

## SEVENTH AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRAIG ESTATES: A CLUSTER SUBDIVISION

### Recitals

WHEREAS, that certain real property identified as the Craig Estates: A Cluster Subdivision (the "Estates") is situated in Davis County, Utah, and was encumbered by the *Declaration of Easements, Covenants, Conditions and Restrictions for Craig Estates: A Cluster Subdivision*, recorded in the Davis County Recorder's Office on July 1, 1999 at Entry No. 1529355, Book 2527, Pg. 488 (the "Declaration");

WHEREAS, the Declaration was amended pursuant to the **First Amendment** to Declaration of Covenants, Condition, and Restrictions for Craig Estates Homeowners Association, recorded June 19, 2001 as Entry No. 1669001, Book 2830, Pg. 719;

WHEREAS, the Declaration was amended pursuant to the **Second Amendment** to Declaration of Covenants, Condition, and Restrictions for Craig Estates Homeowners Association, recorded June 20, 2001 as Entry No. 1669153, Book 2831, Pg. 126;

WHEREAS, the Declaration was amended pursuant to the **Supplemental Declaration** to the Declaration of Covenants, Condition, and Restrictions for Craig Estates Homeowners Association, recorded October 6, 2006 as Entry No. 2208797, Book 4133, Pg. 1827;

WHEREAS, the Declaration was amended pursuant to the **Third Amendment** to Declaration of Covenants, Condition, and Restrictions for Craig Estates Homeowners Association, recorded June 15, 2007 as Entry No. 2280160, Book 4305, Pg. 86;

WHEREAS, the Declaration was amended pursuant to the **Fourth Amendment** to Declaration of Covenants, Condition, and Restrictions for Craig Estates Homeowners Association, recorded July 21, 2008 as Entry No. 2380659, Book 4577, Pg. 432;

WHEREAS, the Declaration was amended pursuant to the **Fifth Amendment** to Declaration of Covenants, Condition, and Restrictions for Craig Estates Homeowners Association, recorded January 24, 2012 as Entry No. 2639506, Book 5443, Pg. 692;

Seventh Amendment to the Craig Estates Declaration



WHEREAS, the Declaration was amended pursuant to the **Sixth Amendment** to Declaration of Covenants, Condition, and Restrictions for Craig Estates Homeowners Association, recorded January 23, 2017 as Entry No. 2996995, Book 6687, Pg. 62;

WHEREAS, Section 15.05 of the Declaration requires the affirmative vote of at least fifty-one percent (51%) of the Owners in order to amend any provision of the Declaration and the President of the Association must certify that the required vote was received to pass the amendment;

NOW THEREFORE, the Declaration is hereby amended, as follows:

**AMENDMENT**

Article II, Section 2.07 of the Declaration entitled "Architectural Control" is hereby amended and replaced in its entirety, to read as follows:

1. *No building, fence, wall or other structure on any Lot shall be commenced, erected, or maintained, nor shall any exterior addition to or change (including painting) or alteration therein be made until Plans and Specifications showing the nature, kind, shape, height, colors, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location to surrounding structures and topography by the Board and Architectural Committee composed of three (3) or more representatives appointed by the Board. No fence or fences of any nature whatsoever shall be constructed, placed upon, or maintained on any Lot or any portion thereof without the express prior written approval of the Board and Architectural Committee. **In the event a permanent personal fence partially blocks access to Common Areas, or is on Open Space, a gate must be installed to allow access to the Common Areas or Open Space by other Owners and the Association, its agents, employees, or subcontractors.***
2. *No trailer, boat, truck larger than ¾ ton, recreational vehicle or similar vehicle shall be parked on a permanent basis on a lot at Craig estates unless it is parked inside a garage. As used herein, permanent basis means more than seven (7) days out of any thirty-day period. Owners may not install parking pads on their lot that could be used to park vehicles prohibited by this section, nor shall Owners install additional pads on their lot except as approved by the Architectural Control Committee under Section 2.07.1 herein.*


----- END OF AMENDMENT -----



**CERTIFICATION**

I hereby certify that the Owners holding at least fifty-one percent (51%) of the total votes of the Association have voted to approve this amendment to the Declaration.

BOARD OF DIRECTORS for  
CRAIG ESTATES HOMEOWNERS ASSOCIATION, INC.

Signed: 

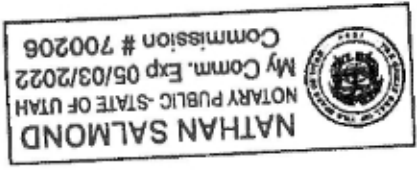
Print: STEVEN RUESCH

Position: President

STATE OF UTAH                     )  
  ) ss.  
COUNTY OF Davis                 )

I hereby swear that on this 10 day of Feb, 2020, I did verify the identity of Steven Ruesch who did affirm that she / he is the President of the Craig Estates Homeowners Association, Inc., and that the Association did obtain the requisite votes to execute this Seventh Amendment.

  
NOTARY PUBLIC





## EXHIBIT A

### Legal Description

All of the following lots in Phase 1: 12-351-0101 through 12-351-0120; 12-351-0122 through 12-351-0125, and all common access areas and Craig Park, inclusive of Craig Estates Cluster Subdivision, Syracuse City, Davis County, Utah, according to the official plat thereof.

All of the following lots in Phase 2: 12-487-0201 through 12-487-0222; and 12-598-0327 and 12-598-0328 (Craig Park) and all common access areas and Craig Park, inclusive of Craig Estates Cluster Subdivision, Syracuse City, Davis County, Utah, according to the official plat thereof.

All of the following lots in Jackson Court Subdivision: Lots 401 through 420 and Jackson Lane, all Common Areas Open Space, and Open Space, and all common access areas inclusive of Jackson Court Subdivision, Syracuse City, Davis County, Utah, according to the official plat thereof.

