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EH 2640917 PG 1 OF 1
ERNEST D ROWLEY, WEBER COUNTY RECORDER
17-JUN-13 1058 AM FEE \$39.00 DEP SGC
REC FOR: CROWN POINTE OWNERS ASSOC

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR CROWN POINTE,
A PLANNED RESIDENTIAL UNIT DEVELOPMENT
UNITS 1 THROUGH 30**

This amendment to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Crown Pointe A Planned Residential Unit Development having been approved by the members of the Crown Pointe Owners Association is dated this 1st day of May, 2013.

It is the desire of the members of the Association to restrict the use of each lot to use as a single family dwelling and prohibit leasing or renting of any dwelling unit except under certain defined circumstances.

The members of the Association amend the Declaration of Covenants, Conditions and Restrictions for Crown Pointe as follows:

Article X, Section 1 of the Declaration is deleted in its entirety and replaced with the following:

Section 1. Single Family Residence: Restrictions on Rentals

Each lot shall be used for a single family dwelling unit and for no other purpose. The lot owners are prohibited from leasing or renting all or a portion of any dwelling unit for long-term rental purposes, for transient lodging purposes, or for short-term or nightly rental purposes.

Leasing or renting means a dwelling unit being occupied by someone other than the lot owner, the lot owner's parent, child, grandchild, or sibling while the lot owner does not occupy the dwelling unit as the owner's primary residence. A rental payment is not required in order to meet the definition of rental.

The following lot owners are exempt from the above stated rental restriction:

- a. a lot owner in the military for the period of the lot owner's deployment;
- b. a lot owner whose employer has relocated the lot owner for no less than two years.

Any leasing or rental arrangements existing as of the effective date shall be permitted to continue until the lot owner occupies the dwelling unit.

In addition to other remedies available to the association under this Declaration, the Board of Trustees, in its discretion, may establish fines for violations of the rental restrictions contained herein.

Witnesses:

Betty Yamashita
Betty Yamashita

CROWN POINTE OWNERS ASSOCIATION

By: Craig Sandberg
Craig Sandberg, President

Madeline Crittenden
Madeline Crittenden

STATE OF UTAH
COUNTY OF WEBER

Subscribed and sworn before me this 11th day of JUNE, 2013

Craig Sandberg being first duly sworn says that he is President of the Crown Pointe Owner's Association and has read this amendment and knows the content thereof and that the same is true of his own knowledge.

Craig Sandberg



07-459-0001 thru 0005
07-479-0001 thru 0007 6-11-13
07-481-0001 thru 0007
07-484-0001 thru 0006
07-490-0001 thru 0007

Heidi Ashdown