

Sherwood Park a Residential Planned Unit Development Subdivision
PO Box 238
Roy, UT 84067



W3207603

SUPPLEMENTAL CCRS FOR SHERWOODK PARK OWNER'S ASSOCAITION

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the CC&Rs governing Sherwood Park a Residential Unit Development Subdivision ("Sherwood Park") were recorded as Sherwood Park Owners Association as Entry No. 2659605, Records of Weber County, Utah; and

WHEREAS, it is necessary and desirable that the CC&Rs be supplemented;

NOW THEREFORE, pursuant to a motion presented and duly carried and approved by a majority vote of a quorum of 73% of the Owners at the annual meeting of the Owners Association (the "Association") on the 8th day of Sept, 2021 and in consideration of the promises, agreements, and considerations herein contained, IT IS HEREBY AGREED that the following CC&Rs shall be, and the same are, hereby amended as follows:

CC&R Article 6.2, 6.2(a)(b) "Exterior Maintenance of Lots and Units by Association" is amended in its entirety as follows:

6.2 Exterior of Maintenance of Lots and Units by Association. Subject to the rights and duties of the Owners as set forth in this Amended and Restated Declaration, the Association will repair, replace, common areas and the exterior of the units not including basements, foundations, doors, windows, and stairs connected to units. The owner will repair, replace and maintain the limited common areas and the units. In general, the Association's responsibilities (and exceptions) including the following:

(a) Care and maintenance of the exterior surface and roofs of the Units (exterior surfaces do not include a Unit's sheetrock, interior walls, basement concrete foundations, doors, windows, or exterior stairs);

CC&R Article 11.3 “Animal Restriction” is amended in its entirety as follows:

11.3 Animal Restriction. No animals, livestock, reptiles, or poultry of any kind shall be raised, bred, maintained for commercial purposes, or kept on any lot or the Common Area within the PUD, except usual and ordinary dogs, cats, fish, birds, and other household pets. All pets are not to exceed 45 pounds. No resident shall keep more than two (2) pets at any time. All authorized pets must be licensed and vaccinated for rabies or any other disease required by Riverdale City, Weber County, or the State of Utah. Any Resident shall be solely liable for any unreasonable noise, harm to fellow Residents, damage to property caused by any animals brought or kept upon the Property by a Resident or invited guests of a Resident. It shall be the absolute duty and responsibility of each Resident to clean up after such animal, which have used any portion of the Common Area. Any pet allowed in Common Areas must be accompanied by the Owner, on a leash and under control. All pet waste must be immediately and properly cleaned up and disposed of. No pet(s), which constitutes a danger or nuisance shall be permitted within the PUD. The Board may adopt Rules & Regulations establishing further restrictions for pets permitted in the PUD.

CC&R Article 11.4 “Traffic, Vehicles and Parking. is amended in its entirety as follows:

11.4 The close proximity of the Association Units to one another, plus the narrow entry and exit roads throughout the area makes it absolutely necessary that traffic and parking rules are followed to promulgate the safety of owners and tenants along with access to all units in case of fire, snow removal, ambulance or other emergencies. Parking is allowed in designated areas only and must not block other resident’s garages, carports, or fire lanes.

(a) No recreational vehicles (boats, campers, trailers, motor homes, ATV’s or similar items shall be parked on any Common Areas, including in the front of a unit except for 1 temporary daytime parking in any 2-day period for the purpose of unloading and loading and may not block street traffic and mailboxes and under no conditions may any recreational vehicles block another Resident’s access to their garage or carport without the Resident’s permission.

(b) No commercial or company vehicle over 10,000 pounds may be parked in any Common Area parking or behind a garage or carport except for short term loading or unloading of items.

(c) No off-road motorcycles, snowmobiles, or similar off-road vehicles shall be operated within the Project unless street legal, licensed and registered. All Vehicles of any kind must follow street speed limit requirements.

(d) No vehicles may be parked on the streets or in front of garages or carports overnight. The streets and roadways must be kept clear to permit easy access by snow removal vehicles or emergency vehicles. Should a Resident fail to comply, the owner will be subject to violations, fines and possible vehicle towing at owner expense.

CC&R “Exhibit “B” is amended in its entirety as follows:

Exhibit “B” Is to be Deleted from the official Recorded Documents for Sherwood Park a Residential Unit Development Subdivision.

CC&R “Exhibit B-1” is amended in its entirety as follows:

Exhibit “B-1” Is to be Deleted from the official Recorded Documents for Sherwood Park a Residential Unit Development Subdivision.

EXHIBIT "A"
Legal Description

ALL OF LOTS 1 THROUGH 10; AND LOTS 16 THROUGH 40, AMDENDED PLAT
OF SHERWOOD PARK SUBDIVISION, PHASE 1, RIVERDALE CITY, WEBER
COUNTY, UTAH.

(TAX ID #05-152-0001 THROUGH 0010, AND #05-152-0016 THROUGH 0040)

ALL OF LOTS 41 THROUGH 48, SHERWOOD PARK SUBDIVSION A P.U.D
PHAST 2, RIVERDALE CITY, WEBER COUNTY, UTAH.

(TAX ID #05-153-0001 THROUGH 0008)

ALL OF LOTS 49 THROUGH 55, AND LOT 57, SHERWOOD PARK SUBDIVSION
A P.U.D PHAST 2, RIVERDALE CITY, WEBER COUNTY, UTAH.

(TAX ID #05-154-0001 THROUGH 0008)

ALL OF LOTS 56, AND 58 THROUGH 80, SHERWOOD PARK SUBDIVSION A
P.U.D PHAST 2, RIVERDALE CITY, WEBER COUNTY, UTAH.

(TAX ID #05-157-0001 THROUGH 0024)

These Supplemental CC&Rs Restrictions incorporate herein by reference, to the extent not inconsistent, the terms and conditions of the CC&Rs and all terms thereof shall be binding upon Sherwood Park PUD.

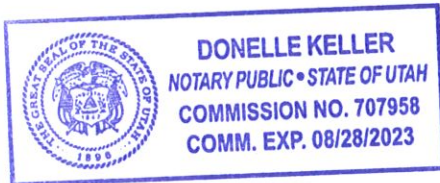
These Supplemental CC&Rs and every provision hereof shall take effect upon recording.

IN WITNESS WHEREOF, the undersigned has executed these Supplemental CC&Rs on the 23 day of December, 2021.

SHERWOOD PARK P.U.D
By: Kathy Richins
Board Position: Board President
Kathy Richins
(Print Name)

STATE OF Utah
COUNTY OF Weber

On this 23 day of December, 2021 personally appeared before me
Donelle Keller, known to me to be the Kathy Richins
of Sherwood Park PUD and known to me to be the person who executed the within
instrument on behalf of said entity.



Donelle Keller
NOTARY PUBLIC