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12-290-0001-0022

EE 3041409 PG 1 OF 9  
LEANN H KILTS, WEBER COUNTY RECORDER  
17-MAR-20 9:24 AM FEE \$44.00 DEP PV  
REC FOR: OUT OF THE BOX

**WHEN RECORDED RETURN TO:**  
M. Darin Hammond  
SMITH KNOWLES, P.C.  
2225 Washington Blvd., Suite 200  
Ogden, Utah 84401  
Telephone: (801) 476-0303  
Fax: (801) 476-0399

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**FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF VILLAGE AT PLUM CREEK,  
A PLANNED RESIDENTIAL UNIT DEVELOPMENT**

The purpose of this instrument is to record certain limited amendments to the Covenants, Conditions, and Restrictions of Village at Plum Creek which was originally recorded with the Weber County Recorder's Office on September 5, 2015 as Entry Number 2129163 (hereinafter "the Declaration"). This instrument affects the real property identified in Exhibit "A" and Exhibit "B" hereto and is executed by officers of the Plum Creek Homeowners Association and the owners of the undeveloped land referenced herein.

**I. ANNEXATION OF ADDITIONAL REAL PROPERTY.**

Pursuant to Article 2 of the Declaration, the undeveloped land contemplated by the Declaration is hereby officially adopted as a part of the homeowners association and is subject to the covenants of the Plum Creek Homeowners Association. The proposed expansion of this planned residential unit development is hereby approved by the Plum Creek Homeowners Association to be divided into 36 additional lots. The land identified in Exhibit "B" hereto is hereby incorporated into the Plum Creek Homeowners Association.

**II. COVENANTS TO RUN WITH THE LAND.**

Article 13.7 of the Declaration is hereby replaced and amended to read as follows:

The covenants and restrictions of this Declaration shall run with the land unless amended or terminated as per the amendment provisions of the Declaration.

**III. HOMEOWNER'S DUES TO BEGIN UPON SALE OF UNITS.**

Article 5.12 of the Declaration is hereby added to the Declaration as follows:

No property owner shall be required to make any payment of any homeowners assessments from the Plum Creek Homeowners Association

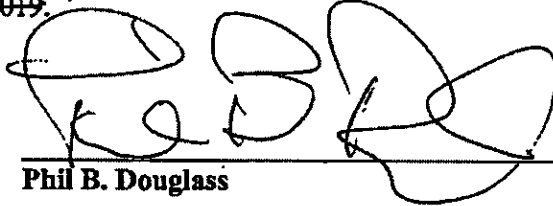






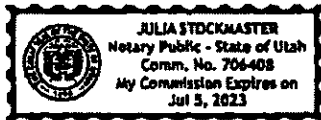


DATED this 28 day of ~~May, 2019~~ <sup>January 2020</sup>

  
\_\_\_\_\_  
Phil B. Douglass

STATE OF UTAH            )  
                                      : SS  
COUNTY OF WEBER        )

On this 28 day of ~~May, 2019~~ <sup>January 2020</sup>, the undersigned Notary Public in and for said State, personally appeared, Phil B. Douglass, and acknowledged to me that he executed the same.



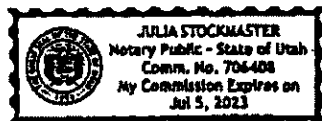
  
\_\_\_\_\_  
NOTARY PUBLIC


DATED this 28 day of ~~May, 2019~~ <sup>January 2020</sup>

  
\_\_\_\_\_  
Tracy G. Douglass

STATE OF UTAH            )  
                                      : SS  
COUNTY OF WEBER        )

On this 28 day of ~~May, 2019~~ <sup>January 2020</sup>, the undersigned Notary Public in and for said State, personally appeared, Tracy G. Douglass, and acknowledged to me that he executed the same.  
*JMS Tracy G. Douglass*



  
\_\_\_\_\_  
NOTARY PUBLIC

## EXHIBIT "A"

Parcel Number: 12-212-0001

Parcel Number: 12-212-0002

Parcel Number: 12-212-0003

Parcel Number: 12-212-0004

Parcel Number: 12-212-0005

Parcel Number: 12-212-0006

Parcel Number: 12-212-0007

Parcel Number: 12-212-0008

Parcel Number: 12-212-0009

Parcel Number: 12-211-0001

Parcel Number: 12-211-0002

Parcel Number: 12-211-0003

**EXHIBIT "B"**



**UNDEVELOPED LAND**

A part of the Southwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Ogden City, Weber County, and more particularly described as follows:

Beginning at a point 1167.94 feet N00°52'04"E, 657.34 feet N89°09'45"W, from the South Quarter corner of said section 16 and running; Thence N89°09'45"W 231.10 feet; Thence N00°58'00"E 207.42 feet; thence N44°35'40"W 275.18 feet; thence N41°11'40"W 175.49 feet; Thence N38°15'41"W 183.65 feet; Thence S89°30'00"E 121.95 feet; Thence the following seven (7) courses along the West boundary line of Quail Run Subdivision; (1) Thence S10°52'16"E 15.97 feet; (2) Thence S55°45'00"E 103.90 feet; (3) Thence S57°28'00"E 103.85 feet; (4) Thence S40°07'00"E 16.30 feet; (5) Thence N80°43'50"E 188.15 feet; (6) Thence S21°23'15"E 239.61 feet; (7) Thence N89°45'00"E 129.13 feet; Thence the following two (2) courses along the West boundary line of Shady Brook Subdivision Phase #1; (1) Thence S00°48'00"W 66.00 feet; (2) Thence S18°00'00"E 66.93 feet; Thence the following four (4) courses along the boundary line of the Village of Plum Creek Phase #2; (1) Thence S50°23'07"W 99.72 feet; (2) Thence S83°18'16"W 34.56 feet; (3) Thence S47°17'39"W 88.73 feet; Thence S46°47'29"E 131.11 feet to the point of beginning.