

## DECLARATION OF AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS OF DEADWOOD DADK

PEARWOOD PARK a Planned Unit Development

This Declaration of Amendment made, on the date hereinafter set forth, by a two third majority of the unit owners, hereinafter referred to as "Owners";

WHEREAS Owners are two-third owners of a certain property and development in the City of Ogden, County of Weber; State of Utah, which is a Planned Unit Development ("PUD") and have filed Covenants, Conditions and Restrictions on or about January 25, 1994 at 1270739 Book 1699 Page 2646 with the Weber County Recorder, and furthermore have recorded Pearwood Park Owners Association Articles of Incorporation at 1270740 Book 1699 Page 2657 with the Weber County Recorder; and

WHEREAS Owners are desirous of amending said Covenants, Conditions and Restrictions, to include the legal description, and annexing additional residential property for the purpose of developing additional lots compatible with this development;

WHEREAS said Covenants, Conditions and Restrictions provided for a Pearwood Park amended plat for future adjoining additions and development;

WHEREAS Parkway Patio Homes, a Utah Corporation, is currently the owner of certain property in the City of Ogden, County of Weber, State of Utah, which is more particularly described (and hereinafter referred to as Phases III, IV, and V):

E\$ 1431548 BK1827 PG1231 DOUG CROFTS, WEBER COUNTY RECORDER 25-SEP-96 348 PM FEE \$.00 DEP MH REC FOR: PARKWAY.PATIO.HOMES.INC.

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2.207-2031 71 3.3



## GREAT BASIN ENGINEERING, INC.

Consulting Engineers and Land Surveyors P.O. Box 9307 Ogden, Utah 84409

Ogden (801) 394-4515 Salt Lake (801) 521-8529 FAX (801) 392-7544



PEARWOOD PARK PHASES 3, 4 AND 5

OVERALL PARCEL

3-043-0051,0060,0042 13-043-0054,0037,0056,0058 13-207-0001 70 0015

A part of the Southeast Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West right-of-way line of Monroe Boulevard which is 130.00 feet North 0'58'00" East from the intersection of the North right-of-way line of Sixteenth Street and said West right-of-way line, which is also 1615.28 feet North; 1297.68 feet South 89°57'00" West and 130.00 feet North 0.58'00" East along said West right-of-way line from the Southeast Corner of said Quarter Section; running thence South 89\*57'00" West 60.22 feet; thence South 0°58'00" West 8.79 feet; thence South 89°57'00" West 49.51 feet; thence North 0'58'00" East 52.82 feet; thence South 89°57'00" West 37.01 feet; thence North 0°58'00" East 36.01 feet; thence South 89°57'00" West 86.50 feet; thence South 0°58'00" West 45.03 feet; thence South 89'57'00" West 86.50 feet; thence South 0°58'00" West 58.50 feet; thence South 89'57'00" West 100.00 feet; thence South 0'58'00" West 37.50 feet; thence North 89'57'00" East 6.50 feet; thence South 0.58'00" West 39.00 feet; thence North 89'57'00" East 5.75 feet; thence South 0.58'00" West 30.00 feet to the North right-of-way line of said Sixteenth Street; thence South 89.57'00" West 41.25 feet along said North right-of-way line; thence North 0.58'00" East 280.00 feet; thence South 89'57'00" West 44.00 feet; thence North 0'58'00" East 222.94 feet to the South line of Pearwood Park Phase 1 (amended), a P.U.D. In Ogden City, Weber County, Utah; thence South 89'56'56" East 492.73 feet along said South line and South line extended to said West right-of-way line of Monroe Boulevard; thence South 0'58'00" West 372.07 feet along said West right-of-way line to the point of beginning.

Contains 3.960 Acres

Et 1431548 BK1827 PG1232

NOW THEREFORE, Parkway Patio Homes, Inc. hereby declares that, and Owners hereby accept, all of the properties described as Phases III, IV, and V above and the same shall be held, developed, sold, and conveyed subject to the easements, restrictions, covenants and conditions of the PUD which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

It is furthermore declared by the undersigned that the original Covenants,

Conditions, and Restrictions are hereby amended to include all property described as

Phases III, IV and V.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seal this the 2<sup>nd</sup> day of 5<sup>nd</sup>, 1996.

STATE of UTAH

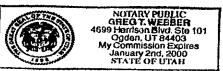
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COUNTY OF WEBER

)

Parkway Patio Homes, Inc., owner of the above-stated property, by RICHARD M. WEBBER, its President, being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this Z day of July	, 1998
	RICHARD M. WEBBER, President
ACKNOWLEDGED, SUBSCRIBED ANI	1
July ,1996. COMMISSION ENDS:	Muldelber
NOTARY PUBLIC	NOTARY PUBLIC RESIDING AT:



STATE OF UTAH
COUNTY OF WEBER

Tyler E. Graham

owner of unit 1

being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this 23 day of May , 1996

:ss

ctyler E. Graham

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 232 day of 1996



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STATE OF UTAH ) :ss COUNTY OF WEBER )

Jeffry W. & Yvonne M. Speckman ,owner of unit 2, being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 7 day of Man, 1996

Geffyllsperkmann Uvonne U. Sperkman

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this day of

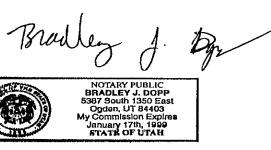
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COUNTY OF WEBER	) :ss
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being first duly sworn upon	their oath, depose and say that they have read the foregoing the contents thereof, and the same is true of their own knowledge,
DATED this 77th	day of
	Downer Hill
	Claire Hoff
ACKNOWLEDGED May 1996	, SUBSCRIBED AND SWORN before me this 7th day of



STATE OF UTAH )
SS
COUNTY OF WEBER )
Reggie V. & Michelle M. Peterson ,owner of unit 10
being first duly sworn upon their oath, depose and say that they have read the foregoing
Declaration and understand the contents thereof, and the same is true of their own knowledge,
information and belief.
DATED this day of
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ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 7 the day of
May, 1996
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NOTARY RUBLIC
BRADLEY J. DOPP
5387 South 1350 East
Opden, UT 84403
My Commission Expires
Jaffuay 17th, 1999
STATE OF UTAH

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CO	UNTY OF WEBER	)
I	Daniel L. & Cyndey	Turner Barker ,owner of unit 11
bei	ng first duly sworn upon th	eir oath, depose and say that they have read the foregoing
Dec	laration and understand th	e contents thereof, and the same is true of their own knowledge,
info	rmation and belief.	
	DATED this 7	lay of <u>May</u> , 1996
		/
		Daniel Basher
		agdney Barker
		- the
	ACKNOWLEDGED,	SUBSCRIBED AND SWORN before me this 7th day of
	, 1990	
	( )	

NOTARY PUBLIC BRADLEY J. DOPP 5387 South 1350 East Ogden, UT 84403 My Commission Expires January 17th, 1999 STATE OF UTAH 0/00-00

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beii Dec	Layne C. & Laury  ag first duly sworn upolaration and understan  frmation and belief.	n their oath, d	epose and say that thereof, and the sar	,owner of unit12_, they have read the foregoing ne is true of their own knowledge,
	DATED this 7	day of	May	1996
			Mury.	M. Rich
	ACKNOWLEDGI		BED AND SWOR	N before me this 7th day of

Bradley J. Mr

NOTARY PUBLIC BRADLEY J. DOPP 5387 South 1350 East Ogden, UT 84403 My Commission Expires January 17th, 1999 STATE OF UTAH

STATE OF UTAH ) :ss COUNTY OF WEBER )

Cheryl L. McCall

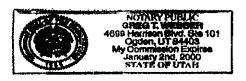
,owner of unit 13

being first duly sworn upon her oath, deposes and says that she has read the foregoing Declaration and understands the contents thereof, and the same is true of her own knowledge, information and belief.

DATED this 5th day of

1996

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 5 day of



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COUNTY OF WEBER	<b>)</b>
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DATED this 441	day of, 1996
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ACKNOWLEDGE June 19	ED, SUBSCRIBED AND SWORN before me this 4 <sup>15</sup> day of
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NOTARY PUBLIC GREG T. WESSER 4699 Hantson Sivd. Ste 101 Ogden, UT 34403 My Commission Expires January 2nd, 2000 NTAFE OF UTAR

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STATE OF UTAH ) :ss COUNTY OF WEBER )

information and belief.

Scott D. & Shannon N. Harding

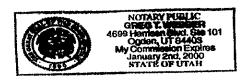
owner of unit 15

being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge,

DATED this US day of June , 1996

Set & Handing

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 5<sup>1</sup>/<sub>2</sub> day of 1996



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STATE OF UTAH )	
:ss COUNTY OF WEBER )	
coad	
S ### Richard W. & Sherre C. So	outhwick owner of unit 16
· · · · · · · · · · · · · · · · · · ·	depose and say that they have read the foregoing
Declaration and understand the contents nformation and belief.	s thereof, and the same is true of their own knowledge,
mormation and benef.	
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	Shewe C. Southwick
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	NOTARY PUBLIC GREGIT WERNER
	GREGIT. WESSER 101 A699 Herrison Blvd. S48 101 Opdon, UT 94403 My Commission Expires January 2nd, 2000 STATE OF UTAH
	January 2nd, 2000 STATE OF UTAH

STATE OF UTAH	)		<del></del> -
COUNTY OF WEBER	) :ss )		
	his oath, deposes and s	owner of unit 17, owner of unit 17, says that he has read the foregoing Declaris true of his own knowledge, informati	aration
and belief.	s mereor, and me same	is true of his own knowledge, informati	ion
DATED this 30	_day of MA >	, 1996	
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ACKNOWLEDGED May 1990	5	SWORN before me this 30 <sup>14</sup> day	y of

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STATE OF UTAH	) :ss
COUNTY OF WEBER	)
Michael & Sherrie being first duly sworn upon Declaration and understand information and belief.	S. Fazzio
DATED this	day of May 1996
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	Ogurni Stazzio
ACKNOWLEDGED	, SUBSCRIBED AND SWORN before me this 7th day of

NOTARY PUBLIC BRADLEY J. DOPP 5387 South 1350 East Ogden, UT 84403 My Commission Expires January 17th, 1999 STATE OF UTAH

STATE OF UTAH :ss COUNTY OF WEBER )

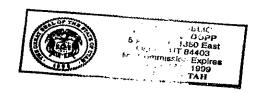
Bart E. & Christy M. Blair

,owner of unit

being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this Th

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this



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S	TATE OF UTAH )
C	:ss COUNTY OF WEBER )
	William Chad & Shawna Rhead,owner of unit_27
D	eing first duly sworn upon their oath, depose and say that they have read the foregoing eclaration and understand the contents thereof, and the same is true of their own knowledge, formation and belief.
	DATED this 1 day of Way , 1996
	Chrone W. Chead
	www.c. The
	ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 7 day of may , 1996
	NOTARY PUBLIC GINEGO 7. WEEBER 4699 Herrison Givi. Site 101 Option Giv. Site 101 Option

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τ	enneth G Leon			ourner of unit 29	
bei	enneth G. Leon ng first duly sworn upon h	is oath, denose	s and says that he has	read the foregoing De	eclaration
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and	belief.	•		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Idei Oix
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			4699 Herrison Bivd. Ste 101 Odden, UT 84403	4 14	
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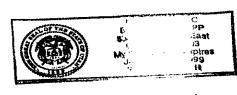
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STATE OF UTAH	) :ss	
COUNTY OF WEBER	)	
David & Jill To		owner of unit 30
being first duly sworn upon the Declaration and understand the information and belief.	heir oath, depose and say that they ha he contents thereof, and the same is tr	ve read the foregoing
DATED this 30	day of May	, 1996
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ACKNOWLEDGED, 1996	SUBSCRIBED AND SWORN befor	e me this 30 ½ day of
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State September 1997

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STATE OF UTAH	) :ss				
COUNTY OF WEBER	<b>)</b>				
Deborah L. Clawso being first duly sworn upon Declaration and understand nformation and belief.	her oath, d	eposes and says	that she has read the he same is true of he	foregoing	
DATED this 7	_day of	Muy	, 1996		. ೪೬ ನಿರ್ವಹಣೆ
	-9	Deborah	Ree-		
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ACKNOWLEDGED	o, SUBSCR	IBED AND SW		7th day	of .

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GRADILEY JUCEPP
BOST SOUTH 1860 East
Ogden, UT \$4403
My Commission Explin
January 1781, 100
January 1781, 100
STATE CASETYA

STATE OF UTAH

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COUNTY OF WEBER

Lynn F. & Wanda R. Nelson, Trustees

Lynn F. & Wanda R. Nelson, Trustees

No being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this The day of Place 1996

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this The day of May 1996

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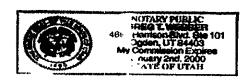
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COUNTY OF WEBER	)		
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being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 30 day of Man, 1996

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 30 day of May, 1996



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	ATE OF UTAH	) :ss			
СО	UNTY OF WEBER	1			
beir Dec	Rebecca Wilkins  ng first duly sworn upon he laration and understands t  rmation and belief.	er oath, depo	oses and says that she h thereof, and the same is	as read the foregoing	
	DATED this 75	day of	May Theaday Ha		e e e e e e e e e e e e e e e e e e e
				26	And Treatment Table 1 in Sec. 2
	ACKNOWLEDGED, 1996	SUBSCRIBI		ore me this 72 c	day of
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STATE OF UTAH	`	
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COUNTY OF WEBER	)	
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Brenda Acor	honouth donors and see that	owner of unit_36
Declaration and understand	her oath, deposes and says that she has s the contents thereof, and the same is t	s read the foregoing
information and belief.	s the contents diction, and the same is t	ide of her own knowledge,
DATED this	day of Mou A	, 1996
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Guy1 Novber

STATE OF UTAH COUNTY OF WEBER	) :ss		
Robert L. Durrant & being first duly sworn upon the Declaration and understand the	ir oath, depose and say that	they have read the foregoing	
information and belief.  DATED this 7th da	ay of <u>May</u>	. 1996	e de la compansa de l
	Mary Illen	Leeven &	Vigo destat to display the next to displa
ACKNOWLEDGED, SI	UBSCRIBED AND SWORM	N before me this 74	day of

NOTARY PUBLIC GREG T, WEBBER 4699 Harrison Blvd. Sto 101 Ogden, UT 84403 My Commission Expires January 2nd, 2000 STATE OF UTAB

Lay Webbar

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ST	ATE OF UTAH	) :ss					
СО	UNTY OF WEBER	)					
	Tim Ackerman				.0,	wner of unit	39 & 40
and	ng first duly sworn upon h understands the contents belief.	is oath, dep hereof, and	oses and I the sam	says that he e is true of h	has read t is own kn	the foregoing towledge, info	Declaration ormation
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	ACKNOWLEDGED, 1996		BED AN	D SWORN I	before me –	this 7 <u>1</u>	day of
				NOTARY PU GREG T. WE 4699 Herrison Bit Ogden, UT & My Commission January 2nd STATE OF &	BBER vd. Ste 101 34403 n Expires . 2000	Yayt	Webber

STATE OF UTAH :ss COUNTY OF WEBER

Dorothy Freed

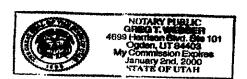
\_,owner of unit 45

being first duly sworn upon her oath, deposes and says that she has read the foregoing Declaration and understands the contents thereof, and the same is true of her own knowledge, information and belief.

DATED this 33 day of \_

Darothy Treed

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 237 day of May 1996



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STATE OF UTAH :ss COUNTY OF WEBER )

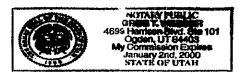
Jeromy J. & Hollie M. Sampson

owner of unit

being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 20 H day of \_

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 204 day of

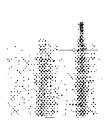


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STATE OF UTAH	) :ss		
COUNTY OF WEBER	)		
Gail S. Reed		,owner of unit 48	
		ays that she has read the foregoing and the same is true of her own knowledge,	
information and belief.	,	,	
DATED this_7	day of May	, 1996	
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ACKNOWLEDGE	D, SUBSCRIBED AND	SWORN before me this 7 <sup>th</sup> day of	
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NOTARY PUBLIC BRADLEY J. DOPP 5387 South 1350 East Ogden, UT 84403 My Commission Expires January 17th, 1999 BTATE OF UTAH

ST	ATE OF UTAH	)	
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CO	UNTY OF WEBER	)	
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	Shelly Ririe		,owner of unit 49
bei	ng first duly sworn upon h	er oath, der	poses and says that she has read the foregoing
Dec	laration and understands	the contents	s thereof, and the same is true of her own knowledge,
	rmation and belief.		
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	DATED His 16	dari a£	June 1996
	DATED tills 10	day 01	1990
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!			Shelly Rise
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	Tune, 1996		
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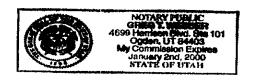
STATE OF UTAH :ss COUNTY OF WEBER

owner of unit 50 Maureen J. Burton being first duly sworn upon her oath, deposes and says that she has read the foregoing Declaration and understands the contents thereof, and the same is true of her own knowledge, information and belief.

DATED this 20th day of May 1996

Maureus Butter

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 2011 day of



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STATE OF UTAH

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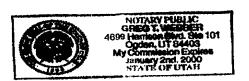
COUNTY OF WEBER

Richard A. Michels ,owner of unit 51 , being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this 30 day of May \_\_\_\_\_\_, 1996

Richard a. Michels

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 304 day of



Jug 1 Kebbar

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STATE OF UTAH	)			
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COUNTY OF WEBER	)			
Stacey D. Payne		_		
being first duly sworn upon l	ner nath, denoses and	gave that she had roo	owner of unit 52	
Declaration and understands	the contents thereof:	and the same is true	u me mregomg of her own knowledge	
information and belief.	The Control of the Color, the Color, the Color, the Color of the Color	and the same is true (	of her own knowledge	,
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ACKNOWLEDGED,	SUBSCRIBED AND	SWORN before me	this 204 day o	f
May 1996				
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GREEN T. WARREN	$\mathcal{L}$	Lug I Webler	- <b>-</b>	
Ogden, UT84403	·   ~			
January 2nd, 2000		•		
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STATE OF UTAH	)		•	
COUNTY OF WEBEI	:ss }			
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Alana Hunt			owner of uni	t_54
being first duly sworn	upon her oath, dep	ses and says that	she has read the forego	ing
Declaration and unders	stands the contents	thereof, and the sa	ame is true of her own k	enowledge,
information and belief.				
DATED this	774 day of	naf	, 1996	
		Alana	Hant	100
			•	
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1			_ <b>}</b>	l
ACKNOWLED	GED, SUBSCRIE	ED AND SWOR	N before me this $\frac{7^{+}}{}$	day of
may.	1996			
$\cup$				

OTARY PUBLIC
EMBLEY J. DOPP
S:97 South 1350 East
Ogden, UT 84403
MY Commission Expires
January 17th, 1999
STATE OF UTAH

	ATE OF UTAH ) :ss UNTY OF WEBER )			
bei	Susan L. Vandermeer  ng first duly sworn upon her oath, dep claration and understands the contents promation and belief.			going
	DATED this Zu day of	anag SUSAN	Jandernen	
	ACKNOWLEDGED, SUBSCRII	BED AND SWO	ORN before me this7	day of
		Bradle	× A-A,	

NOTARY PULLIC BRADLEY J. DOPP 5387 South 1350 East Ogden, UT 84403 My Commission Expires January 17th, 1999 STATE OF UTAM 

STATE OF UTAH )
:ss COUNTY OF WEBER )
Jake Johnstun And Leslie Johnstun, owner of unit 56
being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.
DATED this 711 day of, 1996
1 min The state of
Company of the second
ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 7 day of may, 1996

NOTARY PUBLIC BRADLEY J. DOPP 5387 South 1350 East Ogden, UT 84403 My Commission Expires January 17th, 1999 BTATE OF UTAH

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CTATE OF HTAH	<b>\</b>		
CIAILING BIAD			

COUNTY OF WEBER )

Ruth A. Savage

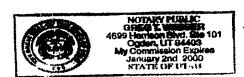
owner of unit 57

being first duly sworn upon her oath, deposes and says that she has read the foregoing Declaration and understands the contents thereof, and the same is true of her own knowledge, information and belief.

DATED this 20 day of 1111

1996

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 2011 day of May, 1996



Lug 1 Webber

STATE OF UTAH :ss COUNTY OF WEBER

Cody J. & Anne S. Blacket \_ owner of unit\_ being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 74 day of Many, 1996

Tug 1 Webber

699 Herison Blud. Ble 101 Ogden, UT 84403 My Commission Expires January 2nd, 2000 STATE OF UTAH

E# 1431548 BK1827 PG1268

STATE OF UTAH	· )	
COUNTY OF WEBER	ss )	
Laura Havens		owner of unit 60
being first duly sworn upon her	oath, deposes and says that she ha	s read the foregoing
	e contents thereof, and the same is	true of her own knowledge,
information and belief.		
Ì		
DATED this da	ay of May-	, 1996
	Jama (	Lavens
		14
AÇKNOWLEDGED, S	UBSCRIBED AND SWORN befo	re me this 74 day of
/Viay, 1996	and the second s	
V		
	AKYTARY PUBLIC GREGT. WEBBER 4699 Herrison Blvd. Ste 101 Ogden, UT 84403 My Commission Expires January 2nd, 2000 STATE OF UTAH	Hug 1 Webber
		J (/

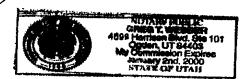
STATE OF UTAH ) :ss COUNTY OF WEBER )

being first duly sworn upon his oath, deposes and says that he has read the foregoing Declaration and understands the contents thereof, and the same is true of his own knowledge, information and belief.

DATED this <u>ZY</u> day of <u>MAY</u>, 1996

James Jam

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 24th day of



JustoVelver

STATE OF UTAH

COUNTY OF WEBER

D. CANNON

Courtney S. Cannon & Patty N. Duke

.ss

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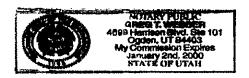
,owner of unit

being first duly sworn upon their oath, depose and say that they have read the foregoing Declaration and understand the contents thereof, and the same is true of their own knowledge, information and belief.

DATED this 20 day of \_ Mau

Patty d. Cannon

ACKNOWLEDGED, SUBSCRIBED AND SWORN before me this 20 h day of , 1996



Luy Mewa