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AMENDMENT TO  
DECLARATION OF  
COVENANTS, CONDITIONS AND  
RESTRICTIONS AND RESERVATION  
OF EASEMENTS FOR  
IRONWOOD  
A PLANNED UNIT DEVELOPMENT  
\*\*\*\*\*

This Amendment to Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Ironwood, a Planned Unit Development is made this 4th day of October, 1979, by Ironwood Incorporated, a Utah corporation, Declarant, and Ironwood Owners Association, a non-profit corporation of the State of Utah, on behalf of the owners holding not less than 75% of the voting power of each class of its members.

WITNESSETH:

WHEREAS, Declarant has heretofore executed a Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Ironwood, a Planned Unit Development (The Declaration) which was recorded on September 5, 1978, as Instrument number 750991, in Book 1261, page 609, et seq. Official Records of Weber County, Utah; and

WHEREAS, Declarant has heretofore executed Notice of Additional Territory and Supplemental Declaration of Restrictions for Ironwood, a Planned Unit Development, Phase 2 (Phase 2) which was recorded on the 12th day of April 1979, in Book 1296, page 772 et seq., Official Records of Weber County; and

WHEREAS, Declarant has heretofore executed Notice of Additional Territory and Supplemental Declaration of Restrictions for Ironwood, a Planned Unit Development Phase 3 (Phase 3) which was recorded on the 4th day of September, 1979, as Instrument No. 788358, in Book 1321, page 293, et seq., Official Records, Weber County, Utah; and

WHEREAS, the Declaration, Phase 2 and Phase 3 relate to the following described real property situate in Weber County, State of Utah, to wit:

WHEREAS, this Amendment relates to and is binding on the above described real property and to additional territory annexed to the Properties; and

WHEREAS, Declarant and the owners holding not less than 75% of the voting power of each class of members have by affirmative vote established this amendment,

NOW THEREFORE, Article X Section 1 is hereby amended to read as follows:

ARTICLE X  
\* \* \* \*

Use Restrictions

All real property within the Properties shall be held, used and enjoyed subject to the following limitations and restrictions, subject to the exemption of Declarant in Section 1 hereof:

Section 1. Single Family Residence. Subject to Section 3 of this Article X, each Lot shall be used as a residence for a single family and for no other purpose. No Lot shall be occupied by more than one person under 12 years of age. Provided, however; (1) That in determining whether the foregoing restriction is being abridged, account shall not be taken of occupants who are residing in the Lot concerned in conjunction with a visit lasting less than six months; (2) That in determining whether such restriction is being violated, account shall not be taken if a child born to an occupant of a Lot until the child reaches the age of one year; and (3) That the restrictions imposed by this Section may, on a case-by-case basis, be retained by the unanimous written consent of the Board of Directors of Ironwood Owners Association.

Executed this Amendment on the date first above written.

DECLARATION 07-233-0001 TO 0012

A part of the Southeast quarter of Section 16, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: BEGINNING at the intersection of the South line of U.S. Highway 30 and 89 and the West line of 1050 East Street; running thence South  $29^{\circ} 10'$  West 304.82 feet along the West line of said 1050 East Street; thence North  $60^{\circ} 50'$  West 92.00 feet; thence North  $22^{\circ} 22' 47''$  West 43.42 feet; thence North  $60^{\circ} 50'$  West 75.00 feet; thence North  $0^{\circ} 15'$  West 154.98 feet; thence North  $60^{\circ} 50'$  West 146.88 feet; thence North  $29^{\circ} 10'$  East 145.00 feet to the South line of said Highway to a point, which is South  $89^{\circ} 26' 45''$  East 1219.99 feet, North  $0^{\circ} 15'$  West 961.95 feet and South  $60^{\circ} 50'$  East 272.41 feet from the South quarter corner of said Section 16; thence two courses along the South line of said Highway South  $60^{\circ} 50'$  East 382.10 feet and South  $57^{\circ} 51'$  East 41.96 feet to the point of beginning.

PHASE 2 07-242-0001 TO 0013

A part of the S.E.  $\frac{1}{4}$  of Section 16, Township 5 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey: Beginning at the most Southerly corner of Ironwood P.U.D., Phase 1, South Ogden City, Weber County, Utah, which is on the West R.O.W. line of 1050 East Street, said point is also South  $89^{\circ} 26' 45''$  East 1219.99 feet, North  $0^{\circ} 15'$  West 961.95 feet, South  $60^{\circ} 50'$  East 654.51 feet, South  $57^{\circ} 51'$  East 41.96 feet and South  $29^{\circ} 10'$  West 304.82 feet from the South  $\frac{1}{4}$  Cor. of said Section 16; running thence South  $29^{\circ} 10'$  West 171.88 feet along the West line of said 1050 East Street, thence Southwesterly along the arc of a 559.79 feet radius curve to the left 155.39 feet (L.C. bears South  $21^{\circ} 12' 51''$  West 154.90 feet) along said West line thence South  $89^{\circ} 45'$  West 120.11 feet, thence North  $0^{\circ} 15'$  West 105.00 feet, thence North  $6^{\circ} 39' 19''$  East 173.00 feet, thence North  $29^{\circ} 10'$  East 160.00 feet to the Southerly line of said Ironwood P.U.D. Phase 1, thence three (3) courses along said Southerly line South  $60^{\circ} 50'$  East 75.00 feet, South  $22^{\circ} 47''$  East 43.42 feet and South  $60^{\circ} 50'$  East 92.00 feet to the point of beginning.

PHASE 3 07-251-0001 TO 0008  
07-252-0001 TO 0012

A part of the S.E.  $\frac{1}{4}$  of Sec. 16, T5N, R1W, S1B & M, U.S. Survey: Beginning at the Most Northerly Corner of Ironwood P.U.D. Phase 1, South Ogden City, Weber County, Utah, running thence three (3) courses along said Ironwood Phase 1, S $29^{\circ} 10' W$  145.00 ft., S $60^{\circ} 50' E$  146.88 ft., and S $0^{\circ} 15' E$  154.98 ft. to the most Northerly corner of Ironwood P.U.D. Phase 2, So. Ogden City, Weber County, Utah, thence two (2) courses along said Ironwood Phase 2, S $29^{\circ} 10' W$  160.00 feet and S $6^{\circ} 39' 19'' W$  173.00 ft., thence Southwesterly along the arc of 102.59 ft. radius curve to the right 11.20 ft. (LC-11.20'S  $86^{\circ} 37' 17'' W$ ), thence S $89^{\circ} 45' W$  183.45 ft. to the East line of Emerald Hills Condominium Phase 5, said point being S $89^{\circ} 26' 45'' E$  1219.99 ft. and N $0^{\circ} 15' W$  163.00 ft. from the South  $\frac{1}{4}$  corner of said Sec. 16, thence N $0^{\circ} 15' W$  632.49 ft. along said West Line, thence S $60^{\circ} 50' E$  146.65 ft. thence N $29^{\circ} 10' E$  145.00 ft. to the South line of U.S. Highway 30 & 89, thence S $60^{\circ} 50' E$  44.00 ft. along said South line to the point of beginning; and

IRONWOOD INCORPORATED

By: Steven D. Bailey  
STEVEN D. BAILEY  
President

ATTEST:

By: Sheryl R. Bailey  
SHERYL R. BAILEY  
Secretary

STATE OF UTAH )  
                  ) ss  
COUNTY OF WEBER )

On the 5<sup>th</sup> day of October, 1979, personally appeared before me STEVEN D. BAILEY and SHERLY R. BAILEY, the President and Secretary respectively of IRONWOOD INCORPORATED, a corporation of the State of Utah, who being by me duly sworn, did say that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and the said Steven D. Bailey acknowledged to me that the said corporation executed the same.

Lynna W. (L.) Olson  
NOTARY PUBLIC  
Residing at: Ogden, Utah

My Commission Expires: 8-26-80

IRONWOOD OWNERS ASSOCIATION

*Don Sellers*  
President

ATTEST:

By: *Colleen Woodland*  
Secretary

STATE OF UTAH )  
                  ) SS  
COUNTY OF WEBER )

On the 4 day of October, 1979, personally appeared before me Colleen Woodland and Don Sellers, the President and Secretary respectively of IRONWOOD OWNERS ASSOCIATION, a corporation of the State of Utah, who being by me duly sworn, did say that instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and the said Steven D. Bailey acknowledged to me that the said corporation executed the same.

*James E. Smith*  
NOTARY PUBLIC  
Residing at: Ogden, Utah

My Commission Expires:

*2/17/80*