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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MICHAEL OLSEN
1815 WHITE OAKS CIRCLE
SALT LAKE CITY UT 84121
BY: AMF, DEPUTY - 01 4 P.

WHEN RECORDED, RETURN TO:
Tall Oaks Homeowners Association
Michael Olsen
President
1815 White Oaks Circle
SLC, UT 84121

FOURTH AMENDMENT TO
REVISED AND RESTATED DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS OF
THE TALL OAKS PLANNED RESIDENTIAL DEVELOPMENT
(Phases I, II & Lot 12 of Phase IV)

THIS FOURTH AMENDMENT TO THE REVISED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TALL OAKS PLANNED RESIDENTIAL DEVELOPMENT is made and entered into as of the 3rd day of January 2005; by The Tall Oaks Homeowners Association, a Utah nonprofit corporation (the "Association")

Recitals

- A. The Tall Oaks Planned Residential Development (the "Development") comprises the real property (including both individual lots and common areas) of the Tall Oaks Planned Residential Development, Phases I, II and III and Lot 12 of Phase IV, in Salt Lake County, Utah, as more particularly described in Exhibit A, attached hereto and made a part hereof.
- B. The Revised and Restated Declaration of Covenants, Conditions and Restrictions of the Tall Oaks Planned Residential Development dated January 16, 1986 (as amended, the "Declaration") was recorded April 9, 1986 as Entry No. 4227394 at Book 5754, page 441, in the office of the Salt Lake County Recorder.
- C. The Declaration was amended pursuant to the First Amendment to Revised and Restated Declaration of Covenants, Conditions and Restrictions of the Tall Oaks Planned Residential Development dated September 30, 1992 and recorded January 21, 1993 as Entry No. 5418465 at Book 6592, page 1747, in the office of the Salt Lake County Recorder.
- D. The Declaration was further amended pursuant to the June, 2003 Amendment to Revised and Restated Declaration of Covenants, Conditions and Restrictions of the Tall Oaks Planned Residential Development dated June 23, 2003 and recorded June 23, 2003 as Entry No. 8700365 at Book 8823, page 3839, in the office of the Salt Lake County Recorder.
- E. The Declaration was further amended pursuant to the Third Amendment to Revised and Restated Declaration of Covenants, Conditions and Restrictions of the Tall Oaks Planned Residential Development dated September 23, 2003 and recorded September 23, 2003 as Entry No. 8826512 at Book 8885, page 4360-64, in the office of the Salt Lake County Recorder.
- F. This Amendment has been adopted by the Association by the vote of the majority of the owners of lots within the Development (the "Owners") in accordance with Article XIII, paragraph 2 of the Declaration.

AMENDMENT

NOW, THEREFORE, THE ASSOCIATION DECLARES AND CERTIFIES AS FOLLOWS:

1. Amendment to Article VIII, entitled "USE RESTRICTIONS", paragraph 2 (Use of Lots and Living Units) is hereby amended to add the following provisions":

No Living unit shall be leased or rented for any monetary consideration to a non-owner of a living unit or any third party. Each living unit shall be used or occupied only by the owner or owners thereof.

2. Amendment to Article XIII, entitled "MISCELLANEOUS", paragraph 4 (Lease provisions) is hereby rescinded and deleted in its entirety.
3. The undersigned officers of the Association hereby certify that this Amendment has been duly adopted by the affirmative vote of a majority of the Owners.

IN WITNESS WHEREOF, the Association has executed this Amendment as of the day and year first above written.

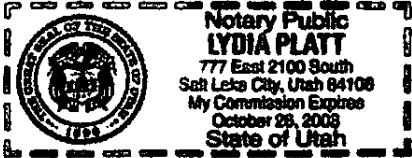
THE TALL OAKS HOMEOWNERS ASSOCIATION, a Utah nonprofit corporation

By Michael W. Olsen
Name: Michael W. Olsen
Title: President

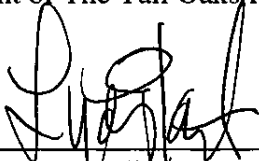
By Philip M. Arlt
Name: PHILIP M. ARLT
Title: VICE PRES.

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 25th day of March 2005 by Michael W. Olsen the President of The Tall Oaks Homeowners Association, a Utah nonprofit corporation.



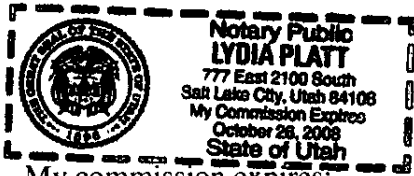
My commission expires:
10/26/08



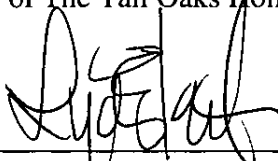
Notary Public
Residing at: 777 E. 2100 S.
SLC, UT 84106

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 25th day of March 2005 by Phillip M. Arlt the Vice President of The Tall Oaks Homeowners Association, a Utah nonprofit corporation.



My commission expires:
10/26/08



Notary Public
Residing at: 777 E. 2100 S.
SLC, UT 84106

EXHIBIT A

Legal Description

Lots 1 through 25 and 57 through 59, and all roads, sidewalks and other common areas included within The Tall Oaks Planned Residential Development Phases I, II and III (as amended and extended); and Lot 12 of Tall Oaks Planned Residential Development, Phase IV, according to the official plats thereof on file in the office of the Salt Lake County Recorder.

Tax Serial Nos.

<u>Lot No.</u>	<u>Phase</u>	<u>Serial No.</u>
1.	I	22-21-202-025
2	I	22-21-202-022
3	I	22-21-202-021
4	II	22-21-453-036
5	II	22-21-453-035
6	II	22-21-453-034
7	II	22-21-453-031
8	II	22-21-453-030
9	II	22-21-453-033
10	I	22-21-202-016
11	I	22-21-202-017
12	I	22-21-202-020
13	I	22-21-202-019
14	I	22-21-202-018
15	I	22-21-202-023
16	I	22-21-202-024
17	I	22-21-202-026
18	I	22-21-202-011
19	I	22-21-202-010
20	III	22-21-202-032
21	III	22-21-202-038
22	III	22-21-202-034
23	III	22-21-202-037
24	III	22-21-202-041
25	III	22-21-202-040
57.	I	22-21-202-030
58	I	22-21-202-028
59	I	22-21-202-029
12	IV	22-21-232-022
Common Area	I	22-21-202-027
Common Area	II	22-21-453-029
Common Area	II	22-21-453-032
Common Area	III	22-21-202-039