

Wyndom Highlands Homeowners Association
PO BOX 985
Layton, UT 84041

09-304-301 to 0316

**AMENDMENT TO THE
DECLARATION OF PROTECTIVE COVENANTS
FOR THE WYNDOM HIGHLANDS HOMEOWNERS ASSOCIATION
PHASE 3 SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, WYNDOM HIGHLANDS BOARD OF TRUSTEES HAS CERTIFIED THAT BY A TWO THIRDS VOTE OF THE HOMEOWNERS OF THE WYNDOM HIGHLANDS PHASE 3 SUBDIVISION HOMEOWNERS ASSOCIATION THE FOLLOWING AMENDMENTS HAVE BEEN APPROVED.

A Declaration of Protective Covenants for the WYNDOM HIGHLANDS PHASE 3 SUBDIVISION, dated July 17, 2000, as Entry #1603265 in Book 2670 and Page 907-918 with the Davis County Recorder (the "CC&Rs").

These covenants have been amended as follows:

**Declaration of Protective Covenants
Wyndom Highlands Phase 3
COVENTANTS AND USE RESTRICTIONS**

5. Architectural Issues.

c. Procedures for Approval of Plans Specifications

~~4. Exterior materials may include any combination of brick, stone, rock, maintenance free stucco, or maintenance free aluminum or vinyl siding.~~

~~5. On the front of each dwelling, maintenance free aluminum or vinyl siding will only be allowed for fascia or trim.~~

~~The balance of the front elevation may include any combination of brick, stone or rock, or maintenance free stucco.~~

4. The front exterior, of all dwellings, shall be at least thirty percent (30%) brick, cultured or natural stone veneer, or stone, or rock. The remaining front exterior shall be either stucco or fiber cement siding in traditional earth tones in harmony with the homes in the subdivision.

5. The remaining exterior balance may include any combination of brick, stone, rock, stucco, aluminum, or vinyl siding, or fiber cement siding.

13. Amendments.

This Declaration may be amended upon the affirmative written approval of at least ~~67%~~ a majority of the Owners of the Lots and, on any provisions regarding the Detention Basin, Common Expenses, Assessments and Collections, with the additional affirmative approval of at least ~~67%~~ a majority of the members of the Association

AGREEMENT

Agreement to be Subject to the CC&Rs

The Phase 3 Owners, and all subsequent owners of the Lots, agree to be subject to all obligations, terms and conditions, and amendments of the CC&Rs. All of the limitations, covenants, conditions, restrictions, and easements shall constitute covenants and encumbrances which shall run with the land against all lots, and all parties having or acquiring any right, title, or interest in or to any part of the Lots.

DATED this 13 day of September 2021

Wyndom Highlands Homeowners Association

[Signature]
By: Stuart Preece
Its: President

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the 13 day of September 2021, personally appeared before me Stuart Preece, the President of Wyndom Highlands Homeowners Association, who being by me duly sworn did say that he executed the foregoing instrument on behalf of Wyndom Highlands Homeowners Association.

[Signature]
Notary Public

