W3416511

E#3416511 PG 1 OF 5
B RAHIMZADEGAN, WEBER CTY. RECORDER
04-MAY-26 0856AM FEE $0.00 270
REC FOR: WEBER COUNTY PLANNING

AMENDMENT
to the
DEVELOPMENT AGREEMENT
between
WEBER COUNTY
and
OGDEN 3, LLC

THIS AMENDMENT is between **WEBER COUNTY**, a body corporate and politic of the State of Utah ("County") and **OGDEN 3, LLC** ("Developer"). County and Developer may be referred to jointly as the"Parties."

RECITALS

WHEREAS, County and Developer or Developer's predecessors in interest entered into a development agreement ("Agreement") governing a residential development within unincorporated Weber County with the legal description as provided in Exhibit A; and

WHEREAS, Sections 10.2 and 10.2.3 of the Agreement allow County staff to review and approve certain minor changes, enlargements, or adjustments to the development; and

WHEREAS, Developer has asked for a minor change to the language governing the design of the patio homes within Winston Park Subdivision Phase 3; and

WHEREAS, County is in favor of the minor changes requested by the Developer and finds that the proposed changes would not materially affect the County's original intent, findings, or conditions on the development project as originally proposed; and

THEREFORE, in exchange for valuable consideration, including the mutual covenants contained in this Amendment, the Parties covenant and agree as follows:

1. Section 9.9.5 shall be replaced to read as follows:

   9.9.5 One Story Buildings. Each patio home shall be no greater than one story. At least 50 percent shall be designed so that there are no steps entering the unit. The rest may have up to one step. The phase 3 units are allowed interior stairs for a bonus room in the attic and extra storage space in the garage.

2. All other terms and conditions of the Agreement not specifically referenced herein shall remain in full force and effect.

Weber County Planning Director

DATE: MAY 4, 2026

State of Utah)
)ss.
County of Weber)

On the 4 day of May, 2026, personally appeared before me Rick Grover, who being by me duly sworn, did say that he is the Director of Weber County Planning Division, the signer of the forgoing instrument, who duly acknowledged to me that he executed the same.

May 17, 2026
My Commission Expires:

Notary Public, residing in Ogden

RONNA TIDWELL
Notary Public - State of Utah
Comm. No. 724246
My Commission Expires on
May 17, 2026

Owner

By: _____

Print Name: Wade Ramsey

Title: Manager / member

DATE: 4-30-2026

Owner Acknowledgment

State of Utah)

)ss.

County of Weber)

On the 30 day of April, 2026 personally appeared before me Wade Ramsey, who being by me duly sworn, did say that he is the manger of Ogden 3 LLC, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its members or its articles of organization; and said person acknowledged to me that said limited liability company executed the same.

May 17, 2026

My Commission Expires:

_____

Notary Public, residing in Ogden

RONNA TIDWELL
Notary Public - State of Utah
Comm. No. 724246
My Commission Expires on
May 17, 2026

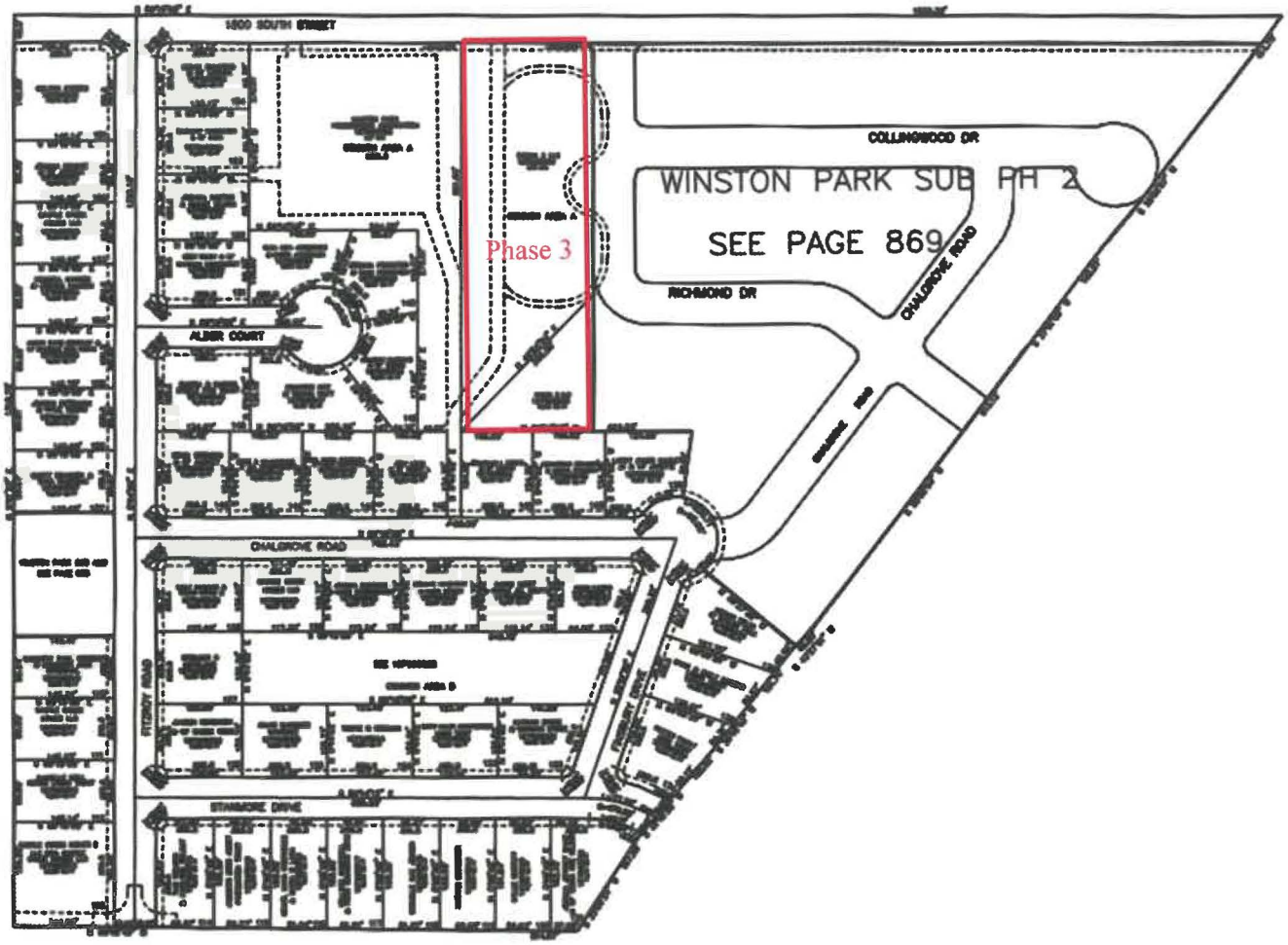
EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE QUARTER SECTION LINE 182.77 FEET AND SOUTH 00°48'10" WEST 40.18 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 38°02'07" WEST 364.48 FEET; THENCE SOUTH 37°51'05" WEST 188.07 FEET; THENCE SOUTH 38°06'04" WEST 513.12 FEET; THENCE SOUTH 43°27'51" WEST 42.80 FEET; THENCE SOUTH 39°10'43" WEST 40.86 FEET; THENCE NORTH 69°58'25" WEST 167.70 FEET; THENCE NORTH 20°01'35" EAST 77.72 FEET; THENCE NORTHEASTERLY 13.91 FEET ALONG A THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 46°35'29" EAST 13.42 FEET; THENCE NORTHWESTERLY 161.21 FEET ALONG THE ARC OF A 60.00 FOOT REVERSE CURVE TO THE LEFT, CHORD BEARS NORTH 03°48'52" WEST 116.91 FEET; THENCE NORTH 09°12'52" EAST 96.05 FEET; THENCE NORTH 89°15'08" WEST 397.47 FEET; THENCE NORTH 00°44'52" EAST 289.69 FEET; THENCE NORTH 89°15'08" WEST 244.80 FEET; THENCE NORTH 00°44'52" EAST 272.01 FEET; THENCE SOUTH 89°15'08" EAST 1460.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.458 ACRES, MORE OR LESS


1600 SOUTH STREET
COLLINGWOOD DR
WINSTON PARK SUB PH 2
SEE PAGE 869
Phase 3
RICHMOND DR
CHALGROVE ROAD
ALDER COURT
CHALGROVE ROAD
IVYDAY ROAD
STANMORE DRIVE