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08-353-0101 + HAN 0138
08-400-0201 + HAN 0243
08-398-0301 + HAN 0357

RETURNED

JUN 05 2007

2276789
BK 4297 PG 413

AFTER RECORDING RETURN TO:

Nathan W. Pugsley
Woodside Hunters Creek, LLC
39 East Eagleridge Drive, Suite 100
North Salt Lake, UT 84054

E 2276789 B 4297 P 413-416
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/05/2007 11:41 AM
FEE \$137.00 Pgs: 4
DEP RTT REC'D FOR WOODSIDE HOMES C
ORP

(Space Above Line for Recorder's Use Only)

**THIRD CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND
RESERVATION OF EASEMENTS
FOR
HUNTERS CREEK SUBDIVISION**

THIS THIRD CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HUNTERS CREEK SUBDIVISION (this "Amendment"), is made as of this ___ day of June, 2007, by WOODSIDE HUNTERS CREEK, LLC, a Utah limited liability company ("Declarant").

WITNESSETH:

WHEREAS:

- A. The original Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Hunter's Creek Subdivision (the "Original Declaration") was recorded in the official real estate records of Davis County on March 31, 2006, as Entry Number 2156775 in Book Number 4003 beginning at Page Number 1662; and
- B. A First Certificate of Amendment to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Hunter's Creek Subdivision (the "First Amendment") was recorded in the official real estate records of Davis County on May 10, 2006, as Entry Number 2167061 in Book Number 4031 beginning at Page Number 344;
- C. A Second Certificate of Amendment to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Hunter's Creek Subdivision (the "Second Amendment") was recorded in the official real estate records of Davis County on January 29, 2007, as Entry Number 2239903 in Book Number 4208 beginning at Page Number 1483;

D. Pursuant to Section 9.2 of the Original Declaration, the Original Declaration can be amended from time to time by a vote of the Owners.

E. In accordance with the provisions of the Bylaws of the Association, the Owners of at least seventy-five (75%) percent of the votes entitled to be cast have, by written consent, affirmatively approved the adoption of the amendments set forth herein.

NOW, THEREFORE, in consideration of the foregoing premises, and the provisions herein contained, Declarant hereby declares as follows:

1. The Original Declaration is hereby amended to add the following as a new Section 4.8:

4.8 Transfer Fee. Upon any transfer, pledge, or alienation of a Unit, the Association shall charge a transfer fee against any new Owner, and his or her Unit, in an amount equal to one-sixth (1/6) the then-current Annual Assessment, to cover the costs to the Association of effectuating any such transfer of membership upon the books of the Association, to fund working capital needs of the Association, to perpetuate the reserve funds of the Association and or to reduce the Common Expenses of the Community. Subject to the terms of this Declaration, the use of any funds generated by the transfer fee shall be at the sole discretion of the Association.

2. Except as expressly modified herein, the Original Declaration, the First Amendment and the Second Amendment shall remain in full force and effect.

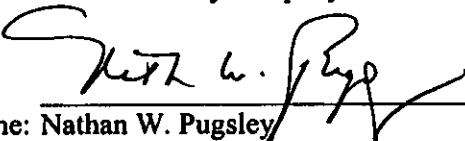
3. Capitalized terms used, but not otherwise defined, herein shall have the meanings set forth in the Original Declaration, the First Amendment and the Second Amendment.

4. This Amendment affects the real property described on Exhibit "A" attached hereto.

IN WITNESS WHEREOF, Declarant has executed this Amendment the day and year first written above.

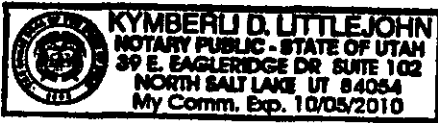
DECLARANT:

Woodside Hunters Creek, LLC
a Utah limited liability company

By: 
Name: Nathan W. Pugsley
Its: Manager

STATE OF UTAH)
) ss
County of Davis)

On the 4th day of June 2007, personally appeared before me Nathan W. Pugsley who being by me duly sworn did say that he, Nathan W. Pugsley is Manager of said Woodside Hunters Creek, LLC, that executed the within instrument.



Kimberly D. Littlejohn
Notary Public
Residing at: *Davis County, Utah*
My Commission Expires: *10/5/2010*

EXHIBIT "A"

Legal Description

Lots One Hundred One (101) through One Hundred Thirty-six (136) and parcels A and B inclusive, of **Hunters Creek Subdivision, No. 1** recorded in the official records of the Davis County, Utah, Recorder's Office, as Instrument Number 2049684, Book 3719, Page 641, on February 3, 2005.

APN: 08-353-0101 through 08-353-0138

Lots Two Hundred One (201) through Two Hundred Thirty-eight (238) and parcels K, L, M, N, and O inclusive, of **Hunters Creek Subdivision, No. 2** recorded in the official records of the Davis County, Utah, Recorder's Office, as Instrument Number 2182212, Book 4070, Page 467, on July 6, 2006.

APN: 08-400-0201 through 08-400-0243

Lots Three Hundred One (301) through Three Hundred Fifty-three (353), lot 120A, and parcels H, I, and J inclusive, of **Hunters Creek Subdivision, No. 3** recorded in the official records of the Davis County, Utah, Recorder's Office, as Instrument Number 2172211, Book 4045, Page 628, on May 31, 2006.

APN: 08-398-0301 through 08-398-0357
