

Office of the Davis County Recorder



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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/26/2022 11:09 AM
FEE \$128.00 Pgs: 5
DEP RTT REC'D FOR ISLAND VIEW RIDGE
E HOA

Continued on Page

Recorder
Richard T. Maughan
Chief Deputy
Lalle H. Lomax

THE UNDERLYING DOCUMENT ATTACHED HERETO IS AN ORIGINAL DOCUMENT SUBMITTED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH. THE DOCUMENT HAS INSUFFICIENT MARGIN SPACE FOR THE REQUIRED RECORDING ENDORSMENT STAMP. THIS PAGE BECOMES THE FRONT PAGE OF THE DOCUMENT FOR RECORDING PURPOSES.

THE DOCUMENT HEREIN RECORDED IS A Amendment to Correct
(Document Type)
12-679-0101 thru 0154
Tax Serial Number(s) Declaration of Protective Covenants

**AMENDMENT NO. 1 TO CORRECTED DECLARATION OF PROTECTIVE
COVENANTS, AGREEMENTS, CONDITIONS AND RESTRICTIONS
AFFECTING THE REAL PROPERTY OF ISLAND VIEW RIDGE
SUBDIVISION
LAYTON CITY, DAVIS COUNTY, STATE OF UTAH**

At a meeting of the Island View Ridge Homeowners Association on June 17, 20
13, more than 66 2/3% of the Owners within the Island View Ridge Subdivision, voted to
amend the Corrected Declaration of Protected Covenants, Agreements, Conditions and
Restrictions Affecting Real property of Island View Ridge Subdivision, Layton City,
Davis County, State of Utah, recorded with the Davis County Recorder's Office on May
9, 2007, as entry number 2269136, Book 4279, Pages 1304-1316 (hereinafter referred to
as the "Corrected Declaration"), as follows:

Section 6.7 of the Corrected Declaration is amended as follows:

The following sentence is deleted:

"The vote of at least sixty-six and two-thirds percent (66 2/3%) of the undivided
ownership interest in the Common Areas and Facilities shall be required to amend this
Declaration, the By-Laws or the Record of Survey Map."

And replaced with the following:

"A least sixty-six and two-thirds (66 2/3%) of the Owners who participate in the
Annual Meeting shall be required to amend this Declaration."

Additionally, the Corrected Declaration was amended to add Article VII as
follows:

"7.1 Dues Increase. Annual HOA dues were increased to \$130 per year with an
automatic \$10 discount if dues are paid on time.

7.2 Late Fees. A late fee of \$10 per month will be assess to any owner who does
not pay the HOA dues by the deadline."

Further, at a meeting of the Island View Ridge Homeowners Association on
May 11th, 2022, 66 2/3% of the Owners within the Island View Ridge Subdivision present
at the Annual Meeting, voted to amend the Corrected Declaration as follows:

Section 7.1 of the Corrected Declaration is deleted in its entirety and amended as
follows:

"7.1 Dues Increase. Annual HOA dues are increased to \$250.00 per year."

Section VII of the Corrected Declaration is amended to add the following:


"7.3 Transfer Fee. A transfer fee of \$250.00 (the "Transfer Fee") will be charged to an Owner when the Owner's Lot is sold to another party. The Transfer Fee will be paid upon Closing or Settlement of the sale of Owner's Lot. The Transfer Fee will be made payable to the "Island View Ridge Homeowners Association" and placed in the Association's reserve account for use as the Management Committee sees fit."

Except as to the amendments indicated above, the Correct Declaration shall remain in place and in full force and effect.

CERTIFICATION


I represent that I, Brianna Siddoway, was the President of the Island View Ridge Homeowners Association when the amendments made on ~~April 12~~^{9/13} 2013 were made and certify that the required vote for amendment of the Corrected Declaration occurred.

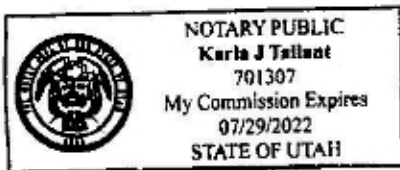
Dated this 18th day of July, 2022.

By: 
Brianna Siddoway
President of the Island View Ridge
Homeowners Association 20

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the 18th day of July, 2022 personally appeared before me Brianna Siddoway, president of the Island View Ridge Homeowners Association in 2022 and duly acknowledged to me that she executed the same.


Notary Public



CERTIFICATION

I represent that I, Chris Moon, was the President of the Island View Ridge Homeowners Association when the amendments made on May 11, 2022 were made and certify that the required vote for amendment of the Corrected Declaration occurred.

Dated this 18 day of July, 2022.

By: Chris Moon
Chris Moon
President of the Island View Ridge
Homeowners Association 2022

(STATE OF UTAH)
: ss.
(COUNTY OF DAVIS)

On the 18th day of July, 2022 personally appeared before me Chris Moon, President of the Island View Ridge Homeowners Association in 2022, and duly acknowledged to me that she executed the same.

[Signature]
Notary Public

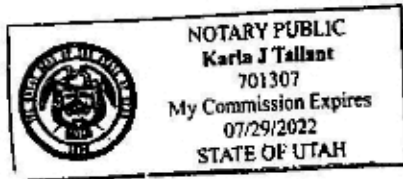


EXHIBIT "A" ISLAND VIEW RIDGE HOMEOWNERS ASSOCIATION

COMPANY NUMBER 6594188-0140

PROPERTY DESCRIPTION

The real property referred to hereinafter (the Subdivision) is located in Layton City, Davis County, State of Utah, and is more particularly described as follows to wit:

all Lots 101 through 154 inclusive Island View Ridge Subdivision

ISLAND VIEW RIDGE

LAYTON CITY, DAVIS COUNTY, STATE OF UTAH

Landscape Buffer Easement: Layton City has required a five-foot landscape buffer easement that traverses the Lots known as 101,106,107,114 and 116 as they abut 3700 West Street, Lots 115,116,117,118,119,120,121 as they abut Bluff Road and Lots 136,137,143,144, as they abut Gentile Street and Lots 145,146,147,148,149,154 as they abut 3700 West Street.

12-679-0101-0154