



W2300560

E# 2300560 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
24-OCT-07 4:40 PM FEE \$40.00 DEP VD
REC FOR: KIRK A. CULLIMORE & ASSOCIATES
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:
The Law Offices of Kirk A. Cullimore
644 East Union Square
Sandy, UT 84070

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR
COLONIAL GARDENS TOWNHOMES**

This Amendment to the Declaration of Covenants, Conditions, and Restrictions is made this 24 day of October, 2007 by Colonial Gardens Homeowners Association, Inc. (the "Association").

RECITALS

A. The Declaration of Covenants, Conditions, and Restricitons was recorded in the Weber County Recorders Office as Entry 2253884, as amended and supplemented (the "Declaration").

B. This amendment shall amend the Declaration as noted below and shall apply to the lands described in Exhibit "A" and shall be binding against all of the property described in the Declaration and any annexation, expansion or supplement thereto;

C. The Association desires to change various provisions in the Declaration to provide a modern and more workable legal environment for the community;

D. Pursuant to Article XIV, Section 14.1 of the Declaration, the Association has obtained the affirmative vote or written consent of at least sixty-seven percent (67%) of the combined Class A and Class B votes and the Declarant has consented to this amendment.

NOW, THEREFORE, the Association hereby amends the following sections of the Declaration, to read as follows:

Article VIII, Section 8.10, shall be amended to read as follows:

8.10 Leases

Any lease agreement shall provide that the terms of the lease shall be subject in all respects to the provisions of the Project Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. All leases shall be in writing and shall be filed with the Association.

Leases shall also prohibit smoking and shall require that tenants who own pets will register the pets with the Association.

IN WITNESS WHEREOF, the Board of Directors has executed this Amendment to the Declaration in accordance with Article XIV, Section 14.1 of the Declaration.

COLONIAL GARDENS HOMEOWNERS ASSOCIATION, INC.

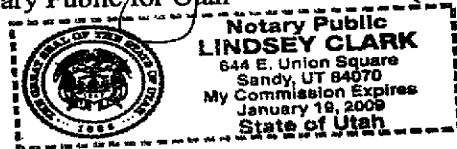
By: *[Signature]*
Its: President

By: _____
Its: Secretary

STATE OF UTAH)
):ss
County of Utah)

On the 21 day of October 2007, personally appeared Paul Gifford and _____ who, being first duly sworn, did that say that they are the president and secretary of the Association, and that this instrument was signed on behalf of said Association by authority of its Members; and acknowledged said instrument to be their voluntary act and deed.

[Signature]
Notary Public for Utah



**EXHIBIT A
Legal Description**

All of Units A through I, Parcel No. 2, Colonial Gardens Townhouses, Riverdale City, Weber County, Utah. Together with the Limited Common Area appurtenant thereto.

Parcel Nos.: 08-401-~~001~~^{0010 ✓} through 08-401-~~009~~^{0018 ✓}

All of Units J through R, Parcel No. 1, Colonial Gardens Townhouses, Riverdale City, Weber County, Utah. Together with the Limited Common Area appurtenant thereto.

Parcel Nos.: 08-401-~~010~~^{0019 ✓} through 08-401-~~018~~^{0022 ✓}

All of Units S through V, Parcel No. 3, Colonial Gardens Townhouses, Riverdale City, Weber County, Utah. Together with the Limited Common Area appurtenant thereto.

Parcel Nos.: 08-401-~~019~~^{0023 ✓} through 08-401-~~022~~^{0026 ✓}

All of Units W through Z, Parcel No. 4, Colonial Gardens Townhouses, Riverdale City, Weber County, Utah. Together with Limited Common Area appurtenant thereto.

Parcel Nos.: 08-401-~~023~~^{0027 ✓} through 08-401-~~026~~^{0027 ✓}

Together with all Common Areas located with in Parcel Nos., 1 through 4, Colonial Gardens Townhouses, Riverdale City, Weber County, Utah.

Parcel No.: 08-401-~~027~~^{0027 ✓}