

WHEN RECORDED RETURN TO:  
COUNTRY WOODS, L.C.  
Wayne H. Corbridge  
758 South 400 East  
Suite 203  
Orem, Utah 84058

ENT 58285 BK 4335 PG 59  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1997 Aug 01 12:30 pm FEE 211.00 BY JW  
RECORDED FOR TROPHY HOMES

SIXTH SUPPLEMENT TO THE AMENDED & RESTATED  
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS  
FOR  
COUNTRY WOODS, A Condominium Project

This SIXTH SUPPLEMENT to the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the COUNTRY WOODS CONDOMINIUM PROJECT is made and executed this 30<sup>th</sup> day of July, 1997 by COUNTRY WOODS, L.C., a Utah Limited Partnership of 758 South 400 East, Suite 203, Orem, Utah 84058 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Original Declaration was recorded in the office of the County Recorder of Utah County, Utah on November 13, 1995 as Entry No. 77941, in Book 3814, at Page 882 of the Official Records;

Whereas, the Amended and Restated Declaration was recorded in the office of the County Recorder of Utah County, Utah on March 27, 1996 as Entry No. 25138, in Book 3924, at Pages 790-857 of the Official Records.

Whereas, the First Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions was recorded in the Office of the County Recorder of Utah County, Utah on May 13, 1996, as Entry No. 40058, in Book 3968, at Page 218 of the official records.

Whereas, the Second Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions was recorded in the Office of the County Recorder of Utah County, Utah on August 27, 1996, as Entry No. 70253, in Book 4054, at Page 842 of the official records.

Whereas, the Third Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions was recorded in the Office of the County Recorder of Utah County, Utah on September 11, 1996, as Entry No. 74609, in Book 4067, at Page 309 of the official records.

Whereas, the Fourth Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions was recorded in the Office of the County Recorder of Utah County, Utah on the 21st day of March, 1997, as Entry No. 21192-97, in Book 4220, at Pages 832-840 of the official records.

Whereas, the Fifth Supplement to the Amended & Restated Declaration of Covenants, Conditions and Restrictions was recorded in the Office of the County Recorder of Utah County, Utah on the 29th day of April, 1997, as Entry No. 32284, in Book 4255, at Pages 283-290 of the official records.

Whereas the voting requirements of Article III, Section 30 of the Declaration have been satisfied and the proposed amendment has been approved by at least 67% of the undivided ownership interest in the Common Areas and Facilities in the Project.

Whereas, the Secretary of Veterans Affairs has approved the proposed amendment pursuant to Article III, Section 30 of the Declaration.

Whereas, this affects that certain real property located in Utah County, Utah described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this SIXTH SUPPLEMENT to the AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY WOODS, a Condominium Project.

1. Amendment. Article III, Section 6(f)(15) on page 15 of the Amended and Restated Declaration is deleted in its entirety and the following language is substituted in lieu thereof:

(15) Pets. A Resident may keep in his Unit either one (1) domestic pet if the pet goes outside the Unit to urinate or defecate or, in the alternative, up to two (2) domestic pets if both pets are kept within the Unit and do not urinate or defecate in the Common Area; provided, however, the resident must abide by any pet rules and regulations adopted by the Management Committee from time to time. Owners and Residents shall immediately clean up the feces after their pets have defecated in the Common Area. Pets in the Common Area shall be kept on a leash at all times. Pets shall not be tethered in the Common Area. No pets, animals, livestock or poultry of any kind shall be bred in, on or about the Project. Pets which, after notice and a

and a hearing, are deemed by the Management Committee to be dangerous pets or pets which constitute a nuisance (i.e., pets which bother, disturb or annoy other Residents or unreasonably interfere with their quiet and peaceful enjoyment of their Unit, pets in the Common Area and not on a leash, pets tethered in the Common Area, pets defecating in the Common Area whose owners do not immediately clean up after, pets who are guilty of unreasonable barking, whining or scratching, etc.) shall be permanently removed from the Project upon delivery of a written request from the Management Committee.

2. Effective Date. The effective date of this Fifth Supplemental Declaration and the Phase VII Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

COUNTRY WOODS, L.C.

BY: *Wayne H. Corbridge*  
TITLE: *Wayne H. Corbridge, Manager*

STATE OF UTAH )  
 ) SS:  
COUNTY OF UTAH )

On the 30 day of July, 1997, personally appeared before me WAYNE H. CORBRIDGE, who by me being duly sworn, did say that he is the Manager of COUNTRY WOODS, L.C., a Utah Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company by authority of its Articles of Organization or a resolution of its Members, and said WAYNE H. CORBRIDGE duly acknowledged to me that said Company executed the same.

*Gary Schlenker*  
NOTARY PUBLIC  
Residing At: *541 W 1300x Pleasant Grove, UT 84062*  
Commission Expires: *2/2/98*

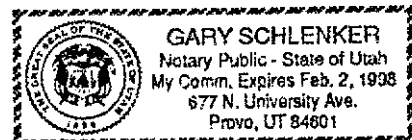


EXHIBIT "A"

LEGAL DESCRIPTION

The Land identified in the foregoing document is located in Utah County, Utah and is described more particularly as follows:

**Exhibit A**  
**Country Woods Phase I**  
**Boundary Description**

ENT 58285 BK 4335 PG 63

Commencing at a point which is West 7.44 feet and South 665.91 feet from the N 1/4 Cor. Sec. 28, T.6 S., R.2E., Salt Lake base and meridian; thence as follows:

S89°54'00"E, 28.00 feet; thence  
S00°06'00"W, 85.72 feet; thence  
S89°54'00"E, 168.00 feet; thence  
S00°06'00"W, 38.84 feet; thence  
S89°54'00"E, 120.00 feet; thence  
S00°06'00"W, 120.98 feet; thence  
N88°53'00"W, 192.91 feet; thence  
along the arc Central angle of = 46°33'40", L=100.36 feet, R=123.50 feet, (Chord: N65°36'10"W, - 97.62 feet); thence  
along the arc Central angle of = 20°48'28", L=64.10 feet, R=176.50 feet (Chord: N52°43'34"W, - 63.75 feet); thence  
N30°51'05"E, 8.91 feet; thence  
along the arc Central angle of = 30°45'05", L=46.16 feet (Chord: N15°28'33"E, - 45.61 feet); thence  
N00°06'00"E, 111.80 feet to the point of beginning.

Contains 1.0288 Acres

Basis of bearing = state plane coordinate system - bearing between N 1/4 Cor. & NE Cor. Sec. 28, T.6 S., R.2 E. being N89°24'56"E.

**Country Woods Phase II**  
**Boundary Description**

Commencing at a point which is west 7.20' and south 530.62' from the N 1/4 Cor. Sec. 28, T.6 S., R.2E., Salt Lake base and meridian; thence as follows:

S00°06'00"W, 247.08 feet; thence  
along the arc Central angle of = 30°45'05", R=86.00 feet, L=46.16 feet (Chord: S15°28'33"E, - 45.61 feet); thence  
S30°51'05"W 8.91 feet; thence along the arc  
Central angle of = 20°48'28", R=176.50 feet, L=64.10 feet (Chord: S52°43'34"E, - 63.75 feet); thence  
along the arc Central angle of = 46°33'40", R=123.50 feet, L=100.36 feet; thence  
S88°53'00"E, 192.91 feet; thence  
S00°06'00"W, 46.01 feet; thence  
N88°53'00"W, 308.11 feet; thence  
N89°03'00"W, 51.18 feet; thence  
N32°15'00"W, 95.64 feet; thence  
N89°03'00"W, 208.40 feet; thence  
S57°45'00"W, 57.11 feet; thence  
N32°15'00"W, 461.98 feet; thence  
S89°50'00"E, 7.11 feet; thence  
S32°15'00"E, 365.85 feet; thence  
along the arc Central angle of = 81°16'12", R=15.00 feet, L=21.28 feet (Chord: S72°53'06"E, - 19.54 feet); thence  
along the arc Central angle of = 24°28'12", R=180.00 feet, L=76.88 feet (Chord: N78°42'54"E, - 76.29 feet); thence  
S89°03'00"E, 119.52 feet; thence  
N00°57'00"E, 116.61 feet; thence  
N16°24'45"E, 48.57 feet; thence  
S89°54'00"E, 30.00 feet; thence  
N00°06'00"E, 115.28 feet; thence  
S89°54'00"E, 137.02 feet to the point of beginning.

Contains 2.1527 Acres

Basis of bearing = state plane coordinate system - bearing between N 1/4 corner & NE corner sec. 28, T 6 S., R. 1. being N89°24'56"E.

## Country Woods Phase III Boundary Description

ENT 58285 BK 4335 PG 64

Proposed COUNTRY WOODS CONDOMINIUMS, Phase III, Orem, Utah, more particularly described as follows:

Commencing at a point which is West 149.21 feet and South 526.38 feet from the North quarter corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89 deg. 54' 00" East 156.02 feet; thence South 00 deg. 06' 00" West 108.50 feet; thence South 89 deg. 54' 00" East 130.00 feet; thence North 00 deg. 06' 00" East 9.16 feet; thence South 89 deg. 54' 00" East 19.00 feet; thence North 63 deg. 27' 15" East 37.03 feet; thence South 89 deg. 54' 00" East 119.90 feet; thence South 00 deg. 06' 00" West 181.11 feet; thence North 89 deg. 54' 00" West 120.00 feet; thence North 00 deg. 06' 00" East 38.84 feet; thence North 89 deg. 54' 00" West 168.00 feet; thence North 00 deg. 06' 00" East 85.72 feet; thence North 89 deg. 54' 00" West 28.00 feet; thence North 00 deg. 06' 00" East 135.28 feet; thence North 89 deg. 54' 00" West 137.02 feet; thence South 00 deg. 06' 00" West 115.28; thence North 89 deg. 54' 00" West 30.00 feet; thence South 16 deg. 24' 45" West 48.57 feet; thence South 00 deg. 57' 00" West 116.61 feet; thence North 89 deg. 03' 00" West 97.84 feet; thence along the arc of 50 foot radius curve to the left 43.63 feet (chord bearing North 24 deg. 02' 59" West 42.26 feet) thence along the arc of a 50 foot radius curve to the right 14.66 feet (chord bearing North 40 deg. 38' 59" West 14.61 feet) thence North 32 deg. 15' 00" West 178.97 feet; thence South 89 deg. 50' 00" East 142.88 feet; thence along the arc of a 31 foot radius curve to the right (chord bearing South 61 deg. 02' 30" East 29.86 feet); thence South 32 deg. 15' 00" East 39.51 feet; thence along the arc of a 54 foot radius curve to the left 39.58 feet (chord bearing 53 deg. 14' 47" East 38.70 feet) thence North 16 deg. 24' 45" East 38.55 feet; thence South 89 deg. 54' 00" East 28.75 feet; thence North 00 deg. 06' 00" East 114.28 feet to the point of beginning.

## Country Woods Phase IV Boundary Description

Proposed COUNTRY WOODS CONDOMINIUMS, Phase IV, Orem, Utah, more particularly described as follows:

Commencing at a point which is West 57.04 feet and South 458.54 feet from the North one-quarter corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89 deg 54' 00" East 365.96 feet; thence South 00 deg 06' 00" West 150.73 feet; thence North 89 deg 54' 00" West 119.90 feet; thence South 63 deg 27' 15" West 37.03 feet; thence North 89 deg 54' 00" West 19.00 feet; thence South 00 deg 06' 00" West 9.16 feet; thence North 89 deg 54' 00" West 130.00 feet; thence North 00 deg 06' 00" East 108.50 feet; thence North 89 deg 54' 00" West 40.67 feet; thence North 00 deg 06' 00" East 15.00 feet; thence North 35 deg 05' 02" West 40.42 feet; thence North 00 deg 06' 00" East 19.97 feet to the point of beginning.

## Country Woods Phase V Boundary Description

ENT 58285 BK 4335 PG 65

Proposed COUNTRY WOODS CONDOMINIUMS, Phase V, Orem, Utah, more particularly described as follows:

Commencing at a point which is West 149.21 feet and South 526.38 feet from the North one-quarter corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00 deg 06' 00" West 114.28 feet; thence North 89 deg 54' 00" West 28.75 feet; thence South 16 deg 24' 45" West 38.55 feet; thence along the arc of a 54 foot radius curve to the left 39.58 feet ( chord bearing North 53 deg 14' 47" West 38.70 feet); thence North 32 deg 15' 00" West 39.51 feet; thence along the arc of a 31 foot radius curve to the left 31.16 feet (chord bearing North 61 deg 02' 30" West 29.86 feet); thence North 89 deg 50' 00" West 142.88 feet; thence South 32 deg 15' 00" East 178.97 feet; thence along the arc of a 50 foot radius curve to the left 14.66 feet (chord bearing South 40 deg 38' 59" East 14.61 feet); thence along the arc of a 50 foot radius curve to the left 43.63 feet (chord bearing South 24 deg 02' 59" East 42.26 feet); thence North 89 deg 03' 00" West 21.68 feet; thence along the arc of a 180 foot radius curve to the left 76.88 feet (chord bearing South 78 deg 42' 54" West 76.29 feet); thence along the arc of a 15 foot radius curve to the left 21.28 feet (chord bearing North 72 deg 53' 06" West 19.54 feet); thence North 32 deg 15' 00" West 365.85 feet; thence South 89 deg 50' 00" East 423.96 feet; thence South 00 deg 06' 00" West 18.50 feet; thence South 89 deg 54' 00" East 25.15 feet to the point of beginning.

## Country Woods Phase VI Boundary Description

The Land identified in the foregoing document is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT A POINT WHICH IS SOUTH 359.18 FEET AND EAST 309.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89 DEGREES 54'00" EAST 197.00 FEET; THENCE SOUTH 00 DEGREES 06'00" WEST 602.33 FEET; THENCE NORTH 88 DEGREES 53'00" WEST 197.03 FEET; THENCE NORTH 00 DEGREES 06'00" EAST 598.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.7161 ACRES

## Phase VI-1

BEGINNING AT A POINT WHICH IS SOUTH 359.10 FEET AND EAST 264.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89 DEGREES 54'00" EAST 242.00 FEET; THENCE SOUTH 00 DEGREES 06'00" WEST 198.50 FEET; THENCE NORTH 89 DEGREES 54'00" WEST 88.00 FEET; THENCE SOUTH 00 DEGREES 06'00" WEST 63.50 FEET; THENCE NORTH 89 DEGREES 54'00" WEST 109.00 FEET; THENCE NORTH 00 DEGREES 06'00" EAST 182.00 FEET; THENCE NORTH 89 DEGREES 54'00" WEST 45.00 FEET; THENCE NORTH 00 DEGREES 06'00" EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.1599 ACRES

### Country Woods Phase VII Boundary Description

The Land identified in the foregoing document is located in Utah County, Utah and is described more particularly as follows:

Commencing at a point which is East 51.64 feet and South 358.73 feet from the North one quarter corner Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89 deg 54' 00" East 212.46 feet; thence South 00 deg 06' 00" West 100.00 feet; thence North 89 deg 54' 00" West 212.46 feet; thence North 00 deg 06' 00" East 100.00 feet to the point of beginning.