

75
/3

WHEN RECORDED RETURN TO:
CALL MEADOWS PUD
C/o Urban Outsourcing Inc
716 E 4500 S, Suite N140
Salt Lake City, Utah 84107

RETURNED
MAR 01 2019

E 3145862 B 7210 P 65-67
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/01/2019 08:54 AM
FEE \$75.00 Pgs: 3
DEP RTT REC'D FOR CALL MEADOWS HOM
OWNERS ASSOC

**FOURTH AMENDMENT TO THE CONDOMINIUM DECLARATION
FOR
CALL MEADOWS PUD**

This FOURTH AMENDMENT TO THE CONDOMINIUM DECLARATION CALL MEADOWS PUD is made on this 27 day of February, 2019 by the CALL MEADOWS PUD, (hereinafter "Declarant") pertaining to those DECLARATIONS OF COVENANTS, CONDITIONS & RESTRICTIONS OF THE CALL MEADOWS PUD recorded July 18, 2002 with the Davis County Recorders as Entry No. 1770843 in Book No. 3087 at Pages 212-235 (hereinafter the "CC&Rs"); and any supplements or amendments thereto; and the associated Plats Entry Nos. 1770842, 1910918, 2090308 for the Call Meadows PUD Phases 1-3 and any supplements or amendments thereto.

The Declarant desires to amend the CC&Rs, the First Amendment, and the Second Amendment, such that the Declarant and the real property owned by the Declarant and its Members in the Call Meadows PUD are governed by the Utah Community Association Act at Utah Code Ann. § 57-8a-101 et seq., not the Utah Condominium Ownership Act at Utah Code Ann. § 57-8-1 et seq.

Therefore, the Declarant modifies the CC&Rs, the First Amendment, and the Second Amendment, as follows:

Article 11.7 is deleted and replaced with the following language:

11.7. Animals. No animal, bird, fowl, livestock of any kind shall be raised, bred or kept in or about any Unit except that domestic dogs or cats (a maximum of two animals, either one cat, one dog or two cats or two dogs), with each dog not to exceed weighing 30 lbs. by more than 5 lbs or a maximum weight of 35 lbs., and other domesticated household animals may be permitted by the Association so long as they are kept within the Unit at all times, except when on a leash and under the direct control of the Owner. Animal owners shall promptly remove and dispose of all excrement emitted by their animals in any Common Area. No animal runs, kennels or houses shall be allowed outside of Units or Common Areas. Dog doors may be permitted with prior written approval of the Board.

At the time of this amendment, those residents, in any unit, with registered pets with more than this 30 lb. weight limit will be grandfathered by written notice from the association, until such time that the pet passes away or is given away. Unregistered pets will not be granted grandfathered status and may need to be removed to comply with community rules. Once a pet passes or is given away, current and future residents of any unit must comply with this current language.

Pursuant to 19.03 Amendments, at least 67% of the Membership in the Association has voted favorable for these modifications and amendments.

EXHIBIT A

Legal Description

All units and Common Areas, according to the plat thereof as recorded in the office of Davis County Recorder for:

CALL MEADOWS PUD PHASE 1

Parcel Numbers: 03211001 through ~~03211002~~ 032110021

CALL MEADOWS PUD PHASE 2

Parcel Numbers: 032170001 through ~~03217001~~ 032170019

CALL MEADOWS PUD PHASE 3

Parcel Numbers: 032230001 through 032230022

IN WITNESS THEREOF, this Fourth Amendment to The Condominium Declaration, First Amendment and Second Amendment for Call Meadows PUD has been approved and accepted by the affirmative vote of 67% of all Membership of the Call Meadows Owners Association, Inc. as of the 28 day of January 2019.

CALL MEADOWS PUD

By: *Amy Richardson*
Amy Richardson, President

By: *Jessica Alford*
Jessica Alford, Secretary

STATE OF UTAH)
)ss.
COUNTY of DAVIS)

_____ On the 27 day of February, 2019, personally appeared before me

Amy Richardson and Jessica Alford who being by me duly sworn did that say that they are the President and Secretary of the Association and that the seal affixed to the foregoing instrument is the seal of said Association and that said instrument was signed in behalf of said Association by authority of its Management Committee; and acknowledged said instrument to be their voluntary act and deed.

Nelson Call
Notary Public

Residing at: 32 W Parrish Lane Centerville UT

My Commission Expires: January 23, 2023

