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E# 2706880 PG 1 OF 5
ERNEST D ROWLEY, WEBER COUNTY RECORDER
16-Oct-14 0325 PM FEE \$135.00 DEP SK
REC FOR: HELGESEN HOUTZ & JONES
ELECTRONICALLY RECORDED

AMENDMENT
TO THE
COVENANTS, CONDITIONS & RESTRICTIONS
OF
COUNTRY HILLS MANOR CONDOMINIUM

October 2014

**AMENDMENT
TO THE
COVENANTS, CONDITIONS & RESTRICTIONS
OF
COUNTRY HILLS MANOR CONDOMINIUM**

This Amendment to the Declaration of Covenants, Conditions & Restrictions and Reservations of Easements for Country Hills Manor Condominium ("2014 Amendment") is made and approved by the Unit Owners of Country Hills Manor Condominium ("Country Hills") on the date shown below after being voted on and approved by the Unit Owners in accordance with the Governing Documents (as defined below) of Country Hills.

RECITALS

WHEREAS, Country Hills was created pursuant to the Declaration of Covenants, Conditions, and Restrictions for Country Hills, dated July 18, 1966 ("Enabling Declaration"), and recorded in the Recorders office of Weber County, Utah. Subsequent to the filing of the Enabling Declaration there have been various amendments thereto; and

WHEREAS, Country Hills amended the Enabling Declaration and adopted an Amended and Restated Declaration of Covenants, Conditions, and Restrictions, dated August 13, 2004 ("Restated Declaration") which document was recorded in the Recorders office of Weber County, Utah on August 13, 2004, as entry number 2050155; and

WHEREAS, Country Hills amended the Restated Declaration and adopted the Amendment to the Declaration of Country Hills Manor Condominium ("2013 Amendment") which document was recorded in the Recorders office of Weber County, Utah on October 30, 2013, as entry number 2662283; and

WHEREAS, the Unit Owners at Country Hills desire to qualify for and obtain FHA financing and thereby find it needful to amend provisions in the 2013 Amendment; and

NOW THEREFORE, the Owners of the Units at Country Hills do hereby adopt this 2014 Amendment as a restrictive covenant against Country Hills Manor Condominium located in Weber County, Utah, which real property is more fully described on Exhibit "A" attached hereto.

This 2014 Amendment shall become effective upon recording and shall be controlling in the event of a conflict between this 2014 Amendment and any provision in the 2013 Amendment. The capitalized terms used herein shall have the same meaning as defined in the Restated Declaration

AMENDMENT

**ARTICLE I
RENTAL RESTRICTIONS**

- 1.1 Good Landlord Requirement.** Article 1.11 of the 2013 Amendment, requiring all landlords within Country Hills to qualify and sign-up for the Ogden "Good Landlord Program", is hereby revoked. The Country Hills Board encourages landlords to be selective in who they lease their unit to, landlords within Country Hills are not required to register in the Ogden "Good Landlord Program."
- 1.2 Felon Prohibition.** Article 1.11(a) of the 2013 Amendment is hereby revoked.
- 1.3 Remaining Provisions Binding.** Sections (b), (c) and (d) of Article I of the 2013 Amendment, as well as the other provisions of the 2013 Amendment not referenced above, shall remain in effect and not be affected by this 2014 Amendment.

ARTICLE II

- 2.1 Severability.** If any of the provisions of this 2014 Amendment or any paragraph, sentence, clause, phrase or word or the application thereof in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of the 2014 Amendment and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.

CERTIFICATION

It is hereby certified that condominium Unit Owners holding more than 67% of the undivided Ownership interest in the Common Areas and facilities have voted to approve these amendments.

IN WITNESS WHEREOF this 16 day of October, 2014.

Country Hills Manor Condominium Homeowners Association, Inc.

By 
President

STATE OF UTAH)
)
) :SS
COUNTY OF WEBER)

On this 16 day of October, 2014, personally appeared before me Dave Coombs, who, being by me duly sworn, did say that he is President of the Country Hills Manor Condominium Board of Directors and that the within and foregoing instrument was signed in behalf of Country Hills Manor Condominium Homeowners Association, Inc. and he duly acknowledged to me he executed the same.



Ligia E Parker

Notary Public

EXHIBIT "A"

Legal Description of Units in Country Hills Manor

The following buildings and units in Country Hills Manor Condominium Phase No. 1, Ogden City, Weber County, Utah. 06-079-0001 through 06-079-0028. *SPB*

<u>Building</u>	<u>Unit#</u>
A	1-6
B	7-14
C	15-20
D	21-28

The following buildings and units in Country Hills Manor Condominium Phase No. 2, Ogden City, Weber County, Utah. 06-124-0001 through 06-124-0040. *SPB*

<u>Building</u>	<u>Unit #</u>
E	29-36
F	37-44
G	45-51
H	52-60
I	61-68

The following buildings and units in Country Hills Manor Condominium Phase No. 3, Ogden City, Weber County, Utah. 06-128-0001 through 06-128-0017. *SPB*

<u>Building</u>	<u>Unit #</u>
J	69-78
K	79-85

The following buildings and units in Country Hills Manor Condominium Phase No. 4, Ogden City, Weber County, Utah. 06-132-0001 through 06-132-0033. *SPB*

<u>Building</u>	<u>Unit #</u>
L	86-92
M	93-104
N	105-111
O	112-118