



**SECOND AMENDMENT TO THE  
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF  
MILLSTONE MANOR CONDOMINIUMS**

This SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR MILLSTONE MANOR CONDOMINIUMS (the "Second Amendment") is made and executed this 22<sup>ND</sup> day of January, 2013 by Millstone Manor Homeowners Association, Inc. (the "Association").

**RECITALS**

WHEREAS, the Amended and Restated Declaration of Condominium of Millstone Manor Condominiums (the "Declaration") was executed by the Association on March 5, 2010 and was recorded in the Office of the Weber County Recorder on March 5, 2010, as Entry No. 2461636, Pages 1-61; and

WHEREAS, a First Amendment to the Amended and Restated Declaration of Condominium of Millstone Manor Condominiums was executed by the Association on January 5, 2012 and was recorded in the Office of the Weber County Recorder on January 5, 2012, as Entry No. 2556994, Pages 1-3; and

WHEREAS, pursuant to Section 15.1 of the Declaration, the Declaration may be amended by an affirmative vote of at least sixty-seven percent (67%) of the Allocated Interest of the Association; and

WHEREAS, the requisite votes have been acquired to approve this Second Amendment; and

WHEREAS, the Association desires to limit the percentage of rental units allowed at one time in the condominium project.

NOW THEREFORE, the following Second Amendment is hereby adopted as follows:

Section 9.13(e)(1) is hereby added to the Declaration.

## 9.13(e)(1)

(a) Prohibition on Rentals for Future Owners. No Owner acquiring title to a Unit following the recordation of this Amendment shall be allowed to rent or lease their property without Association Board Approval as described below. Grandfathered Units are exempt from this amendment except as outlined in Paragraph (d) below.

(b) Any owner as described in paragraph (a) above may apply for Permitted Lease Unit status when the latter of One (1) year following the recordation of the deed by which they obtain title, and the date upon which the Lease Cap described in Paragraph (c) below is not exceeded.

(c) Lease Cap. The Lease Cap is defined as the number of Units located within the Project which may be leased at any given time and shall be limited, to the extent reasonably possible, to forty percent (40%) of the eighty eight (88) Units in Millstone Manor. The Lease Cap may be exceeded as long as the number of Grandfathered Units, Permitted Lease Units and Hardship Exception Units which receive such status in accordance with the provisions herein cause the total number of rental units to exceed the Lease Cap.

(d) Grandfathered Unit Clause. Any Owner that is leasing or is a resident occupant of a Unit as of the effective date of this Amendment is Grandfathered, which means that unit is exempt from this amendment until such time as the Unit is sold or title is otherwise transferred to a new owner of record. Notwithstanding the creation of Grandfathered Unit status, such status shall terminate and the Unit shall lose its designation as a Grandfathered Unit in the event the Owner fails to comply with the lease requirements in Section 9.13 herein. Loss of Grandfathered status is permanent and will not be restored. After losing Grandfathered Unit status, an Owner may apply for a Permitted Lease Unit or Hardship Exception Unit status to again lease that Unit.

(e) Permitted Lease Units. Grandfathered Units are not subject to this paragraph. All other units may obtain permission to lease if such Unit meets the requirements of Paragraph (b) above and has been approved by the Association Board as a Permitted Lease Unit. A Unit may not be approved as a Permitted Lease Unit if the total of all prior Grandfathered Units, approved Permitted Lease Units and Hardship Exception Units currently exceed the Lease Cap. The Lease Cap Percentage is calculated by adding the total number of leased/rented Grandfathered Units, plus previously approved Permitted Lease Units plus Hardship Exception Units, dividing that total by 88, then multiplying by 100. A Unit's Permitted Lease status shall terminate when the Unit is sold or title is otherwise transferred to a new owner of record, at which time the new Owner may apply for Permitted Lease Unit status from the Board of Directors. A Permitted Lease Unit status will be revoked if the owner violates the lease requirements of Section 9.13.

(d) Permitted Lease Unit - Application and Approval. Prior to renting or leasing any Unit that is not currently designated as a Permitted Lease Unit an Owner shall apply

to the Association for Permitted Lease Unit status. Applications from an Owner for such status shall be reviewed and approved or denied by the Board of Directors, at its sole discretion, subject to the following:

1. The Board of Directors shall review applications for Permitted Lease Unit status in chronological order based upon the date of receipt of the application at the Association's management company.
2. Within thirty (30) calendar days of receipt by the HOA management company of a written application, the Board of Directors shall consider and notify the applicant of its decision approving or denying the application for a Unit to become a Permitted Lease Unit.
3. If the application is denied, the Board will state the reason for the denial.
4. If an Owner's application is denied solely for the reason that giving approval would result in such Unit, together with all previously authorized Grandfathered Units, Permitted Lease Units and Hardship Exception Units to exceed the Lease Cap, the applicant may be placed on a waiting list according to the date the application was received. If an application for Permitted Use Status is rejected for any other reason than the Lease Cap, the applicant will not be placed on a waiting list. The owner then has the option of submitting a new application when the applicant believes that the unit qualifies for Permitted Lease Unit status.

(e) Hardship Exceptions. Upon written application of an Owner, the Board of Directors may grant a hardship exception and allow leasing of such Owner's Unit, even above the Lease Cap. The granting of a hardship exception is at the sole discretion of the Board of Directors. Hardship exclusions may be granted upon the showing of undue hardships that impact the Owner(s) of a Unit that shall include but not be limited to, severe economic hardship arising from prolonged adverse economic conditions, involuntary employment transfer or termination necessitating relocation, military service, an Owner's disability, charitable service, or other similar circumstances. Under these and other conditions, the Board may approve Units for lease under hardship exceptions permitting temporary lease or rental of such Units above the Rental Unit Cap. However, the Board may also approve hardship exclusions with conditions, at its discretion. Some of these may be to require the rental or lease of a Unit for a minimum period of six (6) consecutive months, rental or lease of a Unit for not more than twelve (12) months, or other condition the board decides is necessary.

(t) Enforcement. If an Owner described in Paragraph (a) above leases a Unit without obtaining "Permitted Lease Unit" or "Hardship Exception Unit" status, the Association shall have the right to take whatever reasonable enforcement actions it deems appropriate, including but not limited to the imposition of continuing fines against the Owner until the lease is terminated, or a judicial action seeking termination of the lease.

IN WITNESS WHEREOF, the Millstone Manor Homeowners Association, Inc. has executed this Amendment as of the Effective Date.

MILLSTONE MANOR HOMEOWNERS ASSOCIATION, INC.

By: Jill Wheelwright

Its: Board Member

STATE OF UTAH )  
 : ss.  
COUNTY OF WEBER )

,  
On the 22 day of January, 2013, personally appeared before me  
Jill Wheelwright whom being duly sworn did state that (s)he is the Board  
Member of the Millstone Manor Homeowners Association, Inc., and that  
said instrument was signed on behalf of the Association by authority of its Bylaws and  
upon the affirmative vote of at least sixty-seven percent (67%) of the Allocated Interest  
of the Association.

Constance E. Sheets  
Notary Public  
Residing in Weber

My Commission Expires:

01-08-2016



Legal Description - Millstone Manor Condominiums

Serial No. 131870001 UNIT 1, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870002 UNIT 2, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870003 UNIT 3, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131870004 UNIT 4, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870005 UNIT 5, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870006 UNIT 6, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870007 UNIT 7, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870008 UNIT 8, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870009 UNIT 9, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870010 UNIT 10, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870011 UNIT 11, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870012 UNIT 12, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870013 UNIT 13, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870014 UNIT 14, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131870015 UNIT 15, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870016 UNIT 16, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131870017 UNIT 17, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870018 UNIT 18, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870019 UNIT 19, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870020 UNIT 20, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870021 UNIT 21, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870022 UNIT 22, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131870023 UNIT 23, BUILDING A, MILLSTONE MANOR PHASE 1, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131910001 UNIT 24, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910002 UNIT 25, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131910003 UNIT 26, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910004 UNIT 27, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910005 UNIT 28, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910006 UNIT 29, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910007 UNIT 30, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131910008 UNIT 31, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910009 UNIT 32, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910010 UNIT 33, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910011 UNIT 34, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910012 UNIT 35, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910013 UNIT 36, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131910014 UNIT 37, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910015 UNIT 38, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910016 UNIT 39, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910017 UNIT 40, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131910018 UNIT 41, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910019 UNIT 42, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910020 UNIT 43, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131910021 UNIT 44, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131910022 UNIT 45, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131910023 UNIT 46, BUILDING "B", MILLSTONE MANOR PHASE 2, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940001 UNIT 47, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940002 UNIT 48, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940003 UNIT 49, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940004 UNIT 50, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940005 UNIT 51, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940006 UNIT 52, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940007 UNIT 53, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940008 UNIT 54, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940009 UNIT 55, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940010 UNIT 56, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940011 UNIT 57, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940012 UNIT 58, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940013 UNIT 59, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940014 UNIT 60, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940015 UNIT 61, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940016 UNIT 62, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUM PROJECT, OGDEN CITY, WEBER COUNTY, UTAH.



Serial No.131940017 UNIT 63, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940018 UNIT 64, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940019 UNIT 65, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131940020 UNIT 66, BUILDING "C", MILLSTONE MANOR PHASE 3, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131960001 UNIT 67, BUILDING D, MILLSTONE MANOR PHASE 4, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131960002 UNIT 68, BUILDING D, MILLSTONE MANOR PHASE 4, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131960003 UNIT 69, BUILDING D, MILLSTONE MANOR PHASE 4, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131960004 UNIT 70, BUILDING D, MILLSTONE MANOR PHASE 4, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131960005 UNIT 71, BUILDING D, MILLSTONE MANOR PHASE 4, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

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Serial No. 131960007 UNIT 73, BUILDING D, MILLSTONE MANOR PHASE 4, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No.131960008 UNIT 74, BUILDING D, MILLSTONE MANOR PHASE 4, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131960009 UNIT 75, BUILDING D, MILLSTONE MANOR PHASE 4, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

Serial No. 131960010 UNIT 76, BUILDING D, MILLSTONE MANOR PHASE 4, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.

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Serial No. 131960022 UNIT 88, BUILDING D, MILLSTONE MANOR PHASE 4, A CONDOMINIUMPROJECT, OGDEN CITY, WEBER COUNTY, UTAH.