



When Recorded Return To:

**SECOND AMENDMENT TO COMMUNITY DECLARATION FOR
THE MEADOWS AT RIVERBEND HOMEOWNERS' ASSOCIATION, INC.**

This Second Amendment to the Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. (hereinafter "Second Amendment") hereby amends that certain Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. recorded in the Weber County Recorder's Office on June 28, 2012, as Entry No. 2583259, as amended ("Enabling Declaration") and is hereby adopted by the Board of Trustees for The Meadows at Riverbend Homeowners' Association, Inc. ("Association"), for and on behalf of its members, and made effective as of the date recorded in the Weber Recorder's Office.

RECITALS:

A. This Second Amendment affects and concerns the real property located in Weber County, Utah, and more particularly described in the attached **Exhibit "A"** ("Property"):

B. On or about June 28, 2012, a Plat map of Meadows at River Bend Phase 1 ("Phase 1 Plat") depicting the project was recorded in the Weber County Recorder's Office as Entry No. 2583257.

C. On or about June 28, 2012, a Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. ("Enabling Declaration") was recorded in the Weber County Recorder's Office as Entry No. 2583259.

D. On or about February 10, 2014, a Plat map of Meadows at River Bend Phase 2 ("Phase 2 Plat") depicting the project was recorded in the Weber County Recorder's Office as Entry No. 2674669.

E. On or about February 10, 2014, a First Supplemental Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. was recorded in the Weber County Recorder's Office as Entry No. 2674667.

F. On or about August 12, 2015, a Second Supplemental Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. was recorded in the Weber County Recorder's Office as Entry No. 2750737.

G. On or about May 10, 2016, a Plat map of Meadows at River Bend Phase 3 ("Phase 3 Plat") depicting the project was recorded in the Weber County Recorder's Office as Entry No. 2782248.

H. On or about May 10, 2016, a Plat map of Meadows at River Bend Phase 3 1st Amendment (Phase 3 Amended Plat") depicting the project was recorded in the Weber County Recorder's Office as Entry No. 2782248.

I. On or about July 18, 2016, a Plat map of Meadows at River Bend Phase 4 (“Phase 4 Plat”) depicting the project was recorded in the Weber County Recorder’s Office as Entry No. 2804056.

J. On or about November 7, 2019, an Amendment to the Community Declaration for The Meadows at Riverbend Homeowners’ Association, Inc. was recorded in the Weber County Recorder’s Office as Entry No. 3015009.

K. The Declarant Control Period set forth in the Enabling Declaration has expired.

CERTIFICATION

By signing below, the Board of Trustees hereby certifies that the Association, pursuant to Article XII, Section 12.1 of the Enabling Declaration, has obtained the approval from at least two-thirds of the votes represented by the Members present in person at a duly constituted meeting of the Members.

NOW, THEREFORE, pursuant to the foregoing, the Board of Trustees of the Association hereby makes and executes this Second Amendment, which shall be effective as of its recording date.

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are incorporated herein by reference and made a part hereof.

2. No Other Changes. Except as otherwise expressly provided in this Second Amendment, the Enabling Declaration, and subsequent amendments, remain in full force and effect without modification.

3. Authorization. The individuals signing for the respective entities make the following representations: (i) he/she has read the Second Amendment, (ii) he/she has authority to act for the entity designated below, and (iii) he/she shall execute the Second Amendment acting in said capacity.

4. Conflicts. In the case of any conflict between the provisions of this Second Amendment and the provisions of the Enabling Declaration or any prior amendments, the provisions of this Second Amendment shall in all respects govern and control. In the case of any existing provision with the Enabling Declaration, or prior amendments that could be interpreted as prohibiting the modifications set forth in this Second Amendment, such provision is hereby modified in order to accomplish the purpose and intent of this Second Amendment.

AMENDMENTS

5. Article XII, Section 12.27 is hereby added to the Enabling Declaration as follows:

Reinvestment Fee Covenant. The Association shall levy a one-time reinvestment fee to be paid to the Association when a change in ownership or transfer of a Unit occurs in the amount of \$1,000 unless a lesser amount is established by Board of Trustees from time to time. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the administration, maintenance, and operations of the Association's Common Areas and facilities, and Association expenses.

MEADOWS AT RIVERBEND HOMEOWNERS' ASSOCIATION, INC.

By: JON SPIESMAN
Its: [Signature]
President, Board of Trustees

STATE OF UTAH)
COUNTY OF Weber : ss

The foregoing instrument was acknowledged before me this 13th day of March, 2023, Jon Spiesman, who by me being duly sworn, did say that he/she is the President of Meadows at Riverbend Homeowners' Association, Inc.

[Signature]
Notary Public



EXHIBIT "A"
(Legal Description)

PHASE 1

Units 1 through 15, and common area, the Meadows at River Bend Phase 1, according to the official plat thereof, as recorded in the office of the Weber County Recorder.

Tax I.D. No. 03-046-0001 - 0016

PHASE 2

Units 16 through 34, and common area, the Meadows at River Bend Phase 2, according to the official plat thereof, as recorded in the office of the Weber County Recorder.

Tax I.D. Nos. 03-047-0001 – 0020

PHASE 3

Units 35 through 46, and common area, the Meadows at River Bend Phase 3, according to the official plat thereof, as recorded in the office of the Weber County Recorder.

Tax I.D. No. 03-052-0001 - 0013

PHASE 4

Units 47 through 66, and common area, the Meadows at River Bend Phase 4, according to the official plat thereof, as recorded in the office of the Weber County Recorder.

Tax I.D. No. 03-053-0001 – 0020 and 03-053-~~0022~~
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