

229

641617

32 30

FILED AND RECORDED FOR
Security Title
JUL 10 PM 5 14

- Planned
- Indexed
- Photocopied
- Card File
- Microfilmed
- Abstracted

ARTICLES OF AMENDMENT

OF

James H. Clark

WHITE BARN COUNTRY CLUB CONDOMINIUM OWNERS ASSOCIATION
A PLANNED RESIDENTIAL UNIT DEVELOPMENT

SECTION 1. The name of the corporation is White Barn Country Club Condominium Owners Association, A Planned Residential Unit Development.

SECTION 2. Article I is hereby amended to read as follows:

"ARTICLE I"

The name of the corporation is WHITE BARN COUNTRY CLUB PRUD OWNERS ASSOCIATION, A Planned Residential Unit Development."

SECTION 3. Article IV is hereby amended to read as follows:

"ARTICLE IV"

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation, and architectural control of the homes and common area within that certain tract of property described as: WHITE BARN COUNTRY CLUB PRUD OWNERS ASSOCIATION, A Planned Residential Unit Development, in Pleasant View, Weber County, Utah, and more particularly described as follows:

Parts of the E 1/2 of Section 30 and the W 1/2 of Section 29, T7N, R1W, S.L.B.&M. Beginning at a point located N 821.10 feet and E 2814.96 feet from the SW Corner of the SE 1/4 of Section 30, T7N, R1W, S.L.B.&M., (East-West Section Line assumed as East); running thence N 83° 15' 10" W 347.07 feet; thence N 6° 44' 50" E 144.17 feet; thence S 83° 15' 10" E 90.00 feet; thence N 9° 07' 15" E 35.01 feet; thence N 25° 59' 30" E 244.12 feet; thence N 29° 38' 45" E 380.08 feet; thence N 12° 31' 23" E 456.00 feet; thence N 57° 01' 26" E 350.65 feet; thence S 36° 52' 30" E 240.00 feet; thence S 45° 37' 15" W 213.48 feet; thence S 14° 57' 41" W 600.00 feet; thence S 2° 20' 04" W 295.42 feet; thence S 49° 27' 46" E 47.22 feet; thence S 40° 32' 14" W 120.00 feet; thence S 49° 27' 46" E 75.00 feet; thence S 40° 32' 14" W 140.00 feet; thence N 56° 04' 46" W 75.5 feet; thence N 67° 52' 07" W 152.18 feet to the point of beginning. Containing 12.44 acres.

17-107-0007

And to promote the health, safety, and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for the purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the Declaration, applicable to the property and recorded or to be recorded in the office of the Weber County Recorder, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection with the same and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire, (by gift, purchase or otherwise) own, hold improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for public purposes consistent with the intended use of such property by the Association and the Planned Residential Unit Development, subject to such conditions as may be agreed to by the Members.

No such dedications or transfer shall be effective unless an instrument signed by two-thirds (2/3) of the Members agreeing to such dedication or transfer has been recorded;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the Members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the non-profit corporation law of the State of Utah by law may now or hereafter have or exercise."

SECTION 4. Article V is hereby amended to read as follows:

"ARTICLE V
MEMBERSHIPS

Every person or entity who is record owner of a fee or undivided fee interest in any home in White Barn Country Club Prud Owners Association, which is subject by covenants of record to assessments by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership of any home which is subject to assessment by the Association shall include memberships to those homes contemplated under the Pleasant View Planned Residential Unit Development called White Barn Country Club Prud Owners Association."

SECTION 5. The date of the amendments above set forth is effective March 20, 1975.

SECTION 6. The number of shares outstanding and entitled to vote is twenty (20), which are all of the outstanding shares.

SECTION 7. All of the shareholders representing a single class of stock voted in favor of the amendments.

SECTION 8. The remainder of the Articles of Incorporation and the structure of the corporation shall remain unchanged and as presently filed with the Secretary of State of the State of Utah.

IN WITNESS WHEREOF, we have affixed our names as Secretary and President of this corporation this 20th day of March, 1975

Keith B. Downs
PRESIDENT

ATTEST:

Albert Sanone
SECRETARY

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On the 20th day of March, 1975, personally appeared before me KEITH B. DOWNS and ALBERT SANONE, who, being by me duly sworn, did say that they are the President and the Secretary respectively of the WHITE BARN COUNTRY CLUB CONDOMINIUM OWNERS ASSOCIATION, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, and that said instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors and that the said Keith B. Downs and Albert Sanone acknowledged to me that said corporation executed the same.

Nancy Harrison Myers
NOTARY PUBLIC
Residing at Ogden, Utah
10/15/75

