



AMENDMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
BRIARWOOD CONDOMINIUM PROJECT

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Briarwood Condominium Project was duly recorded in the office of the Weber County Recorder in Book 1015, Page 150, on January 26, 1973, and subsequently amended;

AND, WHEREAS, Briarwood Condominium Project is contained within the following described real property situated in Weber County, Utah, to wit:

Land Serial Numbers: 13-142-0001 to 0046  
13-143-0001 to 0046  
13-144-0001 to 0046

A part of the West half of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is East 982.45 feet and South 552.08 feet from the Northwest corner of the said Southwest Quarter Section, said point being in the Northwest corner of the intersection of Tyler Avenue and 15<sup>th</sup> Street; running thence three courses along the West line of Tyler Avenue as follows: South 4 deg. 53' 49" West 336.72 feet Southerly along the arc of 142.61 foot radius curve to the right, 99.82 feet (L.C. bears South 24 deg. 56' 55" West 97.79 feet), and South 45 deg. 00' West 1.54 feet to the North line of 16<sup>th</sup> Street; thence Westerly along the arc of a 193.81 foot radius curve to the left 163.41 feet (L.C. bears North 66 deg. 46' 05" West 161.05 feet), to the East line of Harrison Blvd.; thence four courses along said East line of Harrison Blvd. as follows: Northerly along the arc of a 5789.58 foot radius curve to the left 444 feet (L.C. bears North 5 deg. 56' 51" East 443.89 feet), North 2 deg. 38' East 106.73 feet, North 5 deg. 33' 10" East 286.34 feet and North 2 deg. 33' East 45.00 feet to the South line of Canyon Road; thence three courses along said South line as follows: North 61 deg. 54' East 165.50 feet, Easterly along the arc of a 2944.79 foot radius curve to the left 541.48 feet (L.C. bears South 61 deg. 23' 43" East 540.72 feet), and South 69 deg. 29' 50" East 242.89 feet to the West line of Mountain Road; thence two courses along said West line as follows: South 17 deg. 47' 58" West 180.00 feet and Southerly along the arc of a 515.78 foot radius curve to the left 81.23 feet to the North line of 15<sup>th</sup> Street; thence West 636.08 feet along said North line to the point of beginning. Contains 10.15 acres.

The DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRIARWOOD CONDOMINIUM PROJECT, recorded January 26, 1973 (hereinafter "Declaration"), the bylaws contained therein, and any amendments thereto are amended as set forth below. Any provision in the Declaration or Bylaws inconsistent herewith is repealed by these amendments. To the extent the Declaration or Bylaws and any amendments thereto can be read consistent with these amendments, they should be so read while giving full force and effect to these amendments.

AMENDMENTS

1. Article IV, Section 1 of the Declaration/Bylaws which was amended on June 29, 1981 in Book 1384, Pages 1220 thru 1222 shall be amended to include

E# 1965056 BK2422 PG325  
DOUG CROFTS, WEBER COUNTY RECORDER  
12-AUG-03 1253 PM FEE \$153.00 DEP SGC  
REC FOR: BRIARWOOD.COND.MGT.COMMITTEE

the following language, which shall be controlling over any language inconsistent herewith:

No unit owner shall lease, sublet or rent his unit until after a period of three (3) years from the date he purchased such unit.

2. Article VI, Section 1 of the Declaration/Bylaws which was amended on November 5, 1991 in Book 1611, page 0799 thru 0813 shall be amended to include the following language, which shall be controlling over any language inconsistent herewith:

Common area assessments are due on the first day of each month. Special assessments are due on the dates stated by the Management Committee. All assessments, whether special or common, if not paid within thirty (30) days of the date when due shall incur a late fee of \$25.00. All payments shall be first applied to late fees and then to the payment first due.

3. This amendment shall take effect when recorded.

CERTIFICATION

It is hereby certified that a majority of condominium owners present and voting at a meeting of condominium owners voted in the affirmative to approve the above amendment.

In witness whereof, executed this 17 day of AUGUST, 2003.

COMMITTEE

BRIARWOOD CONDOMINIUM MANAGEMENT

BY:   
Chairman

E# 1965056 BK2422 PG326

AMENDMENT

Per provisions made by an Amendment to the Declaration of Covenants, conditions and restrictions of the Briarwood Condominium Project, dated 26 June 1990, entry #113470, Book 1583 Beginning at page 772:

11. The person to receive service of process is:

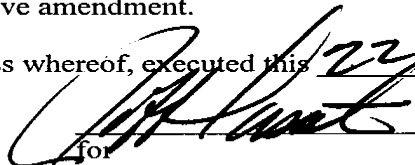
Name: **Kevin G. Richards, Attorney at Law**

Address: **1893 E Skyline Drive, Suite 102**

**Ogden, Utah 84403**

It is hereby certified that the Management Committee voted in the affirmative to approve the above amendment.

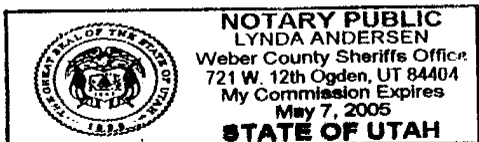
In witness whereof, executed this 22 day of July, 2003




for  
**BRIARWOOD CONDOMINIUM MANAGEMENT COMMITTEE**

State of Utah     )  
County of Weber )

On the 22 day of July, 2003 personally appeared before me  
JEFF LASATER, who being duly sworn, did say that he is the  
Chairman of the Briarwood Condominium Management Committee and that the above  
and foregoing instrument was signed on behalf of said management committee by  
authority of the management committee and duly acknowledged to me that he is the  
signer of the above instrument and the information contained therein is true and correct  
to the best of his knowledge.



7-22-03

  
Notary Public  
Residing at:  
My Commission Expires:

STATE OF UTAH        )  
                              ) ss.  
COUNTY OF WEBER )

On the 12 day of Aug, 2003, personally appeared before me Jeff Lasater, who being duly sworn, did say that he is the chairman of the Briarwood Condominium Management Committee and that the within and foregoing instrument was signed on behalf of said management acknowledged to me that he is the signer of the above instrument and the information contained therein is true and correct to the best of his knowledge.

*Lynda Andersen*  
\_\_\_\_\_  
NOTARY PUBLIC

