

PLATTED VERIFIED
ENTERED

957119

DOUG HOFFS
WEBER COUNTY RECORDER
DEPUTY *Wendy Reinhart*

JAN 6 10 45 AM '06

FILED AND RECORDED FOR
Jane Marquardt

WHEN RECORDED RETURN TO:

JANE A. MARQUARDT
MARQUARDT, HASENYAGER & CUSTEN
Attorneys at Law
2661 Washington Boulevard, Suite 202
Ogden, Utah 84401
Telephone: 801-621-3662

* L^{3.00}

NOTICE OF AMENDMENT OF
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND BYLAWS FOR
KNOLLWOOD CONDOMINIUMS

Notice is hereby given that the unit owners representing at least two-thirds (2/3) of the undivided interests in the common area and facilities of Knollwood Condominiums have approved and consented to the following amendments of the Declaration of Covenants, Conditions, Restrictions and Bylaws for Knollwood Condominiums (originally recorded at Book 1115 Page 658 et seq, Weber County Recorder:

OG-150-0001 TO 0004
OG-122-0001 TO 0014
OG-123-0002 TO 0007
OG-127-0001 TO 0006
OG-178-0001 TO 0014
OG-183-0001 TO 0015
OG-184-0001 TO 0004

BOOK 1482 PAGE 2025

1. An amendment substituting the term "board of directors" for the term "management committee" throughout the covenants, conditions, restrictions and bylaws. The new term "board of directors" has the same meaning as the term "management committee" as defined by Section 57-8-3(12), Utah Code Annotated (as amended 1975).

2. This amendment deletes in its entirety paragraph 25 "transfer or lease of units" of the original covenants, conditions, restrictions and bylaws.

3. This amendment deletes in its entirety para-

graph 26B "right of first refusal" of the original cove-
nants, conditions, restrictions and bylaws.

4. This amendment alters paragraph 26G by deleting
the word "ninety (90)" from the final line of paragraph 26G
and substituting for it the word "thirty (30)," such that
thirty days written notice is sufficient.

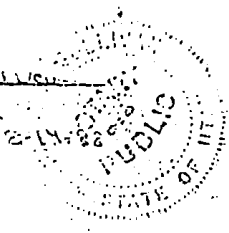
The full legal description for the Knollwood
Condominiums is more fully set forth in attached Exhibit A.
The undersigned, as attorney for the Knollwood Condominium
Board of Directors, formerly known as the Knollwood Condo-
minium Management Committee, certifies that these amendments
have been passed in accordance with the bylaws and in accor-
dance with the requirements of Utah law.

DATED this 6 day of January, 1986.

Jane A. Marquardt
JANE A. MARQUARDT
Attorney for Knollwood
Condominium Association Board
of Directors

Subscribed and sworn to before me this 6th day
of January, 1986.

Jane A. Marquardt
NOTARY PUBLIC
Residing at: Condon
My Commission Expires: 2-14-88



BOOK 1482 PAGE 2026

EXHIBIT A

A part of the North half of the Northwest Quarter of Section 14, Township 5 North, Range 1 West, Salt Lake Base and Meridian, described as follows: BEGINNING at a point which is South 0° 10' 39" East 1286.22 feet and South 80° 31' 05" East 228.00 feet and South 0° 10' 39" East 33.78 feet from the Northwest corner of said Section 14, also said point being South 0° 10' 39" East 33.78 feet from the Southeast corner of Lot 18 KNOLLWOOD ESTATES SUBDIVISION NO. 1, running thence 8 courses along the boundary of KNOLLWOOD ESTATES SUBDIVISION No. 1 North 0° 10' 39" West 340.78 feet and North 31° 26' 56" East 132.22 feet and North 13° 27' 31" East 63.76 feet and along the arc of a 78.00 foot radius curve to the left 37.74 feet (left chord bears South 68° 50' East 38.12 feet) and along the arc of a 136.00 foot radius curve to the left 16.61 feet, (left chord bears South 86° 20' East 16.62 feet) and North 2° 31' 35" East 94.15 feet and North 31° 14' 49" West 104.10 feet and North 4° 23' 41" West 184.00 feet to the Northeast corner of Lot 11 of said Subdivision, thence North 89° 32' 06" East 94.82 feet to a point a curve having a radius of 263.24 feet, thence along the arc of said curve 303.04 feet to the right (left chord bears North 32° 36' 00" East 287.25 feet), thence along the arc of 415.00 foot radius curve to the right 74.00 feet (left chord bears North 70° 46' 24" East 73.90 feet), thence South 24° 20' 05" East 393.04 feet to the North right-of-way of Ridgedale Drive thence along the arc of a 216.60 foot radius curve to the right 165.19 feet (left chord bears South 46° 10' 58" East 161.21 feet); thence South 24° 20' 05" East 50.00 feet, thence South 65° 39' 55" West 60.00 feet, thence South 24° 20' 05" East 154.14 feet, thence South 65° 39' 55" West 229.68 feet to the most Easterly corner of KNOLLWOOD CONDOMINIUM PHASE 1 Subphase No. 1, thence South 23° 48' 55" East 372.29 feet, thence North 89° 31' 05" West 644.87 feet to the point of beginning.

SUBJECT to an easement and right-of-way in favor of Ogden City a Municipal Corporation of the State of Utah, for the construction, operation and maintenance of a culinary water line as follows:

A perpetual easement to construct, reconstruct, operate, repair, replace and maintain the water line and appurtenant structures on, over, across and through a strip of land 20 feet wide lying 10 feet on each side of and parallel and adjacent to the following described centerline; and a temporary easement during construction of the water line and appurtenant structures for construction purposes on, over, across, and through a strip of land 50 feet wide lying 30 feet on the Westerly side of and 20 feet on the Easterly side of and parallel and adjacent to the following described centerline to-wit:

A part of the Northwest Quarter of Section 14, Township 5 North, Range 1 West, Salt Lake Base & Meridian: BEGINNING at a point South 89° 31' 05" East, 581.72 feet from the Northwest corner of said Northwest Quarter of Section 14 and running along the arc of a 169.21 foot radius curve to the left 45.59 feet, the tangent of which bears South 0° 49' 55" East; thence South 24° 45' East, 161.81 feet; thence South 65° 25' 38" West, 67.3 feet to a point of tangency of a 230.87 foot radius curve to the left; thence Southerly 319.96 feet along the arc of said curve; thence South 12° 08' 46" East, 161.94 feet to point of tangency of a 336.2 foot radius curve to the right; thence Southerly 231.56 feet along the arc of said curve; thence South 25° 29' West; 90.0 feet to point of tangency of a 407.11 foot radius curve to the left; thence Southerly along the arc of said curve 182.33 feet; thence South 0° 10' 39" East; 155.22 feet, more or less. Perpetual Easement: 0.6511 acres.

EXHIBIT A-1

A part of the North half of the Northwest Quarter of Section 14, Township 5 North, Range 1 West, Salt Lake Base & Meridian: BEGINNING at a point which is South 0° 39' East 1320.0 feet and South 89° 31' 05" East, 872.87 feet from the Northwest corner of said Section 14, also said point is South 0° 10' 39" East 33.78 feet and South 89° 31' 05" East, 644.87 feet from the Southeast corner of Lot 18, KNOLINWOOD ESTATES SUBDIVISION No. 1, and running thence South 89° 31' 05" East, 357.13 feet; thence North 0° 10' 39" West 334.04 feet; thence North 24° 17' West 450.0 feet; thence North 8° 25' 01" East 78.29 feet; thence North 0° 28' 55" East 500.0 feet; thence North 89° 31' 05" West 940.0 feet; thence South 6° 11' 23" West 424.18 feet; thence North 88° 16' 54" East 128.09 feet; thence along the arc of a 210.07 foot radius curve to the right 247.06 feet (left chord bears North 31° 58' 24" East 233.06 feet); thence along the arc of a 402.50 foot radius curve to the right 69.52 feet (left chord bears North 70° 36' 47" East 69.44 feet); thence South 24° 20' 05" East 405.74 feet; thence along the arc of a 216.6 foot curve to the right 165.19 feet (left chord bears South 46° 10' 58" East 161.21 feet); thence South 24° 20' 05" East 50.0 feet; thence South 65° 39' 55" West 60.0 feet; thence South 24° 20' 05" East 154.14 feet; thence South 65° 39' 55" West 229.68 feet; thence South 23° 48' 55" East 372.29 feet to the point of beginning.

SUBJECT to an easement and right-of-way in favor of Ogden City, a Municipal Corporation of the State of Utah, for the construction, operation and maintenance of a culinary water line as follows:

A perpetual easement to construct, reconstruct, operate, repair, replace and maintain the water line and appurtenant structures on, over, across and through a strip of land 20 feet wide lying 10 feet on each side of and parallel and adjacent to the following described centerline; and a temporary easement during construction of the water line and appurtenant structures for construction purposes on, over, across, and through a strip of land 50 feet wide lying 30 feet on the Westerly side of and 20 feet on the Easterly side of and parallel and adjacent to the following described centerline to-wit:

A part of the Northwest Quarter of Section 14, Township 5 North, Range 1 West, Salt Lake Base & Meridian: BEGINNING at a point South 89° 31' 05" East, 581.72 feet from the Northwest corner of said Northwest Quarter of Section 14 and running along the arc of a 169.21 foot radius curve to the left 45.59 feet, the tangent of which bears South 0° 49' 55" East; thence South 24° 45' East, 164.81 feet; thence South 65° 25' 38" West, 67.3 feet to a point of tangency of a 230.87 foot radius curve to the left; thence Southerly 319.96 feet along the arc of said curve; thence South 12° 08' 46" East, 161.94 feet to point of tangency of a 336.2 foot radius curve to the right; thence Southerly 231.56 feet along the arc of said curve; thence South 25° 29' West; 90.0 feet to point of tangency of a 407.11 foot radius curve to the left; thence Southerly along the arc of said curve 182.33 feet; thence South 0° 10' 39" East; 155.22 feet, more or less. Perpetual Easement: 0.651¼ acres.