

All - Co Oaks Condo 1
 All - Co Oaks Condo 2
 All - Co Oaks Condo 3
 All - Co Oaks Condo 4
 All - Co Oaks Condo 5 Amd
 All - Co Oaks Condo 6
 Comm Area - Co Oaks Condo 10

13/17

When recorded, return to:

09-093 0001 thru 0006
 09-094 0001 thru 0008
 0009 thru 0016 0017 thru 0019
 0020 thru 0028, 0029 thru 0033
 Tax Parcel Serial Numbers:
 09-314-0010

Country Oaks Homeowners Association
 P.O. Box 1521
 Ogden, UT 84402-1521

RETURNEE
 JAN 13 2003

THIRD AMENDMENT TO AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COUNTRY OAKS CONDOMINIUMS

This Third Amendment to Amended Declaration of Covenants, Conditions, and Restrictions for Country Oaks Condominiums (the "Third Amendment") is made and executed this ___ day of January, 2003, by the Country Oaks Condominiums Management Committee (the "Management Committee") pursuant to the Utah Condominium Ownership Act, UTAH CODE ANN. §57-8-1 et seq. (the "Act").

E 1821734 B 3205 P 164
 RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
 2003 JAN 13 10:49 AM FEE 73.00 DEP MT

RECITALS REC'D FOR COUNTRY OAKS HOMEOWNERS ASSOC

A. A "Declaration of Covenants, Conditions, Restrictions, and By-laws for Country Oaks Condominium" was recorded with the Davis County Recorder's office on November 5, 1975, in Book 582, at Page 709, as Entry Number 422434 (the "Original Declaration"). Among other things, the Original Declaration established a residential condominium project known or referred to as Country Oaks Condominiums (the "Condominium Project"). The Condominium Project comprises, and the Original Declaration constituted an encumbrance on, real property located in Davis County, Utah, as more fully described in Exhibit A attached hereto.

B. The Original Declaration was amended and restated in its entirety by that certain "Amended Declaration of Covenants, Conditions and Restrictions for Country Oaks Condominium" dated May 21, 1993, and recorded in the Davis County Recorder's office on May 21, 1993, in Book 1617, at Page 834, as Entry Number 1036688 (as amended and modified from time to time, the "Amended Declaration"). Capitalized terms used in this Amendment which are not defined herein shall have the meanings given to them in the Amended Declaration.

C. The Amended Declaration was amended by (1) an "Amendment to Amended Declaration of Covenants, Conditions and Restrictions for Country Oaks Condominiums" dated August 22, 2000 (the "First Amendment"), which was recorded in the Davis County Recorder's office on August 23, 2000, in Book 2684, at Page 175, as Entry Number 1609494; and (2) a "Second Amendment to Amended Declaration of Covenants, Conditions and Restrictions for Country Oaks Condominiums" dated December ___, 2001 (the "Second Amendment"), which was recorded in the Davis County Recorder's office on _____, in Book _____, at Page _____, as Entry Number _____.

D. Among other things, the First Amendment vacated the designated "Phase 7-3" of the Condominium Project, although the property original included in such Phase 7-3 remained part of the Condominium Project and subject to the Amended Declaration. The purpose of such vacation was to permit and require Rodney Stephens, d/b/a Rod Stephens Construction ("Stephens"), as the owner of the undeveloped Sites (as defined in the First Amendment) located of the property in the vacated

Phase 7-3, to propose and submit to the Management Committee separate plat maps for new additional phases to be located on the property originally comprising the vacated Phase 7-3. E 1821734 A 3205 P 165

E. Among other things, the Second Amendment recognized three new phases in the Condominium Project being developed by Stephens, identified therein as Phases 9, 10, and 11, and adjusted the percentage ownership of the Common Areas for Units to account for the additional dwelling units in such new phases.

F. Terry Looch ("Looch") proposes to develop an additional phase in the Condominium Project, to be designated as Phase 13, consisting of two additional dwelling units, which will be developed in accordance with the Amended Declaration and the First Amendment, and the Management Committee by this Third Amendment desires to recognize such additional phases

G. The Amended Declaration permits the Management Committee, from time to time, to change the percentages of the ownership of the Common Areas as Sites are converted to Units by constructing residential dwelling units thereon.

NOW, THEREFORE, in consideration of the covenants contained herein, and for other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the Management Committee, acting for and on behalf of the Unit Owners, agrees as follows:

1. Incorporation of Recitals. The terms, conditions, statements, and representations made in the above Recitals are incorporated herein by this reference.

2. Additional Phase. Looch has recorded in the office of the Davis County Recorder a plat map for one new phase affecting a portion of the property originally comprising the vacated Phase 7-3. The new phase is identified in such plat map as Phase 13 consisting of 2 Units. The legal descriptions for Phases 13 is attached hereto as Exhibit B, and the unit numbers, street addresses, and square footage for the Units in Phase 13 are shown in Exhibit C attached hereto. Exhibit D hereto shows the elevations and floor plans for the Units in Phase 13. Phase 13 shall be part of the Condominium Project and shall be subject to the terms and conditions of the Amended Declaration, including without limitation what portions of Phase 13 and the improvements thereon constitute "common areas and facilities" or "limited common areas and facilities." Those elements of Phase 13 that constitute common area shall be determined on the same basis and according to the definitions contained in the Amended Declaration and as common areas are set forth in the record of survey maps recorded for the previously build phases in the Condominium Project. Without limiting the foregoing, all outdoor patios, porches, and decks, and all garages shall constitute limited common areas, including those areas marked in Exhibit D with a series of parallel diagonal lines.

3. Adjustment of Percentages of Common Areas. The Management Committee, by virtue of the authority granted to it in Section 24.C of the Amended Declaration, hereby adjusts the percentages of ownership of the Common Areas to reflect the additional Units that have been constructed in Phase 13. Effective on the date of this Third Amendment, the new percentages of ownership of the Common Areas are shown in Exhibit E attached hereto. The Unit Owners of Units in Phase 13 shall have all of the rights and privileges of Unit Owners under the Amended Declaration, including without limitation the right to use common areas and facilities and to vote.

4. Improvements Added. Looch, in connection with the construction of units, shall install all improvements to the common area as required under Section 3.F.3 (page 8) of the

Amended Declaration. These include the installation of sewer connections, water connections (including secondary water hookups), sprinkling systems, connection and hook up fees, landscaping consistent with the already established common areas in the Condominium Project, retaining walls, plumbing, electrical, road, pavement, asphalt, cement, building, and any other items normally associated with the construction or building of common areas and a unit. Looock shall comply with all the requirements of Section 17 of the Amended Declaration relating to construction by site owners.

5. Authorization. The Management Committee hereby certifies that it has all requisite power and authority on behalf of the Unit Owners to execute and deliver this Third Amendment and to approve the actions taken herein for and on behalf of the Unit Owners and the Condominium Project.

6. Remaining Terms Unchanged. The Amended Declaration is hereby amended and supplemented by this Third Amendment to the extent necessary to reflect and incorporate the changes made herein. Except as so amended and supplemented, all of the remaining terms and conditions of the Amended Declaration, the First Amendment, and the Second Amendment shall remain unchanged and in full force and effect.

Executed on the day and year first written above.

COUNTRY OAKS CONDOMINIUMS
MANAGEMENT COMMITTEE

By: Sharm Christensen
Sharm Christensen
President

ACKNOWLEDGMENT

STATE OF UTAH)
): ss.
County of Davis)

On the 10th day of January, 2003, personally appeared before me Sharm Christensen, who being duly sworn did state that he is the President of the Country Oaks Condominiums Management Committee, and that he executed the foregoing instrument for and on behalf of said committee and the Unit Owners, having authority to so act.

Yvonne Jensen
Notary Public

[Seal]

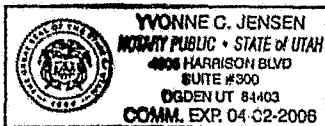


EXHIBIT A

(Legal Description of the Condominium Project)

All - Co. Poles, Conds

Beginning at a point which is South 89°49'30" West 2021.10 feet along the Section line, and South 555.18 feet from the Northeast corner of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence North 79° East 199.357 feet; thence North 27° West 29.578 feet; thence North 74° East 132.439 feet; thence South 27° East 190.318 feet; thence South 63° West 100.0 feet; thence South 26°07'40" West 75.0 feet; thence North 27° West 111.312 feet; thence South 79° West 218.74 feet; thence North 11° West 122.0 feet to the point of beginning. Containing 1.3408 acres. (Known as Phase One)

All - Phase 3

TOGETHER WITH: Part of the Northeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, beginning at a point located East 1161.13 feet and South 510.39 feet from the North quarter corner of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, thence North 16° West 137.00 feet; thence South 74° West 137.56 feet; thence North 16° West 92.00 feet; thence South 74° West 173.30 feet; thence South 16° East 107.00 feet; thence North 74° East 111.00 feet; thence South 27° East 190.32 feet; thence North 63° East 25.39 feet; thence North 25° West 60.73 feet; thence North 74° East 148.12 feet to the point of beginning. Contains 1.038 acres. (Known as Phase Three)

All - Phase 2

TOGETHER WITH: Part of the Northeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, beginning at a point located North 89°49'30" East 611.13 feet and South 555.18 feet from the North quarter corner of said Section 14, thence North 79° East 199.36 feet thence North 27° West 100 feet thence North 11° West 145.87 feet, thence South 79° West 200 feet, thence South 11° East 112 feet, thence South 79° West 92.44 feet thence South 11° East 130 feet, thence North 79° East 120.64 feet to the point of beginning. Contains 1.42 acres. (Known as Phase Two).

All - Phase 4

TOGETHER WITH: Part of the Northeast quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, beginning at a point located East 1161.13 feet and South 510.39 feet from the North quarter corner of said Section 14, thence North 16° West 137 feet, thence South 74° West 137.56 feet, thence North 16° East 92 feet thence North 74° East 187.56 feet, thence South 16° East 248.40 feet, thence North 84°47'37" West 53.63 feet to the point of beginning. (Known as Phase Four).

All - Phase 5

TOGETHER WITH: Part of the North 1/2 of Section 14, Township 4 North Range 1 West, Salt Lake Base and Meridian. U.S. Survey: Beginning at a point located 1049.94 feet East and 304.04 feet South from the North 1/4 corner of said Section 14; running thence North 10° East 200.0 feet; thence South 80° East 122.68 feet; thence South 27° East 167.76 feet; thence South 13° East 210.0 feet; thence South 74° West 118.96 feet; thence North 16° West 248.40 feet; and thence 74° West 100.0 feet to the point of beginning. Contains 1.32 acres. (known as Phase Five).

All - Phase 6

TOGETHER WITH: Beginning at a point located 784.17 feet South and 623.65 feet East from the North quarter corner of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian; running thence North 79° East 281.18 feet to the South corner of Country Oaks Condominiums, Phase I; thence North 27° West 111.31 feet; thence South 79° West 218.74 feet; thence North 11° West 30.00 feet; thence South 79° West 30.00 feet; thence South 11° East 36.07 feet; thence South 10° East 100.95 feet to the point of beginning. (Known as Phase Six)

EXHIBIT B
(Legal Description of Phase 12) 881734 8 3205 P 16B

The following property is located in Davis County, Utah:

PART OF THE NORTHEAST QUARTER OF SECTION 14, T.4N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

09-314-0010
BEGINNING ON THE SOUTH BOUNDARY OF ROLLING OAKS NO. 3 AND THE NORTHWEST CORNER OF COUNTRY OAKS CONDOMINIUMS PHASE 12, SAID POINT BEING S00°10'00"W ALONG THE QUARTER SECTION LINE 543.10 FEET AND S89°50'00"E 99.46 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE S00°10'00"W ALONG THE WEST LINE OF SAID COUNTRY OAKS 118.24 FEET; THENCE S89°00'00"W 35.17 FEET TO A 130.87 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N01°00'00"W; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°15'46" A DISTANCE OF 66.84 FEET TO THE QUARTER SECTION LINE; THENCE N00°10'00"E ALONG SAID SECTION LINE 106.66 FEET TO THE SOUTH LINE OF SAID ROLLING OAKS NO. 3; THENCE S88°02'57"E ALONG SAID SOUTH LINE 99.51 FEET TO THE POINT OF BEGINNING.

CONTAINS: 11666 SQUARE FEET

EXHIBIT C
(Unit Information for Phase 13)

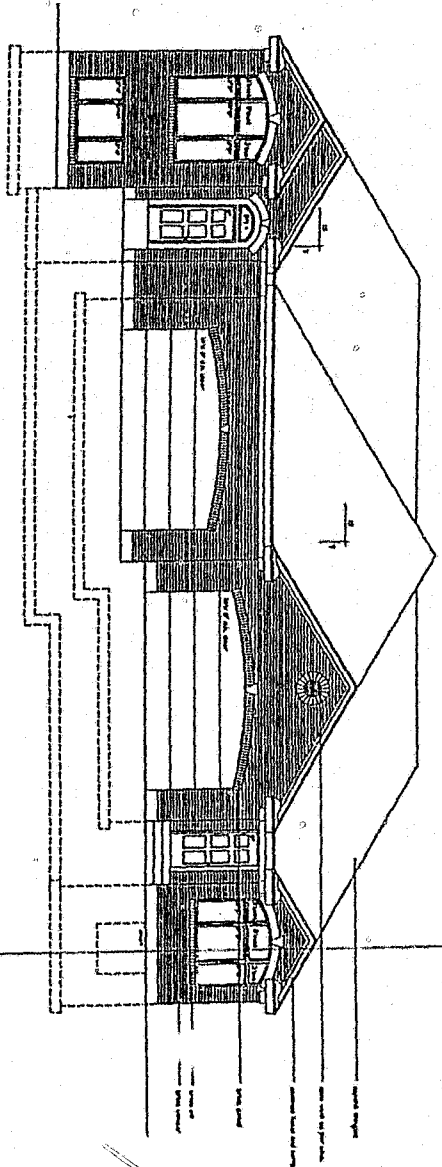
Phase	Unit/Lot No.	Address	Square Feet* (Livable Area)
13	13	2395 East 1900 North	1,325
13	14	2401 East 1900 North	1,477

* Finished area excluding basements and garages.

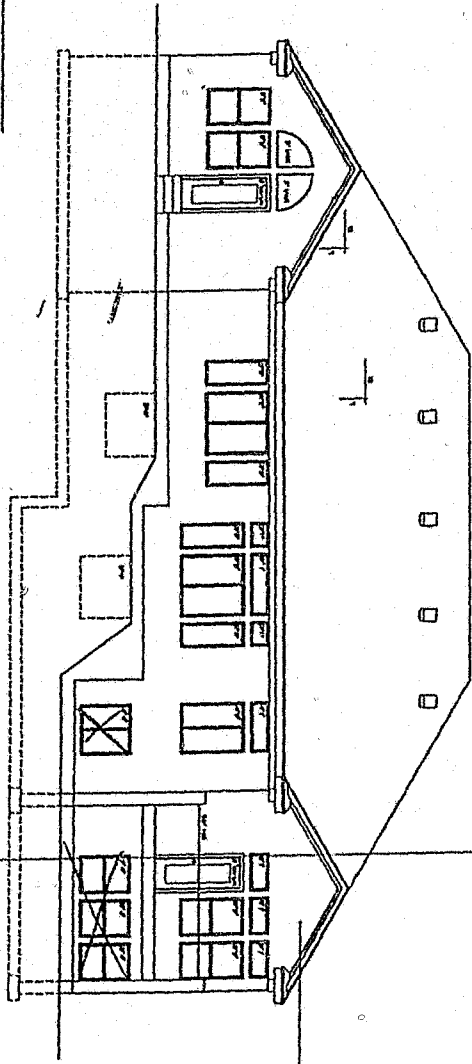
EXHIBIT D
(Elevations and Floor Plans for Units in Phase 13)

[See attached.]

A FRONT ELEVATION



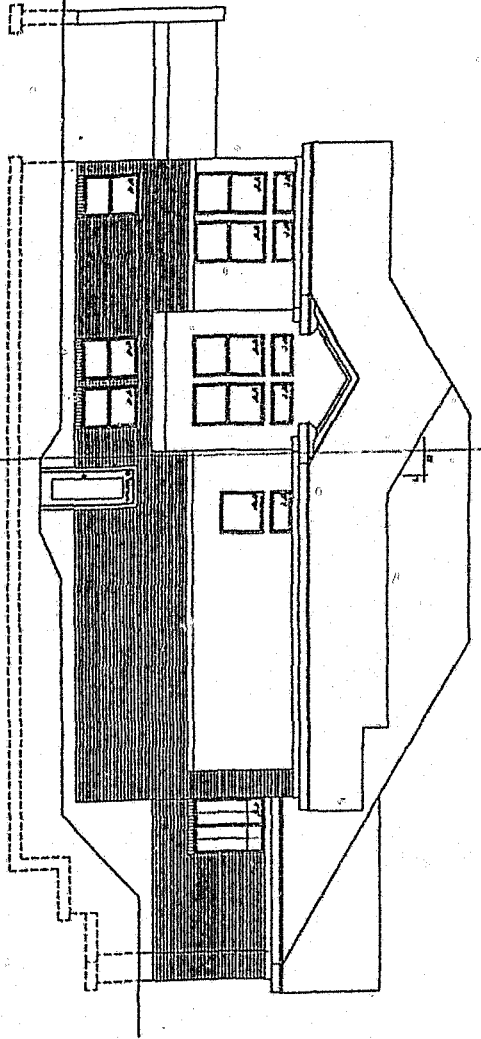
B REAR ELEVATION



(A)

LEFT SIDE ELEVATION

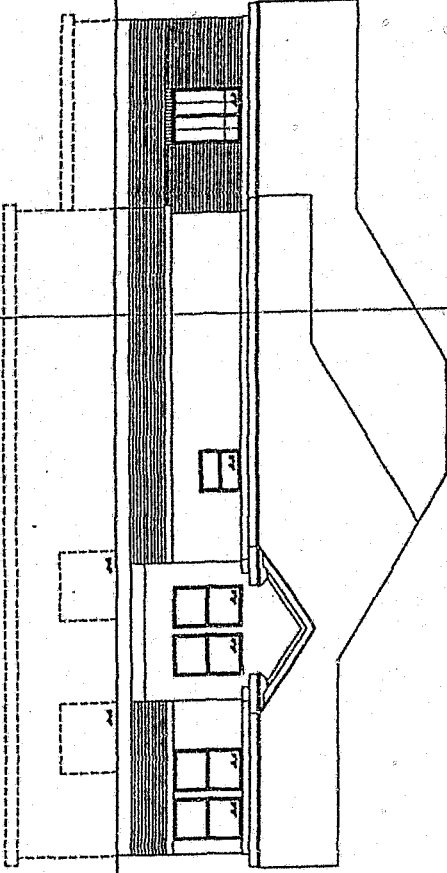
1/4" = 1'-0"



(B)

RIGHT SIDE ELEVATION

1/4" = 1'-0"



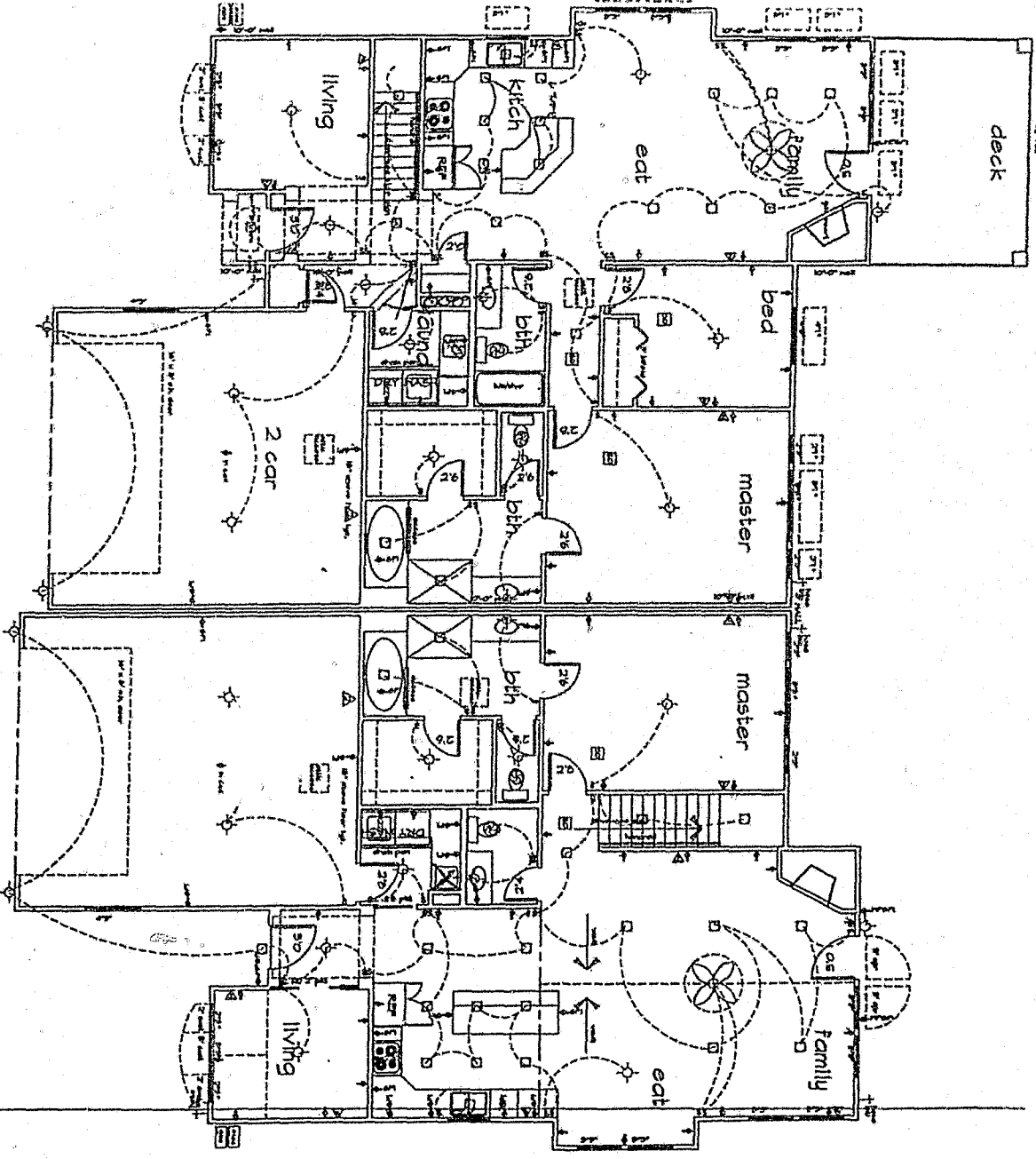


EXHIBIT E

(Adjusted Percentages of Common Area Ownership)

COUNTRY OAKS

NAME	ADDRESS	SQ FEET	PHS	UNIT	%
NAEF, BERNICE	1892 N 2550 E	1650	1	1A	.227%
Reiner, Ron	1902 N 2550 E	1740	1	1B	1.294%
FREY, GORDON & DORIS	1908 N 2550 E	1680	1	1C	1.249%
MORRISON, HARLEY & CONNIE	1820 N 2550 E	1475	1	1D	1.097%
SCOTT, MIKE (RENTAL)	2547 E 1900 N	1650	1	2A	1.227%
CHRISTENSEN, SHARM & DIANN	2531 E 1900 N	1500	1	2B	1.115%
CONDER, MAXINE	2509 E 1900 N	1500	1	2C	1.115%
ADAMS, STEVE & BRENDA	2497 E 1900 N	1650	1	2D	1.227%
CLYDE, JANICE	2540 E 1950 N	1364	2	1	1.014%
PERRY, BRIAN & HOLLY	2522 E 1950 N	1364	2	2	1.014%
DeYOUNG, LAWRENCE	2512 E 1950 N	1491	2	3	1.109%
BARNETT, MARGARET	2502 E 1950 N	1491	2	4	1.109%
PARKER, CHARLES & JEAN	2492 E 1950 N	1491	2	5	1.109%
VANSICKLE, MARTHA	2480 E 1950 N	1491	2	6	1.109%
GUNNELL, REED & BONNIE	2543 E 1950 N	1491	2	7	1.109%
GILMORE, FLO	2531 E 1950 N	1491	2	8	1.109%
MACKENZIE, RICHARD & DOROTHY	2513 E 1950 N	1524	2	9	1.133%
Rees, Ralph	2501 E 1930 N	1524	2	10	1.133%
DICK, LORNA	2551 E 1930 N	1519	3	1	1.130%
HARDER, GLENN & EDITH	2559 E 1930 N	1519	3	2	1.130%
PETERSON, EDITH	2565 E 1930 N	1519	3	3	1.130%
FEHLMAN, ARLEN & ALTA	2569 E 1930 N	1519	3	4	1.130%
FALCON, PAUL (RENTAL)	2562 E 1930 N	1519	3	5	1.130%
VIAU, ALICE	2574 E 1900 N	1163	3	6	0.865%
LOWER, MITCHEL	2584 E 1900 N	1163	3	7	0.865%
ELY, JOHN & ROBIN	2588 E 1900 N	1163	3	8	0.865%
CARR, ROBERT & JOANNE	2573 E 1930 N	1524	4	1	1.133%
WAYMAN, RAY & AUDRENE	2589 E 1930 N	1524	4	2	1.133%
BECK, GLENN & DORIS	2595 E 1930 N	1524	4	3	1.133%
HILL, EVELYN	1906 N 2600 E	1440	5	1	1.071%
HARTMAN, RAY & DARLENE	1920 N 2600 E	1440	5	2	1.071%
HENDRICKSON, DAN & JUDY	1932 N 2600 E	1440	5	3	1.071%
PARKER, TY & ROSALIE	1940 N 2600 E	1440	5	4	1.071%
YOUNG, SAM & MARIAN	1954 N 2600 E	1440	5	5	1.071%
HULET, MARK & MARIE	1958 N 2600 E	1440	5	6	1.071%
JOHNSON, SHRLEY	1962 N 2600 E	1440	5	7	1.071%
HILGERT, THOMAS C.	1968 N 2600 E	1410	5	8	1.049%
Browning, Lois	1972 N 2600 E	1410	5	9	1.049%
DUFFIN, DALE & LINDA	2544 E 1900 N	1524	6	1	1.133%
COOK-DAVENPORT	2530 E 1900 N	1524	6	2	1.133%
FAYTON, LAMAR	2512 E 1900 N	1524	6	3	1.133%
ALVERSON, BETTY	2494 E 1900 N	1524	6	4	1.133%
CHELEMES, SAM (RENTAL)	2482 E 1900 N	1524	6	5	1.133%
GRIGGS, ROSCOE & ROSE MARY	2597 E 1980 N	1440	7.1	1	1.071%
MATTSON, PAUL & ALICE	2589 E 1980 N	1440	7.1	2	1.071%
SERSLAND, PAUL	2581 E 1980 N	1440	7.1	3	1.071%
PETERSON, DON & ORTELL	2573 E 1980 N	1440	7.1	4	1.071%
HAWKS, VIENNE & DAN	2561 E 1980 N	1440	7.1	5	1.071%

STODDARD, IAN & LU	2553 E 1980 N	1440	7.1	6	1.071%
MOON, LARRY (RENTAL)	2545 E 1980 N	1440	7.1	7	1.071%
HIMMELBERGER, KEITH & JANET	2544 E 1980 N	1440	7.1	7	1.071%
BOWLES, JOHN & DONNELL	2550 E 1980 N	1410	7.1	9	1.049%
MURPHY, KAREN	2556 E 1980 N	1410	7.1	10	1.049%
ROSE, STERLING & MILDRED	2560 E 1980 N	1410	7.1	11	1.049%
Wolff, Carol (Rental)	2568 E 1980 N	1440	7.1	12	1.071%
GLOVER, VAL & BLANCHE	2574 E 1980 N	1440	7.1	13	1.071%
Keene, John J. III	2533 E 1980 N	1440	7.2	1	1.071%
HOLMES, GENE & FELICIA	2521 E 1980 N	1440	7.2	2	1.071%
THURSTON, HELLEN	2497 E 1980 N	1440	7.2	3	1.071%
HAMILTON, EMIL	2483 E 1980 N	1440	7.2	4	1.071%
JONES, TWIST & JEANNENE	2471 E 1980 N	1440	7.2	5	1.071%
SHARP, BILL	2489 E 1980 N	1410	7.2	6	1.049%
TYLER, FRED & JEAN	2457 E 1980 N	1410	7.2	7	1.049%
COUNTRY OAKS	PARKING PAD	0	7.2	8	
COUNTRY OAKS	PARKING PAD	0	7.2	9	
REMOVED FROM PLAT			7.2	10	
Kirk, Reid	1969 N 2450 E	1722	7.2	25	1.281%
CHILIA, BECKY	1965 N 2450 E	1722	7.2	26	1.281%
CROKE, ELLEN	1859 N 2450 E	1710	7.2	27	1.272%
BURDGE, ROLLAND	1951 N 2450 E	1710	7.2	28	1.272%
Simmons, Gary & Sheri	2456 E 1950 N	1710	7.2	29	1.272%
GREEN FAMILY TRUST	2468 E 1950 N	1710	7.2	30	1.272%
MARCUS, GARY & INA	2481 E 1950 N	1440	7.2	17	1.071%
BOYLE, WAYNE & CONNIE	2489 E 1950 N	1440	7.2	18	1.071%
STONE, RODERICK	1970 N 2450 E	1410	7.2	19	1.049%
CROUCH, WILLIS & DONNA	1974 N 2450 E	1410	7.2	20	1.049%
JONES, RAYCINE	1978 N 2450 E	1410	7.2	21	1.049%
HANSON CONSTRUCTION (RENTAL)	2480 E 1980 N	1410	7.2	22	1.049%
DENNING, JEAN	2496 E 1980 N	1410	7.2	23	1.049%
FREELAND, KAYE	2518 E 1980 N	1440	7.2	24	1.071%
STEVENS, DON & JOANNA	2485 E 1900 N	1585	9	1	1.178%
HOLMES, DENNIS & BEVERLY	2483 E 1900 N	1565	9	2	1.178%
Weaver, Don	2481 E 1900 N	1585	9	3	1.178%
Christensen, Peter & Diane	2475 E 1900 N	1585	9	4	1.178%
Nelson, Ronald & Nancy	2463 E 1900 N	1585	10	1	1.178%
Chung, Dennis & Darlene	2455 E 1900 N	1585	10	2	1.178%
Gray, Todd	2443 E 1900 N	1185	12		0.881%
wede, Marilyn	2437 E 1900 N	1185	12		0.881%
lephons, Rod	2423 E 1900 N	1185	12		0.881%
Holloway, Todd	2415 E 1900 N	1185	12		0.881%
Loock, Terry	2401 E 1900 N	1325	13		0.985%
Olson, Naomi	2395 E 1900 N	1477	13		1.098%
Olson, Rod	2412 E 1900 N	1685	11	1	1.253%
Holloway, Todd	2404 E 1900 N	1685	11	2	1.253%
TOTALS		134469			100.000%