



ENT 46000:2010 PG 1 of 2
 RODNEY D. CAMPBELL
 UTAH COUNTY RECORDER
 2010 Jun 03 3:34 pm FEE 71.00 BY SS
 RECORDED FOR HANSEN WRIGHT EDDY HAWS

AMENDMENT TO THE DECLARATION OF
 EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS
 FOR DAVENCOURT HOMES

DAVENCOURT TOWNHOMES PUD PLATS A, B, C, D, and E

This Amendment is made this the 24th day of MARCH, 2010, and amends that Declaration and By-Laws filed on the 19th day of September, 1995, which is identified as Entry No. 62400:3770, and any amendments to such Declaration and By-Laws that were made subsequent to the date the Declaration and By-Laws were recorded but prior to the date this Amendment is filed, and is made pursuant to the Utah Condominium Ownership Act.

Section 4.01 of the Declaration is amended to include a subsection (a) and (b), which reads as follows:

- (a) If the interior of a Unit has been damaged in any way (structural, water, fire, smoke, or other damage) by a source originating inside or outside of the Unit, then the Owner shall be responsible to pay for the damage and to make the necessary repairs at his own expense
- (b) If the source of damage to the Owner's Unit originated from another Unit, common area, or the actions of a third party, then the Owner of the Unit that was damaged may require the party who caused the damage to pay for reasonable repairs. Damages caused by water, fire, smoke, or any other kind of source, that passes from one Unit to another Unit and causes damage, shall be repaired by the Owner of the Unit from which the problem originated, who shall be responsible to pay for any and all damages that result inside the other Unit(s).

Article 13 of the By-Laws is amended to include a section 13.16, which reads as follows:

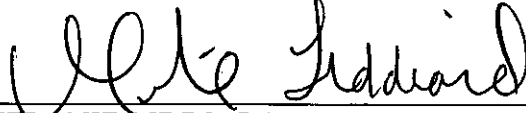
13.16 Insurance. As provided in Section 4.02 of the Declaration, each Unit Owner shall be required to obtain and carry at their own expense insurance to cover personal property and any loss or liability.

Article 8 of the Declaration shall be amended to include a section 8.07, as follows:

8.07 In the event that a building is damaged or destroyed by a covered peril, the association will bear the expense of rebuilding the exterior structure, foundation, columns, girders, beams, main walls, common bearing walls, shared fixtures, roofs, sheet rocking, and other common areas. Owners shall be responsible for the finishing of the interior of the Unit, including paint, finished flooring, or other material constituting part of the finished surface of a wall, floor, or ceiling. Items that are unique to a Unit, such as appliances, heating and cooling units, doors, and fixtures that are not shared, shall be the Unit Owner's responsibility.

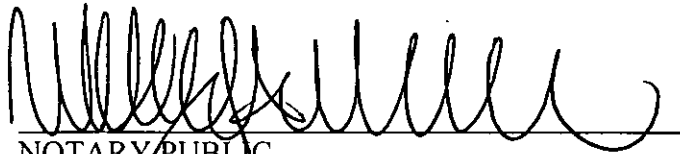
DATED this 24th day of March, 2010.

DAVENCOURT TOWNHOMES



MELANIE LIDDIARD
Manager

SUBSCRIBED AND SWORN to before me this 24th day of March, 2010.



NOTARY PUBLIC

