

RETURNED
MAR 17 2010

After Recording Return to:
Country Springs HOA
925 East 900 South
Salt Lake City, Utah 84105-1401

**AMENDMENT TO THE
CONDOMINIUM DECLARATION
FOR
COUNTRY SPRINGS**

E 2517090 B 4983 P 106-114
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/17/2010 10:54 AM
FEE \$178.00 Pgs: 9
DEP RT REC'D FOR COUNTRY SPRINGS H
DA

- Ph.1 03-157-0101 thru 0131
- Ph.2 03-161-0131 thru 0141
- Ph.3 03-165-0141 thru 0169
- Ph.4 03-166-0147 thru 0167
- Ph.5 03-167-0157 thru 0161
- Ph.6 03-181-0201 thru 0210
- Ph.7 03-189-0207 thru 0224
- Ph.8 03-194-0215 thru 0237

Ph.9 03-197-0223 thru 0228
Ph.10 03-200-0228 thru 0234

WHEREAS, THE DECLARATION FOR COUNTRY SPRINGS ("Declaration") was recorded May 2, 1996 and recorded as Entry 1256467 in Book 213 beginning at Page 1075, Davis County, Utah Official Records.

WHEREAS, the description of real property affected by this Amendment and Declaration located in Davis County, State of Utah and is described as follows:

See Attached EXHIBIT A

LEGAL DESCRIPTION OF COUNTRY SPRINGS CONDOMINUMS

PHASES 1-10

The Declaration shall be amended to add these paragraphs to Article XVI.

16.1 Leases Provisions. Any agreement for leasing, rental, or occupancy of a Unit (hereinafter in this section referred to as a "lease") shall be in writing and a copy thereof shall be delivered to the Association before the term of the lease commences.

a. Every lease shall provide that the terms of such lease shall be subject in all respects to the provisions of the Governing Documents, a breach of which shall be a default under the lease.

b. If any lease does not contain the foregoing provisions, such provisions shall nevertheless be deemed to be a part of the lease and binding on the Owner and Resident by virtue of their inclusion in the Declaration.

16.2 Lease Restrictions. No Owner shall be permitted to lease his property for transient, hotel, seasonal, rental pool or corporate/exclusive use purposes, which shall be deemed to be any rental with an initial term of less than six (6) months.

a. Daily or weekly rentals are prohibited.

16.3 Compliance. Any Owner who shall lease his property shall be responsible for assuring compliance by the Resident with the Governing Documents.

a. Failure by an Owner to take legal action, including the institution and prompt carrying out of a forcible entry and unlawful detainer proceeding against his Resident who is in violation of the Governing Documents within ten (10) days after receipt of written demand so to do from the Executive Committee, shall entitle the Association to take any and all such action including the institution of proceedings in a forcible entry and unlawful detainer on behalf of such Owner against his Resident.

b. Neither the Association nor any agent retained by the Association to manage it shall be liable to the Owner or Resident for any eviction under this section that is made in good faith.

c. Any expenses incurred by the Association related to an eviction, including attorneys' fees, service fees, storage fees, constable or sheriff fees, and costs of suit, shall be charged as an Assessment to such Owner.

16.4 Non-Owner Occupant. For the purpose of this section, "non-owner occupant" shall refer to somebody that resides in a Unit that the Owner does not reside in.

a. All Owners who become Owners by any means (including foreclosure) after the date that this Declaration is recorded shall not be permitted to rent, lease, or otherwise allow a non-owner occupant to reside in their Unit, if five percent (5%) or more of the total number of Units in the Project are already rented, leased or occupied by non-owner occupants.

b. The Executive Committee may make exceptions to the prior restriction for the immediate family of an Owner, in its sole discretion.

c. The Executive Committee may make exceptions to the prior restriction for periods of time when an Owner may be living away from the community in the military, on a church service mission, on an assignment with the government, or other similar reason, in its sole discretion.

d. All Residents of an organizationally owned Unit shall be considered non-owner occupants except if they are the sole Owners of the organization that owns the Unit on which they reside, in which case they shall be considered to be the Owners.

16.5 Adoption of Rules. The Executive Committee shall have the right to adopt Rules related to and, in its discretion, necessary for the enforcement of the prior restrictions, including but not limited to Rules related to the monitoring of rental properties and Rules requiring Owners to register or apply to rent their Units, which may include a fee for such application or registration.

The provisions contained in the above addition to the Declaration shall take effect and be enforceable immediately upon the recording of this Amendment in the Davis County Recorder's Office. To the extent that the terms of this Amendment conflict with any other terms in the Declaration or any prior amendment, the terms of this Amendment shall control.

In all other respects, the Declaration shall remain in full force and effect.

Dated this 14th date of March 2010

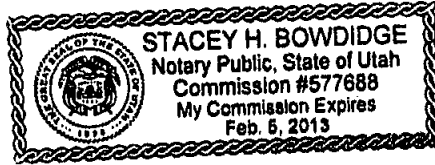
Country Springs Home Owners Association

By Jarvis Cotton

It's President

State of Utah }
 : ss
County of Davis }

On the 17th day of March 2010, personally appeared before me Lowell Carr,
who being duly sworn, acknowledged that he/she is the duly appointed _____
(President) of Country Springs Home Owners Association and that he/she executed the within
Amendment with the authority from and on behalf of Country Springs Home Owners Association.



Stacey H. Bowdidge

Notary Public

My Commission expires: 2-5-2013

EXHIBIT A
LEGAL DESCRIPTION OF COUNTRY SPRINGS CONDOMINIUMS

PHASE 1

Beginning on the West line of the former Bamberger Railroad right-of-way at a point N 89°39'48" W 11.79 feet along the Quarter Section line and N 00°08'55" W 131.25 feet from the Southeast corner of the Northwest Quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence S 89°51'05" W 212.57 feet; thence S 00°20'12" W 23.36 feet; thence N 89°39'48" W 186.80 feet; thence N 49°51'25" W 50.81 feet; thence N 89°44'26" W 427.36 feet to the East line of 200 West Street; thence along said East line N 00°07'13" E 545.04 feet to the Southwest corner of Pitford Acres, according to the official plat thereof; thence along said South line S 89°39'48" E 863.15 feet to the West line of said Bamberger Railroad right-of-way, thence S 00°08'55" E 551.85 feet to the point of beginning. 11.0 Acres.

PHASE 2

Beginning at a point on the south line of Pitford Acres, according to the official plat thereof, said point also being N 89°39'48" W 11.79 feet along the Quarter Section Line and N 00°08'55" W 683.10 feet and N 89°39'48" W 74.47 feet from the Center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence S 34°33'33" W 119.22 feet to a point on a 65.00 foot radius curve to the left, (radius bears S 16°31'22" W); thence along the arc of said curve 18.36 feet; thence N 89°39'48" W 180.98 feet to a point on a 165.00 foot radius curve too the left, (radius bears S 00°20'12" W); thence along the arc of said curve 110.88 feet; thence S 51°49'57" W 12.96 feet to a point on a 25.00 foot radius curve to the right, (radius bears N 38°10'03" W); thence along the arc of said curve 34.24 feet to a point on a 175.00 foot radius reverse curve to the left, (radius bears S 40°17'43" W); thence along the arc of said curve 53.91 feet, thence N 0°21'44" W 111.79 feet to a point on the South line of said Pitford Acres; thence along the South line of said Pitford Acres S 89°39'48" E 457.96 feet to the Point of Beginning. 1.04 Acres.

ALSO AND TOGETHER WITH

Beginning at a point which is N 89°39'48" W 11.79 feet along the Quarter Section line and N 00°08'55" W 138.72 feet and West 435.40 feet from the center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence N 49°51'25" W 3.84 feet; thence N. 89°44'26" W 81.31 feet; thence N 26°32'25" W 110.88 feet to a point on a 175.00 foot radius curve to the left, (radius bears N. 10°18'38" W); thence along the arc of said curve 57.44 feet to a point on a 25.00 foot radius reverse curve to the right, (radius bears S 29°07'05" E); thence along the arc of said curve 34.24 feet; thence S 40°39'19" E 6.81 feet to a point on a 185.00 foot radius curve to the right, (radius bears S

49°20'41" W); thence along the arc of said curve 121.35 feet to the Point of Beginning. 0.24 Acres.

PHASE 3

Beginning at a point on the South line of Pitford Acres, according to the official plat thereof, said point also being North 89°39'48" West 11.79 feet along the Quarter Section Line and North 0°08'55" West 683.10 feet and North 89°39'48" West 532.43 feet from the Center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence South 0°21'44" East 111.79 feet to a point on a 175.00 foot radius curve to the left (radius bears South 22°38'45" West); thence along the arc of said curve 177.24 feet through a central angle of 58°01'44" to a point on a 135.00 foot radius curve to the right (radius bears North 35°22'58" West); thence along the arc of said curve 84.18 feet through a central angle of 35°43'11"; thence North 89°39'48" West 69.16 feet to a point on a 25.00 foot radius curve to the right (radius bears North 0°20'10" East); thence along the arc of said curve 15.99 feet through a central angle of 36°39'19" to a point on the East line of 200 West Street; thence along said East line North 0°07'13" east 152.06 feet to the Southwest corner of said Pitford Acres; thence along the South line of said Pitford Acres South 89°39'48" East 330.71 feet to the point of beginning. 0.984 acres.

ALSO AND TOGETHER WITH

Beginning at a point which is North 89°39'48" West 11.79 feet along the Quarter Section line and North 0°08'55" West 280.71 feet and West 540.61 feet from the center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence North 24°14'23" West 37.72 feet; thence North 0°20'12" East 72.95 feet; thence North 89°52'47" West 197.30 feet; thence North 4°24'24" West 113.52 feet to a point on a 165.00 foot radius curve to the left (radius bears North 6°14'53" West); thence along the arc of said curve 83.90 feet through a central angle of 29°06'06" to a point on a 145.00 foot radius curve to the right (radius bears South 35°22'58" East); thence along the arc of said curve 483.73 feet through a central angle of 191°08'35" to the point of beginning. 1.145 acres.

ALSO AND TOGETHER WITH

Beginning at a point which is North 89°39'48" West 11.79 feet along the Quarter Section line and North 0°08'55" West 141.56 feet and West 519.84 feet from the center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence North 89°44'26" West 130.05 feet; thence North 0°12'22" West 96.00 feet; thence South 89°44'26" East 48.74 feet to a point on a 175.00 foot radius curve to the left (radius bears North 0°15'34" East); thence along the arc of said curve 32.28 feet through a central angle of 10°34'12"; thence South 28°32'25" East 110.88 feet to the point of beginning. 0.235 acres.

PHASE 4

Beginning at a point which is North 89°39'48" West 11.79 feet along the Quarter Section Line and North 00°08'55" West 142.15 feet and West 649.68 feet from the center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence North 89°44'26" West 216.00 feet to a point on the East line of 200 West Street; thence along said east line North 00°07'13" East 90.96 feet to a point on a 25.00 foot radius non-tangent curve to the right (radius bears South 36°45'02" East); thence along the arc of said curve a distance of 16.15 feet through a central angle of 37°00'45"; thence South 89°44'26" East 200.58 feet; thence South 00°12'22" East 96.00 feet to the point of beginning. 0.475 acres.

ALSO AND TOGETHER WITH:

Beginning at a point which is North 89°39'48" West 11.79 feet along the Quarter Section line and North 00°08'55" West 268.60 feet and West 747.66 feet from the center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence North 89°44'26" West 102.49 feet to a point on a 25.00 foot radius curve to the right (radius bears North 00°15'26" East); thence along the arc of said curve a distance of 16.03 feet through a central angle of 36°44'02" to a point on the East line of 200 West Street; thence along said East line North 00°07'13" East 222.02 feet to a point on a non-tangent 25.00 foot radius curve to the right (radius bears South 36°45'03" East); thence along the arc of said curve a distance of 16.18 feet through a central angle of 37°05'17"; thence South 89°39'49" East 68.86 feet to a point on a 165.00 foot radius curve to the left (radius bears North 00°20'11" East); thence along the arc of said curve a distance of 18.96 feet through a central angle of 06°35'05"; thence South 04°24'24" East 113.52 feet; thence South 02°32'51" East 119.99 feet to the point of beginning. 0.591 acres.

PHASE 5

Beginning at a point which is North 89°39'48" West 11.79 feet along the Quarter Section Line and North 00°08'55" West 280.72 feet and West 540.61 feet from the center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence North 24°14'23" West 37.72 feet; thence North 00°20'12" West 72.95 feet; thence North 89°52'47" West 197.30 feet; thence South 02°32'51" East 119.99 feet; thence South 89°44'26" East 146.83 feet to a point on a 145.00 foot radius curve to the left (radius bears North 00°15'34" East); thence along the arc of said curve 62.00 feet through a central angle of 24°29'57" to the point of beginning. 0.540 acres.

PHASE 6

Beginning at a point which is North 89°39'48" West 288.59 feet along the Quarter Section Line from the Southeast corner of the Northwest quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence South 75°34'36" East 123.08 feet to a point on a 25 foot radius curve to the right, (radius bears South 80°14'30" West); thence along the arc of said curve 6.82 feet; thence South 05°52'57" West 62.01 feet to a point on a 25 foot radius curve to the right, (radius bears North 84°07'03" West); thence along the arc of said curve 36.46 feet to a point on a 90.00 foot radius reverse curve to the left, (radius bears South 00°33'33" East); thence along the arc of said curve 3.98 feet to a point on a 585.00 foot reverse curve to the right, (radius bears North 03°05'33" West); thence along the arc of said curve 140.03 feet to a point on a 50 foot radius curve to the right, (radius bears North 10°37'21" East); thence along the arc of said curve 60.86 feet; thence North 09°38'05" West 150.70 feet to a point on a 585.00 foot curve to the right, (radius bears North 80°21'55" East); thence along the arc of said curve 26.18 feet; thence North 07°04'14" West 5.52 feet to the South line of Country Springs Condominiums Phase 1, according to the official plat thereof, thence along said South line the following (2) courses, South 49°51'25" East 2.14 feet and South 89°39'48" East 123.69 feet to the point of beginning. 0.816 acres.

PHASE 7

Beginning at a point that lies North 89°39'48" West 11.79 feet along the quarter section line and from the center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence South 00°08'55" East 159.06 feet; thence West 113.63 feet to a point on a 90.00 foot radius non tangent curve to the left, (radius bears South 55°34'19" West); thence along the arc of said curve 21.98 feet through a central angle of 13°59'43" to a point of reverse curvature with a 25.00 foot radius curve to the right, (radius bears North 41°34'36" East); thence along the arc of said curve 23.70 feet through a central angle of 54°18'21"; thence North 05°52'57" East 82.89 feet to a point on a 25.00 foot radius curve to the right, (radius bears South 84°07'03" East); thence along the arc of said curve 18.91 feet through a central angle of 43°20'42" to a point of reverse curvature with a 30.00 foot radius curve to the left, (radius bears North 40°46'22" West); thence along the arc of said curve 139.65 feet through a central angle of 266°41'23" to a point of reverse curvature with a 25.00 foot radius curve to the right, (radius bears South 52°32'15" West); thence along the arc of said curve 12.09 feet through a central angle of 27°42'26"; thence North 75°34'36" West 123.08 feet; thence North 00°20'13" East 106.08 feet to a point on the South line of Country Springs Condominiums Phase I and its convertible lands, according to the official plat thereof; thence along said South line the following (3) courses South 89°39'48" East 63.11 feet and North 00°20'16" East 23.36 feet and North 89°51'05" East 212.57 feet; thence leaving said South line South 00°08'55" East 131.25 feet to the Point of Beginning. 1.263 acres.

Also and together with the following described tract of land:

Beginning at a point that lies North $89^{\circ}39'48''$ West 333.49 feet along the section line and South 144.99 feet from the center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence South $09^{\circ}09'10''$ West 135.52 feet; thence North $89^{\circ}44'26''$ West 86.14 feet; thence North $00^{\circ}07'13''$ East 68.99 feet; thence North $06^{\circ}10'54''$ East 104.99 feet; thence North $66^{\circ}34'14''$ East 24.03 feet to a point on a 80.00 foot radius non tangent curve to the left (radius bears North $66^{\circ}34'14''$ East); thence along the arc of said curve 78.12 feet through a central angle of $55^{\circ}56'53''$ to a point of compound curvature with a 615.00 foot radius curve to the left, (radius bears North $10^{\circ}37'21''$ East); thence along the arc of said curve 15.78 feet through a central angle of $01^{\circ}28'11''$ to a point of beginning. 0.341 acres.

PHASE 8

Beginning at a point that lies North $89^{\circ}39'48''$ West 560.12 feet along the quarter section line from the Center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence North $45^{\circ}24'23''$ West 153.16 feet; thence North $00^{\circ}07'13''$ East 31.43 feet; thence South $89^{\circ}44'26''$ East 218.63 feet; thence South $49^{\circ}51'25''$ East 4.50 feet; thence South $07^{\circ}04'14''$ East 37.93 feet to a point on a 615.00 foot radius curve to the left, (radius bears North $82^{\circ}55'46''$ East); thence along the arc of said curve 16.99 feet through a central angle of $01^{\circ}34'58''$ to a point of reverse curvature with a 25.00 foot radius curve to the right, (radius bears South $81^{\circ}20'48''$ West); thence along the arc of said curve 38.84 feet through a central angle of $89^{\circ}01'07''$; thence South $80^{\circ}21'55''$ West 40.86 feet to a point on a 80.00 foot radius curve to the left, (radius bears South $09^{\circ}38'05''$ East); thence along the arc of said curve 77.62 feet through a central angle of $55^{\circ}35'39''$ to the point of beginning. 0.475 acres.

Also and together with the following described tract of land:

Beginning at a point that lies North $89^{\circ}39'48''$ West 333.49 feet along the quarter section line and South 144.99 feet from the Center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running to a point on a 615.00 foot radius non tangent curve to the left, (radius bears North $09^{\circ}09'10''$ East); thence along the arc of said curve 131.44 feet through a central angle of $12^{\circ}14'43''$ to a point of reverse curvature with a 60.00 foot radius curve to the right, (radius bears South $03^{\circ}05'33''$ East); thence along the arc of said curve 97.33 feet through a central angle of $92^{\circ}56'38''$ thence South $00^{\circ}08'55''$ East 52.90 feet to a point on a 25.00 foot radius curve to the right, (radius bears South $89^{\circ}51'05''$ West); thence along the arc of said curve 16.27 feet through a central angle of $37^{\circ}16'41''$; thence North $89^{\circ}44'26''$ West 210.87 feet; thence North $09^{\circ}09'10''$ East 135.52 feet to the point of beginning. 0.587 acres.

Also and together with the following described tract of land:

Beginning at a point that lies North 89°39'48" West 11.79 feet along the quarter section line and South 00°08'55" East 159.06 feet from the Center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence South 00°08'55" East 119.39 feet; thence North 89°44'26" West 93.11 feet to a point on a 25.00 foot radius non tangent curve to the right, (radius bears North 53°23'23" East); thence along the arc of said curve 15.91 feet through a central angle of 36°27'42"; thence North 00°08'55" West 53.47 feet to a point on a 90.00 foot radius curve to the left, (radius bears South 89°51'05" West); thence along the arc of said curve 53.85 feet through a central angle of 34°16'46"; thence East 113.63 feet to the point of beginning. 0.273 acres.

PHASE 9

Beginning at a point that lies North 89°39'48" West 407.69 feet along the quarter section line and South 95.90 feet from the center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence South 66°34'14" West 24.03 feet; thence South 06°10'54" West 104.99 feet; thence South 00°07'13" West 68.99 feet to a point on the North line of Pages Lane; thence North 89°44'26" West 91.84 feet along the North line to a point on a 25.00 foot radius non tangent curve to the right, (radius bears North 53°23'23" East); thence along the arc of said curve 16.03 feet through a central angle of 36°43'50"; thence North 00°07'13" East 230.93 feet to a point in a 50.00 foot radius curve to the right, (radius bears South 89°52'47" East); thence along the arc of said curve 70.03 feet through a central angle of 80°14'42"; thence North 80°21'55" East 40.77 feet to a point on a 25.00 radius curve to the right, (radius bears South 09°38'05" East); thence along the arc of said curve 39.27 feet through a central angle of 90°00'00"; thence South 09°38'05" East 81.66 feet to a point on a 80.00 foot radius curve to the left, (radius bears North 80°21'55" East); thence along the arc of said curve 19.26 feet through a central angle of 13°47'41" to the point of beginning. 0.722 acres.

PHASE 10

Beginning at a point on a 80.00 foot radius curve to the left, (radius bears South 65°13'44" East), said point lies North 89°39'48" West 560.12 feet along the quarter section line from the Center of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence Southerly along the arc of said curve 34.42 feet through a central angle of 24°39'03"; thence South 00°07'13" West 230.74 feet to a point on a 25.00 foot radius tangent curve to the right, (radius bears North 89°52'47" West); thence along the arc of said curve 16.15 feet through a central angle of 37°00'33" to a point on the North Line of Pages Lane; thence along said North Line North 89°44'26" West 96.96 feet; thence North 00°07'13" East 386.22 feet; thence South 45°24'23" East 153.16 feet to the point of beginning. 0.789 acres.