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REF
SALT LAKE COUNTY RECORDER
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KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

AMENDED
PROTECTIVE COVENANTS FOR
WOODSTOCK VILLAGE NO. 4 SUBDIVISION
SALT LAKE COUNTY, STATE OF UTAH

KNOW ALL MEN BY THESE PRESENTS:

That Heritage Property Company, a Utah Corporation, is the owner of the following described property (herein referred to as the "SUBJECT PROPERTY"), in Salt Lake County, State of Utah, to-wit:

WOODSTOCK VILLAGE SUBDIVISION NO. 4

NOW, THEREFORE, said owner hereby declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved as separate parcels of land subject to the following limitations, restrictions and covenants, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement, sale and occupancy of the subject property; and are established and agreed upon for the purposes of enhancing and protecting the value, desirability and attractiveness of the subject property and every part thereof. The acceptance of any deed or conveyance thereof by the grantee or grantees therein, and their heirs, executors, administrators, successors and assigns, shall constitute their covenant and agreement with the original protective covenants which were filed 10 June 1981 as recording # 3573740 in the office of the Salt Lake County Recorder, as well as the amendment to the original restrictive covenants which amends Article I Paragraphs 3, 7 and 18 thereof and is contained herein;

ARTICLE I is specifically amended as follows:

3. Building Size. No building shall be permitted on the subject property having a ground floor area in the main structure, exclusive of one story open porches, and garages, of less than

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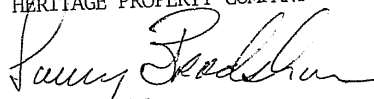
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1000 square feet on the main floor thereof, for Lots #78-95; and 900 square feet for a single story building or 1200 square feet for a two story building including not less than 800 square feet on the main floor thereof for lot numbers 96-103. In addition, no building, open porch or garage shall be located on any portion of the subject property nearer to any property line, nor nearer to any street, other than as provided in applicable Salt Lake County Zoning Laws and variances which may be granted from time to time with respect to the subject property.

7. Lights, Poles, and Exterior Fixtures. No yard lights, mail boxes, window shades, awnings, planters, window guards, antennas, light fixtures, fans, air conditioning devices, or other similar items, shall be installed outside the interior of any building on the subject property without the prior written consent of the architectural control committee; nor may any lighting device be installed or maintained on the subject property which causes an intensity or glare offensive to, or interfering with, any owners or residents of a portion of the subject property. An assessment of 200.00 per lot owner will be made for the installation of the common street lighting system and will be payable by each lot owner at the time of closing of the lot sale. Lighting will be installed by declarant when 50% of the lots have been sold. There after the street lighting system will be owned and maintained by the Woodstock Village Home Owners Association.

18. Fence. All initial fencing shall be installed by the Purchaser according to approvals secured from the architectural control committee, thereafter no original fences shall be altered or removed without prior written approval of the architectural control committee. Any additional fencing shall be harmonious and constructed of like-materials, color, design and height as the original fencing and shall be approved in advance by the architectural control committee. Fences, walls or hedges shall not extend beyond the front yard set back at any point.

Declarant
HERITAGE PROPERTY COMPANY


Larry Bradshaw
President

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