

E 3554183 B 8397 P 424-427  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/12/2023 1:56 PM  
FEE 78.00 Pgs: 4  
DEP CTA REC'D FOR LAYTON  
RIDGES HOMEOWNERS ASSOCIATION

**WHEN RECORDED, PLEASE MAIL TO:**

Layton Ridges Homeowners Association  
3325 N. Layton Ridge Dr. 09-334-0201 - 09-334-0206  
Layton, UT 84040 09-334-0209 & 09-334-0210

~~09-334-0201 - 09-334-0208~~  
09-332-0004 - 09-332-0005  
09-332-0008 - 09-332-0014

**RETURNED**  
DEC 12 2023

CERTIFICATE OF FIRST AMENDMENT  
TO THE  
JULY 1, 2020 REVISED AND ADOPTED  
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE  
LAYTON RIDGES HOMEOWNERS ASSOCIATION

09-332-0017 & 09-332-0034  
09-332-0018 - 09-332-0021  
09-332-0038 & 09-332-0046  
09-332-0040 - 09-332-0043

Recitals:

WHEREAS, the revised and adopted Declaration of Protective Covenants Conditions and Restrictions (CC&R) for the Layton Ridges Homeowners Association ("the Declaration") was recorded in the office of the Davis County Recorder on August 8, 2020, as Entry No. 3283416 in Book 7577 at Pages 2037-2102 of the official records of the Davis County Recorder's office.

WHEREAS, the Homeowners Association (HOA) Board of Directors/Trustees (BOD/T) contemplated by Annual Assessment Paragraph 5.2 of the Declaration, desires to amend the Declaration as more particularly set forth below.

THEREFORE, to further the general purposes herein expressed, the Board of Trustees determined during fiscal year 2020 and 2021 that funds, either budgeted and/or available for fiscal year, 2022 and beyond are or will become inadequate to meet all expenses of the Association. In this regard, the BOD/T executed a twenty five percent (25%) above the Annual Assessment for the previous year without a vote of the Members due to prevailing escalating economic costs. The Declaration shall be amended as follows.

1. The first bullet under Paragraph of 5.2 of the Declaration is hereby;
  - Changed from: "This Annual Assessment shall be fixed at a uniform rate of Two-Hundred Dollars (\$200.00) per Lot beginning January 1, 2004 and collected on a yearly Basis."
  - Changed to: "This Annual Assessment shall be fixed at a uniform rate of Two-Hundred and Fifty Dollars (\$250.00) per Lot beginning November 1, 2021 and collected on a yearly basis."
1. All other terms and conditions of the Declaration shall remain in full force and effect.
2. This Certificate of Amendment constitutes an amendment to the Declaration as contemplated by paragraph 5.2 of the Declaration.

IN WITNESS WHEREOF, the Board of Trustees President has hereunto signed this First Amendment on December 12, 2023.

A handwritten signature in black ink, appearing to read "John B. Chambers", written over a horizontal line.

John B. Chambers  
President  
Layton Ridges HOA

### ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of: Utah  
County of: Davis

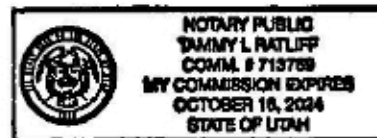
On 12/12/2023 before me, TAMMY L RATLIFF  
DATE NAME OF NOTARY PUBLIC

personally appeared John B Chambers  
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.



Tammy L Ratliff  
SIGNATURE OF NOTARY

Place Notary Seal or Stamp Here

**ATTENTION NOTARY:** Although the information requested below is **OPTIONAL**, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

**THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT**

Layton Ridges Homeowners Association  
8 August 2020 Revised CC&R, First Amendment  
TITLE OR DOCUMENT TYPE

NUMBER OF PAGES: 2

DATE OF DOCUMENT: August 8, 2020

None  
SIGNER(S) OTHER THAN NAMED ABOVE

**ATTACHMENT "A" LAYTON RIDGES SUBDIVISION-PARCELS**

Parcel/Serial Number	Lot Number
093320041	Lot 1
093320042	Lot 2
093320040	Lot 3
093320004	Lot 4
093320005	Lot 5
093320038	Lot 6
093320034	Lot 7
093320008	Lot 8
093320009	Lot 9
093320010	Lot 10
093320011	Lot 11
093320012	Lot 12
093320013	Lot 13
093320014	Lot 14
093320043	Lot 15
093320046	Lot 16
093320017	Lot 17
093320018	Lot 18
093320019	Lot 19
093320020	Lot 20
093320021	Lot 21
093340201	Lot 201
093340202	Lot 202
093340203	Lot 203
093340204	Lot 204
093340205	Lot 205
093340206	Lot 206
093340207	Lot 207
093340208	Lot 208

*Layton Ridges  
Sub.*

*Layton Ridges  
Sub. Amend.*