



\*W3256909\*

When Recorded Return To:  
SMITH KNOWLES, P.C.  
2225 Washington Boulevard, Suite 200  
Ogden, Utah 84401

E# 3256909 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
27-Sep-22 1033 AM FEE \$292.00 DEP T  
REC FOR: SMITH KNOWLES PC  
ELECTRONICALLY RECORDED

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND  
RESERVATION OF EASEMENTS FOR  
SYCAMORE PLACE SUBDIVISION PHASES I AND II**

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Sycamore Place Subdivision Phases I and II (hereinafter "First Amendment") hereby amends that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sycamore Place Subdivision Phase I recorded in the Weber County Recorder's Office on July 31, 2019, as Entry No. 2994002 as amended, and the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sycamore Place Subdivision Phase II recorded in the Weber County Recorder's Office on July 30, 2000, as Entry No. 3072548 as amended, and is hereby adopted by the Board of Directors for Sycamore Place Homeowners Association, Inc. ("Association"), for and on behalf of its members, and made effective as of the date recorded in the Weber Recorder's Office.

**RECITALS:**

A. This First Amendment affects and concerns the real property located in Weber County, Utah, and more particularly described in the attached **Exhibit "A"** ("Property"):

B. On or about March 15, 2019, a Plat Map of Sycamore Place Subdivision Phase 1 depicting the project was recorded in the Weber County Recorder's Office as Entry No. 2969929.

C. On or about July 31, 2019, a Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sycamore Place Subdivision Phase 1 was recorded in the Weber County Recorder's Office as Entry No. 2994002 (hereinafter "Phase 1 Declaration").

D. On or about November 27, 2019, 2019, a Plat Map of Sycamore Place Subdivision Phase 2 depicting the project was recorded in the Weber County Recorder's Office as Entry No. 3019540.

E. On or about July 30, 2000, a Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sycamore Place Phase II Subdivision was recorded in the Weber County Recorder's Office as Entry No. 3072548 (hereinafter "Phase II Declaration").

## **CERTIFICATION**

By signing below, the Board hereby certifies that the Association, pursuant Articles 27 of the Phase 1 and Phase 2 Declaration, obtained the approval or written consent of Owners holding at least sixty-seven percent of the total voting interest in the Association, approving and consenting to the recording of this First Amendment.

NOW, THEREFORE, pursuant to the foregoing, the Board of Directors of the Association hereby makes and executes this First Amendment, which shall be effective as of its recording date.

## **COVENANTS, CONDITIONS AND RESTRICTIONS**

1. **Recitals.** The above Recitals are incorporated herein by reference and made a part hereof.
2. **No Other Changes.** Except as otherwise expressly provided in this First Amendment, the Enabling Declaration, and subsequent amendments, remain in full force and effect without modification.
3. **Authorization.** The individuals signing for the respective entities make the following representations: (i) he/she has read the First Amendment, (ii) he/she has authority to act for the entity designated below, and (iii) he/she shall execute the First Amendment acting in said capacity.
4. **Conflicts.** In the case of any conflict between the provisions of this First Amendment and the provisions of the Enabling Declaration or any prior amendments, the provisions of this First Amendment shall in all respects govern and control. In the case of any existing provision with the Enabling Declaration, or prior amendments that could be interpreted as prohibiting the modifications set forth in this First Amendment, such provision is hereby modified in order to accomplish the purpose and intent of this First Amendment.

## **AMENDMENT**

5. Paragraph 7.7 in the Phase 1 Declaration and the Phase 2 Declaration are hereby deleted in their entirety and replaced with the following:

7.7 Reinvestment Fee Covenant. Upon the conveyance or transfer of any Lot within the Property, a reinvestment fee in the amount of \$350.00, unless a different amount is adopted by the Board of Directors, shall be paid to the Association at the time of the conveyance or transfer. This reinvestment fee shall be for the benefit of the Association, its members, the Property, and shall be utilized for purposes set forth in the Association's governing documents.

SYCAMORE PLACE HOMEOWNERS ASSOCIATION, INC.

By:

Brenda Veresh

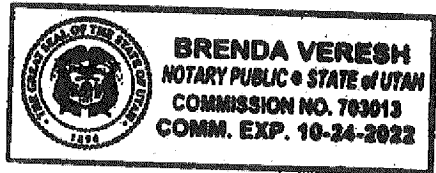
By:

Its: Board of Directors Member

STATE OF UTAH )  
 : ss  
COUNTY OF )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of August, 2022, Brenda Veresh, who by me being duly sworn, did say that he/she is a Board of Directors Member of Sycamore Place Homeowners Association, Inc.

Brenda Veresh  
Notary Public



**EXHIBIT "A"**

**Phase 1**

All of Units 101 through 152, Sycamore Place Phase 1 Subdivision, according to the official plat thereof on file and of record in the office of the Weber County Recorder, state of Utah.

Tax I.D. Nos. 15-684-0001 through 0052

**Phase 2**

All of Units 201 through 283, Sycamore Place Phase 2 Subdivision, according to the official plat thereof on file and of record in the office of the Weber County Recorder, state of Utah.

Tax I.D. Nos. 15-706-0001 through 0083