

17700

AMMENDMENT TO THE WOODRIDGE PLANNED  
DEVELOPMENT COVENANTS, CONDITIONS  
RESTRICTIONS AND  
GENERAL INFORMATION BROCHURE

17700  
RECORDED AT THE PLAT ST.  
PROVO ABSTRACT CO.

1986 JUN - 6 PM 3:34

WOODRIDGE PLANNED DEVELOPMENT  
HOMEOWNERS ASSOCIATION  
RECORDED BY  
PROVO ABSTRACT CO.

The WOODRIDGE PLANNED DEVELOPMENT is set on Zero Lot lines as shown on the Recorded Plat map filed at the County and all rights and privileges pertaining to this concept of property will apply namely that the five(5) foot easement on each lot will become the property line with the home being placed on this easement line. This then places the side of the home under the restrictions of the Party Wall as outlined in the Covenants. This easement then is for ingress and egress only and is to be maintained by the adjacent property owner to which the easement is deeded and there cannot be any structure or immovable object placed on this easement.

ARTICLE 11: PROPERTY RIGHTS

2.5 Zero Lot Line: As recorded with the County WOODRIDGE PLANNED DEVELOPMENT plat map shows zero lot lines or in particular a five (5) foot easement and the home is to be built on this easement line, unless approved by the WOODRIDGE PLANNED DEVELOPMENT HOMEOWNERS ASSOCIATION to be otherwise, and this easement is deeded to the adjacent property owner to be maintained by this said owner. This easement is for ingress and egress only and no structure or immovable object can be placed thereon.

2.6 Fences: The fences for WOODRIDGE PLANNED DEVELOPMENT will be laid out for zero lot line concepts such that a side yard exists on only one side of the home and the fence will die into the opposite side of the house thus making one side of the home the actual fence line or easement line and understood property line.

ARTICLE V111: PARTY WALLS

8.7 Maintenance of the Party Wall: It is understood that for a zero lot line concept, the zero lot line of the home becomes a Party Wall and is therefore to be maintained by the actual homeowner UNLESS, if damage occurs to the zero lot line side of the home from the adjacent property owner, all expenses and all replacement for said damage will be paid for by the adjacent property owner and must be fully repaired within 30 days from occurrence of damage. And if damage occurs to the zero lot line side of the home by anyone other than the actual owner of the home or the adjacent property owner who holds title to the easement for which the home sits on, then the General Rules of the Law apply as stated in item 8.1.

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EXHIBIT "A"

Commencing at a point located S 89 45'24"E along the section line 465.59 feet and north 130.59 feet from the S 1/4 corner, section 13, T5S, R1E, S.L.B. & M.; Thence N 34 31'28"E 290.72 feet; Thence N 30 43'52"E 58.10 feet; Thence N 00 06'53"E 261.81 feet; Thence S 89 45'24"E 206.60 feet; Thence S 00 01'42"E 361.54 feet; Thence N 89 45'24"W 62.00 feet; Thence S 00 01'42"E 208.94 feet; Thence S 89 58'18"W 110.00 feet; Thence N 68 13'37"W 53.85 feet; Thence S 89 58'18"W 179.85 feet to the point of beginning.

Basis of bearing - S 89 45'24"E along the section line

Commencing at a point located S 89 45'24"E along a section line 425.59 feet and north 130.40 feet from the S 1/4 corner of section 13, T5S, R1E, S.L.B. & M; Thence N 00 14'36"E 51.10 feet; Thence N 89 45'24"W 62.04 feet; Thence N 00 14'36"E 501.18 feet; Thence S 89 45'24"E 294.67 feet; Thence S 00 06'53"W 261.81 feet; Thence S 30 43'52"W 58.10 feet; Thence S 34 31'28"W 290.72 feet; Thence S 89 58'18"W 40.00 feet to the point of beginning.

Basis of bearing - S 89 45'24"E along the section line

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IN WITNESS WHEREOF, WE, being all of the Directors of THE WOODRIDGE PLANNED DEVELOPMENT HOMEOWNERS ASSOCIATION, have hereto set out hands this 10 day of June, 1984.

Ruth Irene McCriston  
Mitchell Dean McCriston  
John D. Johnson

STATE OF UTAH SS  
COUNTY OF UTAH

Subscribed and sworn to before me, a Notary Public in and for Utah County State of Utah, personally appeared Mitchell Dean McCriston, President of The WOODRIDGE PLANNED DEVELOPMENT Homeowners Association, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that the same was the act of THE WOODRIDGE PLANNED DEVELOPMENT Homeowners Association Inc., and that he executed the same as the act of such Association for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS my hand and official seal this 10 day of June, 1984.

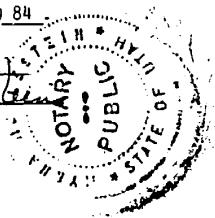
Maryna Mellstein  
Notary Public

My Commission Expires

4-27-88

Residing at:

Orem, Utah



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