

AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR FAIRFIELD FARM

Recorded June 13, 1974
Entry No. 396875
Book 542 Page 341

THIS AMENDMENT is made and executed in Salt Lake City, Salt Lake County, State of Utah, this twelfth day of June, 1974, by FAIRFIELD FARM DEVELOPMENT CORP., a Utah corporation, pursuant to the provisions of the Utah Condominium Ownership Act and pursuant to Article 1, Section 6 on Page 4, of said DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, duly recorded in the office of the Davis County, Utah, Recorder on the eighth day of June, 1973.

WITNESSETH:

Article III, Section 1, on Page 8 of said DECLARATION shall be hereby amended to read as follows:

"Section 1. Ownership. Each owner shall be entitled to exclusive ownership and possession of his lot and Unit. Each Owner shall be entitled to an undivided one forty fifth (1/45th) interest in the Common Area. The percentage of the undivided one forty fifth interest of each Owner in the Common Area shall have a permanent character and shall not be altered without the consent of all Owners expressed in an Amended Declaration duly recorded (except in those cases governed by Article II, Section 2, above). Each Owner will also own a membership in and be a member of the recreational facilities used by the Association.

An Owner shall not be deemed to own the utilities running through his Unit which are utilized for, or serve more than one Unit, except as a tenant in common with the other Owners. An Owner will own and shall have the exclusive right to paint, repaint, tile, wax, paper or otherwise refinish and decorate the inner surfaces and walls, basement floors, ceiling, windows, and doors of his Unit."

For the purpose, the DECLARATION as amended shall be deemed to refer to and include the Amended Condominium Plat map filed for recordation with this AMENDMENT to said DECLARATION until or unless further amended.