



W3386042

E# 3386042 PG 1 OF 4
B. Rahimzadegan, WEBER COUNTY RECORDER
23-Sep-25 11:41 AM FEE \$384.00 DEP JJ
REC FOR: HELGESEN HOUTZ & JONES
ELECTRONICALLY RECORDED

**AMENDMENT
TO THE
2022 RESTATED AND AMENDED
DECLARATION
OF
COVENANTS, CONDITIONS & RESTRICTIONS
OF
NEWTOWNE SQUARE AT COLONIAL SPRINGS**

This amendment (“Amendment”) is made and executed on the date shown below by the lot owners of Newtowne Square at Colonial Springs (hereinafter “Newtowne Square” or “Association”) after having been voted upon and approved by the Lot Owners in accordance with the Restated Declaration (defined below).

RECITALS

WHEREAS, the 2022 Restated and Amended Declaration of Covenants, Conditions and Restrictions of Newtowne Square at Colonial Springs (the “Restated Declaration”) was recorded in the records of Weber County, Utah, on November 14, 2022, as entry number 3263402; and

WHEREAS, the Newtowne Square Lot Owners desire to amend certain provisions of the Restated Declaration, as described below; and

WHEREAS, the real property against which this Amendment shall be recorded is located in Weber County, Utah, and more particularly described in Exhibit “A”, attached.

NOW THEREFORE, to accomplish the lot owners’ objectives, the following amendments are adopted by the Lot Owners of Newtowne Square, which amendments modify and amend the Restated Declaration. This Amendment shall become effective upon recording and shall be controlling in the event of a conflict between this Amendment and any provision in the Restated Declaration. Unless defined in this Amendment, the capitalized terms used herein shall have the same meaning as defined in the Restated Declaration.

The Newtowne Square Restated Declaration is hereby amended as follows:

AMENDMENT

Amendment 1
Insurance Deductible

- 3.1 HO-6 Insurance Policy Requirement. Notwithstanding anything to the contrary in the Restated Declaration, and in accordance with Utah Code § 57-8-43, each Unit Owner shall be responsible for a portion of any deductible under the Association’s property insurance policy if the Owner’s Unit sustains damage as part of a covered loss. The Owner’s share of the deductible shall be calculated by applying the percentage of total Unit damage

attributable to the Owner's Unit to the total amount of the deductible. To ensure adequate protection, each Unit Owner shall obtain and maintain an individual insurance policy, commonly referred to as an HO-6 policy, in an amount no less than the Association's then-current insurance deductible. This policy shall provide coverage for the Unit Owner's share of any deductible, as well as other losses or expenses for which the Unit Owner may be responsible under the Restated Declaration.

[Certification on Next Page]

CERTIFICATION

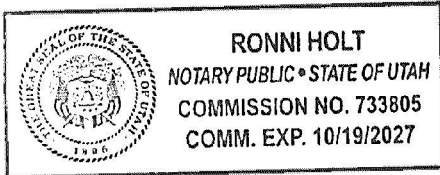
It is hereby certified that at least fifty-one percent (51%) of the total votes of the Association have voted to approve each of the Amendments included herein.

IN WITNESS WHEREOF, this 22 day of September, 2025.

By Melissa Putnam
President

STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

On this 22 day of September, 2025, personally appeared before me Melissa Putnam, who, being by me duly sworn, did say that (s)he is President of the Newtowne Square Board and that the within and foregoing instrument was signed in behalf of said Board of Directors and (s)he duly acknowledged to me he executed the same.



Ronni Holt
Notary Public

EXHIBIT “A”

Legal Description of Lots

All of lots 1 through 34, New Towne Square at Colonial Springs SAP Phase 01, and common area, Harrisville City, Weber County, Utah.

All of lots 35 through 66, New Towne Square at Colonial Springs SAP Phase 2, and common area, Harrisville City, Weber County, Utah.

All of lots 67 through 109, New Towne Square at Colonial Springs SAP Phase 3, and common area, Harrisville City, Weber County, Utah.

All of lots 110 through 147, New Towne Square at Colonial Springs SAP Phase 4, and common area, Harrisville City, Weber County, Utah.

All of lots 148 through 182, New Towne Square at Colonial Springs SAP Phase 5, and common area, Harrisville City, Weber County, Utah.

17-267-0001 ^{PCV} through 0035; 17-289-0001 ^{PCV} through 0033; 17-295-0001 ^{PCV} through 0044;
17-326-0001 through 0039; 17-327-0001 through 0036

^{PCV}

^{PCV}

BT