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W2277391

EH 2277391 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
12-JUL-07 834 AM FEE \$25.00 DES. BDD
REC FOR: HELGESEN WATERFALL JONES

WILLOWWOOD CONDOMINIUM OWNERS ASSOCIATION

AMENDMENT TO DECLARATION

This amendment is made and executed on the date shown below by the Willowwood Condominium Management Committee.

WHEREAS, Willowwood Condominiums was created by the "Enabling Declaration of Willowwood Condominiums" ("Declaration"), recorded March 10, 1998, in book 1913, beginning on page 578, as Entry Number 1527163 on the records of Weber County, Utah, and

WHEREAS, the condominium that is the subject of this Amended Declaration is situated in and upon that certain real property located in Weber County, State of Utah, as specifically described in Exhibit "A" attached hereto and incorporated herein by this reference, and including the common area that is appurtenant to each unit as shown on the plat map for Willowwood Condominium, as recorded in the office of the County Recorder for Weber County, State of Utah. There now exist 14 units at Willowwood Condominium, as shown on the Plat.

NOW THEREFORE, the unit owners of Willowwood Condominium hereby amend all prior declarations and amended declarations recorded against the real property located in Weber County, Utah; known as Willowwood Condominium and more fully described on Exhibit "A" attached hereto:

This amendment shall become effective upon recording and shall be controlling in the event of a conflict between this amendment and any other provisions of the Declaration, By-laws and their amendments.

NOW THEREFORE, the Declaration and Bylaws are hereby DECLARED AMENDED as follows:

AMENDMENTS

ARTICLE 1 PETS

- 1.1 Willowwood's Enabling Declaration, Section 7, "Statement of Purposes, Use and Restrictions," Section B. "Restriction of Use," Paragraph f, shall be amended as follows:
- 1.2 No animals or birds of any kind shall be raised, bred or kept in any unit or in the common areas and facilities, except that a dogs, cat and other household pet may be kept in a unit. each unit owner is allowed one (1) household pet and it will not exceed eighteen (18) pounds in weight and will not be kenneled or tied outside of the units and otherwise subject to the rules adopted by the association of unit owners, provided that they are not kept, bred, or maintained for any commercial purpose, and provided further, that any such pet causing or creating a nuisance or disturbance shall be permanently removed from the condominium property upon ten (10) days' written notice from the association of unit owners. Owners are required to cleanup after any pet that makes a mess on the Common Area or Limited Common Area at Willowwood.

**ARTICLE 2
LATE FEES**

2.1 **Late Fees.** Each monthly payment of Common Area Fees is due by the 10th of the month and shall incur a late fee of not more than \$15.00 if not paid when due.

CERTIFICATION

It is hereby certified that unit owners holding more than sixty-seven (67%) of the voting power of the Association has voted to approve this amendment.

IN WITNESS WHEREOF, the president of Willowwood Condominiums Management Committee, affixes his signature hereto this 29 day of JUNE, 2007.

WILLOWWOOD CONDOMINIUMS

By *Bryce B Day*
President

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 29 day of June, 2007, personally appeared before me the president of Willowwood Condominiums Management Committee, Bryce B Day, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Melanie Heath
NOTARY PUBLIC



Exhibit A

Legal Description of Units at Willowwood

Units 1-14, Willowwood Condominium, Ogden City, Weber County, Utah
[11-255-0001 through 11-255-0014] ~~xxx~~