



W2852903

E# 2852903 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
19-APR-17 1212 PM FEE \$20.00 DEP JKC
REC FOR: LARREAU LYTHGOE

**AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR LITTLE BEAR CONDOMINIUM LOT 3 – 1ST AMENDMENT
(EDEN CENTER)**

The following is an Amendment to Declaration of Condominium for Little Bear Condominium Lot 3 – 1st Amendment that was originally recorded in the Weber County Recorder's Office on March 4, 2014 as Entry No. 2677259.

Paragraph 4.7 is hereby replaced in its entirety with the following:

4.7 Enforcement. The Association shall have the right to impose sanctions for violations of this Declaration, the Bylaws, or duly adopted rules and regulations, which sanctions may include monetary fines and suspension of the right to vote and the right to use any Association Property. Monetary fines shall be imposed according to the following schedule.

1st Notice of Violation - \$100.00 (violation to be cured within 48 hours)

2nd Notice of Violation - \$250.00 (if violation not cured within 15 days)

3rd Notice of Violation - \$300.00 (if violation not cured within 30 days)

Unpaid fines may be subject to a \$50.00 late fee and interest at the rate of 18% per annum. In addition, the Association shall have the right to exercise self-help to cure violations, and shall be entitled to suspend any services provided by the Association to any Owner or such Owner's Lot in the event that such Owner is more than thirty days delinquent in paying any assessment or other charge due to the Association. The Board shall also have the power to seek relief in any court for violations or to abate nuisances, including recovery for damages and attorney fees, to the extent permitted by law.

If an Owner does not pay in full any fines as imposed by the Board, upon issuing the 3rd Notice of Violation, the Association may elect to record a Notice of Lien with the Weber County Recorder's Office against the Owner's interest in such Unit to secure payment of any such fines, late fees, interest or other charges.

No Guest shall violate the rules and regulations adopted from time to time by the Association whether relating to the use of Lots, the use of Association Property, or otherwise, and violations of the rules and regulations by any Owner's Guests shall be treated as a violation by such Owner and shall be enforceable in accordance with the provisions of this Declaration.

Paragraph 8.10 is hereby amended by adding the following:

8.10.3 Each Unit is allowed to display a "Grand Opening" type banner beginning on the business' date of opening and continuing for a period of up to thirty (30) days. Upon the expiration of the 30 day Grand Opening period, any such banner shall be promptly removed.

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8.10.4 Each Unit is allowed to display a single A-frame type sign on the grass by the front entry façade of each Unit. Such sign can be double-sided, and shall be no larger than 4 feet tall by 2 feet wide. No flags, banners, or other signs shall otherwise be displayed at any time without express prior approval from the Board.

Paragraph 8.18 is added with the following:

8.18 Furniture. No furniture shall be placed in any of the Association common areas without express prior approval from the Board. The Association shall purchase tables and chairs to be placed in the gazebo, on the grass, or in any other common areas.

All other covenants, conditions and restrictions shall remain the same. This amendment was made in accordance with the By-Laws of the Eden Center Condominium Association and was approved on April 10, 2017.

WOP WOM, LLC,
a Utah limited liability company

By: [Signature]
Eric K. Smith
Title: Member

Date: 4-13-17

Signed before me this 13th day of April 2017
by Eric Smith, personally known to me.

[Signature]
Kimberly L. Stevens
Notary Public #600248
My comm. exp. 11/19/18

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