

After Recording Return To:
12371 South 900 East #200
Draper, UT 84020

13220028
3/19/2020 8:33:00 AM \$310.00
Book - 10911 Pg - 6326-6331
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MILLER HARRISON LLC
BY: eCASH, DEPUTY - EF 6 P.

**AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM
FOR
COUNTRY VIEW CONDOMINIUMS**

This Amendment to the Declaration ("**Amendment**") is executed on the date set forth below by The Country View Condominiums Homeowners Association, Inc., ("**Association**") and expressly supersedes the specified sections in the Amended and Restated Declaration of Condominium for Country View Condominiums ("**Declaration**") and is effective when recorded with the Salt Lake Recorder's Office.

RECITALS

- A. The real property, in Salt Lake County, Utah, known as Country View Condominiums, a Condominium Project, more particularly described in Exhibit B of this Amendment, is subject to covenants, conditions, and restrictions pursuant to the Declaration recorded June 28, 2019, in the Salt Lake County Recorder's Office as entry 13019607.
- B. This Amendment is intended to correct a clerical error in the Declaration relating to scope of Owner Responsibilities, set forth in the Declaration under Exhibit C the Maintenance Allocation Chart, to reflect the Article 4 section 4.1(a) which specifies that the paint on exterior doors, garage doors and windows are part of the Unit and therefore the responsibility of the Owner.
- C. Because this is a clerical error, the Board Certifies that voting is not required to make this correction as all material terms of the Declaration that were approved prior to its recording remain unchanged.
- D. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Declaration.

NOW THEREFORE, the Association, by and through its Board, hereby amends the Declaration as follows:

Exhibit C of the Declaration is repealed and amended in its entirety and is replaced by Exhibit A of this Amendment.

Conflicts. All remaining provisions of the Declaration and any prior amendments not specifically amended in this Amendment shall remain in full force and effect. In the case of any

conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

Incorporation and Supplementation of Declaration. This document is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, the Association, by and through its Board, has executed this Amendment to the Declaration as of the 15th day of MARCH, 2020.

The Country View Condominiums Homeowners Association, Inc.,
a Utah nonprofit corporation

By *Edward Probyn James*

Its: PRESIDENT

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

On the 16 day of March, 2020, personally appeared before me Edward Probyn James who by me being duly sworn, did say that she/he is an authorized representative of The Country View Condominiums Homeowners Association, Inc., and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public *Ann Burningham*

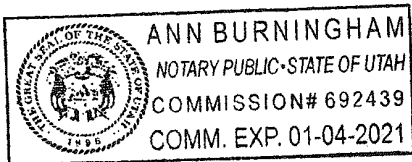


EXHIBIT A

MAINTENANCE ALLOCATION CHART

ITEM	HOA	OWNER	NOTES
GENERAL NOTE			Shared items are to be resolved between the Owners involved in use of the item.
A/C Pad & Unit		X	
Address Numbers		X	
Attic		X	
Cable/Satellite TV		X	
Ceiling		X	
Circuit Breakers for Unit		X	
Common Area Amenities	X		
Door and Door Frames - Exterior		X	Subject to Board approval upon replacement
Door and Door frames - Interior		X	
Door Hardware/doorbell		X	
Drains – Living Unit & Limited Common Patio/Porch		X	
Dryer Vent Cleaning		X	
Electrical Wiring/Panel		X	
Exterior Wall Finishes (Rock/Stucco/Siding, etc.)	X		
Fences – Project perimeter	X		
Fences – Owner installed		X	
Fireplace, Flue, & Vent Pipes – Cleaning & Repair		X	
Floor Coverings		X	
Foundation - Structural		X	
Foundation – Cracks, cosmetic		X	
Furnace		X	
Garage Door Openers, Springs, Hinges, Parts		X	
Garage Doors – repair & replacement		X	Subject to Board approval upon replacement
Gas Pipes (from meter to inside Unit)		X	
Hose Bib/Faucet/Spigot		X	
Hot Water Heater		X	
Insurance Coverage – Property (attached buildings)	X		
Insurance Coverage - HO6 Policy		X	
Insurance Coverage - Loss Assessment		X	
Insurance Deductible	X	X	Assessed to Owners pro-rata according to losses. HO6 deductible is Owner's responsibility.
Irrigation Lines / Heads – Common Area yard areas	X		
Landscape – Common Area (outside fenced yards)	X		
Landscape – Fenced yard and Owner maintained area		X	
Lights – eaves, porch & garage fixtures & bulbs		X	Fixture replacement subject to Board approval
Limited Common Area – patios, porches, & decks repair and replacement		X	
Limited Common Area – patios, porches, & decks clean and snow removal		X	
Mailbox & Stand/Structure		X	USPS

Mailbox Lock & Key		X	USPS
Paint - Exterior wall surfaces and trim finishes	X		
Paint - Exterior doors, garage doors, windows		X	
Paint - Interior		X	
Patio Slab		X	
Pest Control Interior		X	
Phone Lines		X	
Playgrounds & Open Space	X		
Plumbing Valves, Pressure Regulator		X	Point of connection/Meter to the unit - Owner Before point of connection/Meter - HOA
Plumbing Main Line		X	Point of connection/Meter to the unit - Owner Before point of connection/Meter - HOA
Plumbing Leak		X	Point of connection/Meter to the unit - Owner Before point of connection/Meter - HOA
Plumbing - Clogging/Stoppage		X	Point of connection/Meter to the unit - Owner Before point of connection/Meter - HOA
Plumbing Pipes Inside Unit		X	
Rain Gutters - clean-out, repair, replacement	X		
Rain Gutters - drains away from building	X		
Roof - repair & replacement	X		
Screen Doors		X	Must be approved by Board
Sewer pipes & utilities - serving a single Unit		X	
Sewer pipes & utilities - to more than one Unit	X		Unless handled by Municipality or others
Shutters		X	
Sidewalks and paths on Common Areas	X		
Sliding Glass Doors		X	
Snow Removal - Private Roads & Common Sidewalks	X		
Snow Removal - Private Driveways & Sidewalks		X	
Storm Drains	X		
Street Lights	X		Unless handled by Municipality or others
Streets - Private	X		
Termites, pests, rodents, insects, etc.		X	
Trash		X	
Utility Doors	X		
Vent covers - Exterior	X		
Wall - Bearing Interior Wall		X	
Wall - Partition Interior Wall		X	
Water - Culinary, or Owner maintained landscaping		X	
Water - Common Area Landscape	X		Unless metered to the individual Unit owner
Weather stripping		X	
Windows - Glass, Screens, frames, boxes		X	Subject to Board approval upon replacement

EXHIBIT B
Legal Description

All of **Country View Condominiums Phase A**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 8894258.

Including Units: A1, A2, A3, A4, B1, B2, B3, B4, B5, B6, C1, C2, C3, C4, C5, C6, D1, D2, D3, D4, D5, D6, E1, E2, E3, E4, F1, F2, F3, F4, G1, G2, G3, G4, G5, G6, H1, H2, H3, H4, H5, H6

Parcel Numbers: **27284810010000** through **27284810420000**

All of **Country View Condominiums Phase B**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 8894264.

Including Units: J1, J2, J3, J4, J5, J6, K1, K2, K3, K4, K5, K6, L1, L2, L3, L4, L5, L6, M1, M2, M3, M4, M5, M6

Parcel Numbers: **27284810430000** through **27284810660000**

All of **Country View Condominiums Phase C**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 9874492.

Including Units: N1, N2, N3, N4, N5, N6, O1, O2, O3, O4, O5, O6, P1, P2, P3, P4, P5, P6, Q1, Q2, Q3, Q4, Q5, Q6, R1, R2, R3, R4, S1, S2, S3, S4

Parcel Numbers: **27284810680000** through **27284811000000**

All of **Country View Condominiums Phase D**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 9874493.

Including Units: T1, T2, T3, T4, U1, U2, U3, U4, V1, V2, V3, V4, V5, V6, W1, W2, W3, W4, X1, X2, X3, X4, X5, X6, Y1, Y2, Y3, Y4, Y5, Y6, Z1, Z2, Z3, Z4, Z5, Z6, AA1, AA2, AA3, AA4, BB1, BB2, BB3, BB4

Parcel Numbers: **27284811010000** through **27284811440000**

All of **Country View Clubhouse Subdivision**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 9573802.

Including Lot 1 and Common Areas

Parcel Numbers: **27284520300000** & **27284520310000**

All of Parcel Number: **27284520370000** containing 0.68 acres, more particularly described as:

A PARCEL OF LAND, AS RECORDED IN BOOK 9288 AND PAGE 3248, AS RECORDED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE AND BEING LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RIVERTON CITY, SALT LAKE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ALONG THE EAST RIGHT OF WAY LINE OF 2700 WEST STREET, SAID POINT BEING N 0°11'57" E 330.00 FT (330.03' REC.) ALONG THE SECTION LINE AND S 89°48'03" E 40.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28 (BEING A STANDARD 2.5" FLAT BRASS CAP); THENCE FROM SAID POINT OF BEGINNING N 0°11'57" E 143.35 FEET ALONG THE EAST RIGHT OF WAY LINE OF 2700 WEST STREET TO THE SOUTHWESTERLY LINES OF THE COUNTRY VIEW CONDOMINIUMS PHASE D PLAT, AS RECORDED IN PLAT BOOK 2006 PG 299; THENCE ALONG SAID PLAT THE FOLLOWING 5 CALLS; (1) NORTHEASTERLY 18.28 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 69°38'27" EAST AND THE LONG CHORD BEARS NORTH 55°16'45" EAST 17.17 FEET WITH A CENTRAL ANGLE OF 69°50'24"); (2) SOUTH 89°48'03" EAST 134.15 FEET; (3) SOUTH 50°20'09" EAST 11.51 FEET; (4) SOUTH 89°45'32" EAST 38.82 FEET; (5) SOUTH 0°11'57" WEST 145.97 FEET; THENCE NORTH 89°45'32" WEST 195.94 FEET TO THE POINT OF BEGINNING. CONTAINS 29,671 SQUARE FEET AND 0.68 ACRES MORE OR LESS. CORNERS SET WITH NO. 5 REBAR WITH A YELLOW CAP STAMPED FLINT.

(Said parcel to contain 8 units and common area after approved subdivision and construction)