

3553570
BK 8394 PG 349

When Recorded Return to:
R. Kirk Heaton
HOA Secretary
908 Fremont Rd.
Bountiful, UT 84010

RETURNED
DEC 07 2023

E 3553570 B 8394 P 349-350
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/7/2023 12:21 PM
FEE 150.00 Pgs: 2
DEP IC REC'D FOR BARTON
WOODS HOMEOWNERS ASSOC INC

First Amendment to Restated and Amended Declaration of Covenants, Conditions & Restrictions of Barton Woods PUD (A Planned Unit Development)

Pursuant to the Restated and Amended Declaration of Covenants, Conditions & Restrictions of Barton Woods PUD recorded on October 29, 2012 as entry number E 2697042, Book 5637, Pages 2087-2172, in the property records of Davis County, Utah Recorder ("CC&Rs") the Owners of Lots within the planned unit development voted for and approved by a 2/3rds majority or more the following two amendments to the CC&Rs:

Amendment No. 1: The final sentence of Section 6.01 of the CC&Rs is deleted in its entirety and replaced with the following:

"No Lots within the Project shall be occupied or used for commercial or business purposes; provided, however, that nothing in this paragraph 6.01 shall be deemed to prevent any Owner or the Owner's duly authorized agent from renting or leasing the Owner's residential building from time to time, to one family for a period of at least six (6) months, subject to all of the provisions of this Restated Declaration.

Amendment No. 2: Subsection 16.01(a) is deleted in its entirety and replaced with the following:

Section 16.01, No Businesses.

"(a) **Limited Activity.** Customers, patrons, guests, clients or individuals may not come to Homes for any reason except for children and young people for tutoring and educational instruction.

Certification

It is hereby certified that more than two-thirds (2/3) of the Owners within Barton Woods PUD have voted to approve the above two amendments to the Restated and Amended Declaration of Covenants, Conditions & Restrictions of Barton Woods PUD (A Planned Unit Development).

BARTON WOODS HOMEOWNERS ASSOCIATION, INC.

By: 
Name: Michael Williams
Its: President

[Notary and Legal Description Follows on Next Page]

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

On 7 December, 2023, personally appeared before me Michael Williams, who being duly sworn, did sah that he is the President of the Barton Woods Homeowners Association, Inc., and that the within and foregoing instrument was signed in behalf of said Association by authority of its governing documents and of its members.



Krista R Groll

NOTARY PUBLIC

Legal Description of Affected Real Property

- All of Barton Woods PUD, Plat A, Davis County, Utah
- All of Barton Woods PUD, Plat B, Davis County, Utah
- All of Barton Woods PUD, Plat C, Davis County, Utah
- All of Barton Woods PUD, Plat D, Davis County, Utah
- All of Barton Woods PUD, Plat E, Davis County, Utah

Parcel Nos.:

- ✓ 04-136-0501 thru 0506, 0514, ~~0509 thru 0513~~ 0516; 0515, 0511; 0512, 0513
 - ✓ 04-132-0101 thru 0104, 0115, ~~0107~~ thru 0114
 - ✓ 04-133-0201 thru 0209
 - ✓ 04-134-0301 thru 0310, 0316, 0313, 0314
 - ✓ 04-135-0401 thru 0406, 0422, 0417, 0411 thru 0414, 0416, 0421, 0418, 0419
- Davis County, State of Utah