

After Recording Return To:
SEB Legal, LLC
PO Box 71565
Salt Lake City, UT 84171



W2800060

EH 2800060 PG 1 OF 4
LEANN H KILTS, WEBER COUNTY RECORDER
23-JUN-16 305 PM FEE \$65.00 DEP DC
REC FOR: H. BLAINE WALKER MGR.

**AMENDMENT TO THE COMMUNITY DECLARATION
FOR
THE MEADOWS AT RIVERBEND HOMEOWNERS' ASSOCIATION, INC.**

This Amendment to the Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. ("Declaration") is executed on the date set forth below by The Meadows at Riverbend Homeowners' Association, Inc. ("Association") on behalf of its Board of Directors ("Board").

RECITALS

- RS*
- A. Real property in Weber County, Utah, known as The Meadows at Riverbend was subjected to covenants, conditions, and restrictions pursuant to the Declaration recorded on July 11, 2012, in the Weber County Recorder's Office as Entry No. 2583259;
 - B. This amendment shall be binding against the property described in EXHIBIT A and the Declaration, and any amendment, annexation, or supplement thereto;
 - C. This amendment is intended to clarify animal restrictions as stated in the Declaration;
 - D. The President and Secretary certify that this Amendment was approved by the affirmative vote of at least 67% of the total votes of the Association as required by Declaration Article XII, Section 12.1;
 - E. The Declarant certifies that it has approved this amendment as required by Declaration Article XII, Section 12.3;

NOW, THEREFORE, the Association, by and through its Board, hereby amends the Declaration as follows:

Declaration Article IX, Section 9.16 is amended in its entirety to state the following:

SECTION 9.16 RESTRICTIONS ON ANIMALS.

(a) General Restriction. No animals, livestock, reptiles, or poultry of any kind shall be raised, bred or kept in any Dwelling or on any of the Residential Lots, except as expressly permitted in this Section and the Rules and Regulations of the Association. The Board shall have the authority to further restrict the keeping of animals in the Project by rule.

(b) Allowed Animals. Owners may keep up to a combined total of two (2) of the following animals in a Dwelling: fish or tanked aquatic animals, caged birds or reptiles, cats or dogs. No other animals, reptiles, rodents, exotic pets, livestock, or poultry shall be kept in any Dwelling or Residential Lot or elsewhere in the Property. The keeping of such animals shall be subject to the rules and restrictions of the Association, municipal code, and other applicable laws.

(c) Nuisance. Animals may not create a nuisance by continuous barking, meowing, or making other animal noises. Animals shall be leashed at all times while outside of the Lot. Animal owners or people in control of the animal shall immediately clean up any feces deposited in any part of the Property. Animals shall not be kept in a way that creates odors that are bothersome to neighboring Owners. Any person bringing an animal on the Property shall be liable pursuant to the laws of the State of Utah to the Association, Owners, their family members, guests, invitees, and tenants for any damage to persons or property and any costs of repair, cleanup, maintenance, or personal injury caused by such animal. The cost of any damage caused to Common Areas by an animal may be assessed and collected as an assessment against the Owner who allowed the animal to be present on the Properties.

(d) Enforcement. The Association may enforce this Section by levying fines, removing the animal from the Property, or any other available remedy. The remedies allowed in this Section are not mutually exclusive and the use of one does not preclude the simultaneous use of any other. The Association may create rules and regulations, which create additional restrictions on animals. Owners, residents, occupants, guests, family members, and invitees shall comply with any animal rules created by the Association.

IN WITNESS WHEREOF, the Board has executed this Amendment to the Declaration as of the 23 day of June, 2016.

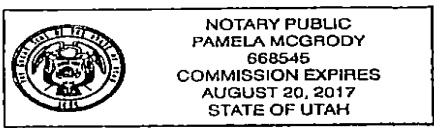
THE MEADOWS AT RIVERBEND HOMEOWNERS' ASSOCIATION, INC.

By: H. Blaine Walker
Its: President

By: Cindy Weloth
Its: Secretary

STATE OF UTAH)
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) :ss
County of Welder)

On the 23 day of June, 2016, personally appeared Cindy LEE Weloth and H. Blaine Walker who, being first duly sworn, did that say that they are the president and secretary of the Association authorized to sign this instrument and that said instrument was signed and sealed on behalf of the Association, certified that the Amendment was authorized by 67% of the total votes of the Association, and acknowledged said instrument to be their voluntary act and deed.



Pamela McGrody
Notary Public for Utah

IN WITNESS WHEREOF, the Declarant has executed this Amendment to the Declaration as of the 23 day of June, 2016.

DECLARANT: OGDEN SOUTH RIVER TOWNHOMES, LLC

H. Blaine Walker
By: H. Blaine Walker
Its: Manager

STATE OF UTAH)
County of Wasatch) :SS

On the 23 day of June, 2016, personally appeared H Blaine Walker who, being first duly sworn, did that say that they are the person authorized to sign this instrument and that said instrument was signed and sealed on behalf of the Declarant, certified Declarant's approval to the Amendment, and acknowledged said instrument to be their voluntary act and deed.

Pamela McGrody
Notary Public for Utah

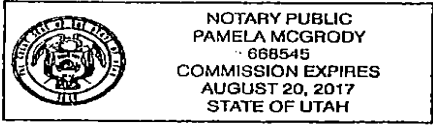


EXHIBIT A
Legal Description

All Lots within The Meadows at River Bend Phase I, Phase II, and Phase III subdivisions as shown on the plats, more particularly described as follows:

PHASE I	PHASE II	PHASE III
03-046-0001 ✓	03-047-0001 ✓	03-050-0001
03-046-0002 ✓	03-047-0002 ✓	03-050-0002
03-046-0003 ✓	03-047-0003 ✓	03-050-0003
03-046-0004 ✓	03-047-0004 ✓	03-050-0004
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03-046-0013 ✓	03-047-0013 ✓	03-050-0013
03-046-0014 ✓	03-047-0014 ✓	03-050-0014
03-046-0015 ✓	03-047-0015 ✓	
03-046-0016 ✓	03-047-0016 ✓	
	03-047-0017 ✓	
	03-047-0018 ✓	
	03-047-0019 ✓	
	03-047-0020 ✓	

BB
d.d.

03-052-0001 - 0014 - ~~0010~~