

AMENDMENT TO DECLARATION OF
PROTECTIVE COVENANTS

4029648

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the majority lot owners of the following described real property, situated in West Jordan City, State of Utah:

River Ridge Subdivision No. 1 according to the official plat thereof

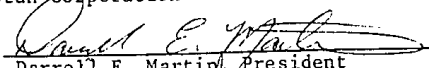
having established Declaration of Protective Covenants for said Subdivision, as recorded in Book 5487, Page 2807, Entry #3839059 and also having established Amendment to Declaration of Protective Covenants as recorded in Book 5518, Page 743, Entry #3885963, Official Records, Salt Lake County Recorder's Office, and being desirous of amending Paragraph 4-B of said Declaration of Protective Covenants for the benefit and value of said subdivision, do now amend said Paragraph 4-B as follows:

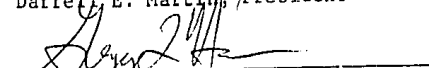
- 4-B. The dwelling to be constructed will have a common wall, where required by zoning, with an adjoining dwelling on an adjacent lot and will have a zero side yard, a minimum eight foot side yard for the opposite side shall be required. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line, except that larger cul-de-sac and corner lots may be less; to 15' minimum. Detached garages or other permitted accessory building may be located seven feet or more from the rear lot line, so long as such buildings do not encroach upon any easements. Larger lots having a minimum of 5,000 square feet and 50 foot frontage may not have a common wall but may have a minimum five foot side yards. Cul-de-sac lots shall not be required to have minimum 50' frontage. Lots with less than 5,000 square feet may be detached providing:
1. there is a minimum of 8' with an average of 12' between buildings
 2. all front, rear and corner side yard setbacks remain as described in the existing covenants
 3. West Jordan City approval of site plans
 4. side yards shall be a minimum of 0-4' (except corner side yards). When a side yard is less than 4', the adjacent property owner hereby grants a maintenance easement for the upkeep of said structure within said 4'.

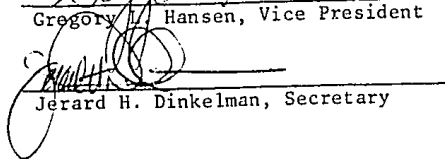
In all other respects, said Declaration of Protective Covenants are to remain in full force and effect.

IN WITNESS WHEREOF, the said parties to this amendment have hereunto signed their names on the 18th day of December, 1984.

TRADE WEST DEVELOPMENT CORPORATION
A Utah Corporation

By: 
Darrell E. Martin, President


Gregory Hansen, Vice President


Jerard H. Dinkelman, Secretary

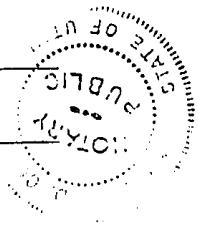
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STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 18th day of December A.D. 1984, personally appeared before me
Warren E. Martin, President, Gregory L. Hansen
Vice President and David H. Askelman Secretary, the signers
of the within instrument, who being duly sworn did say they were the
officers of Trade West Development Corporation, a Utah Corporation,
and that the within and foregoing instrument was signed in accordance
with said Corporation By-Laws and duly acknowledged to me that they
executed the same on behalf of said Corporation.

My Commission Expires: March 1, 1988

Shirley J. Coe
Notary Public



Residing in Salt Lake City, Utah

REBECCA GRAY
KATHLEEN DIXON
REBECCA GRAY
SALT LAKE COUNTY,
UTAH
DEC 18 4 15 PM '84
Trade West

Attn: Gregory Hansen 8191 S. 700 E. Sandy, UT 84070

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