF UTAH)
) :SS.
COUNTY OF WEBER)

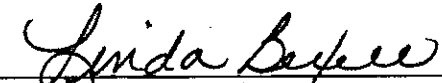
TIM L. ACKERMAN, owner of units 37 and 38, being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this 27th day of March, 1995.

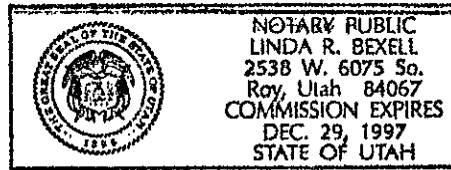

TIM L. ACKERMAN

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of March, 1995.

COMMISSION ENDS: 12-29-97


NOTARY PUBLIC
RESIDING AT: 2583 W 6075 S Roy

STATE OF UTAH)
) :SS.
COUNTY OF WEBER)




WEBCO INCORPORATED, by and through its President, RICHARD M. WEBBER, owner of units 41 and 42, being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this 27th day of March, 1995.


RICHARD M. WEBBER, President

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 27th day of March, 1995.

COMMISSION ENDS: 3-28-98


NOTARY PUBLIC
RESIDING AT: _____



STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

ROBERT MONTGOMERY, owner of unit 42, being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this 26th day of October, 1995.

Robert J. Montgomery
ROBERT MONTGOMERY

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this _____ day of October, 1995.

Bradley J. Dopp
NOTARY PUBLIC

