

74 / 11

TO WHOM IT MAY CONCERN

**A M E N D M E N T O F
P R O T E C T I V E C O V E N A N T S ,
A G R E E M E N T S ,
R E S T R I C T I O N S A N D
C O N D I T I O N S A F F E C T I N G
T H E R E A L P R O P E R T Y
K N O W N A S C R E E K V I E W
E S T A T E S N O . I I .**

E 1275797 B 2046 P 665
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1996 SEP 24 7:37 AM FEE 74.00 DEP JR
REC'D FOR KING & KING

RETURNED
SEP 24 1996

Entry No.
Recorded:
Book: Page
Dated:

WHEREAS, the original Declaration of Protective Covenants, Agreements, Restrictions and Conditions Affecting The Real Property Known as Creek View Estates No. II was recorded on or about January 4, 1979; and,

WHEREAS, said Protective Covenants affect the following described real property located in Davis County, State of Utah:

Lot 38 through 80 inclusive of Creek View Estates, No. II according to the official plat thereof recorded as Entry No. 519491 in Book 747, Page 678 in the Office of the County Recorder

07-101-0038 to
0080

WHEREAS, said Protective Covenants impose a restriction in paragraph 4 of said Protective Covenants that no building shall be located nearer than ten (10') feet to an interior lot line; and,

WHEREAS, it is the desire of the current owners of record of a majority of the Lots in Creek View Estates No. II to modify the Protective Covenants to allow accessory buildings to be located within but no nearer than one (1') foot to an interior lot line; and,

WHEREAS, but to maintain the restriction and covenant that all dwellings and primary buildings on the Lots of Creek View Estates No. II be located no nearer than ten (10') feet to an interior lot line,

NOW, THEREFORE, WE THE UNDERSIGNED being the current owners of record of a majority of the Lots of Creek View Estates No. II by this instrument do hereby amend the Protective Covenants, Agreements, Restrictions and Conditions Affecting the Real Property Known as Creek View Estates No. II, originally recorded on January 4, 1979 as follows:

1. Paragraph 4(b) is hereby modified to allow accessory buildings to be built within but no nearer than one (1') foot from an interior lot line. However, all primary structures and dwellings must still be located no nearer than ten (10') feet from an interior lot line. It is expressly intended that the modification of the setback requirements from interior lot lines be applied only to accessory buildings and not to primary structures or dwellings.

2. This Amendment is strictly limited to the above-provision and the undersigned do not hereby intend to modify any other term of the Protective Covenants and do hereby ratify all other existing terms of the original Declaration of Protective Covenants, Agreements, Restrictions and Conditions Affecting the Real Property Known as Creek View Estates No. II.

1. Marie & Lloyd
Lewis R. Lloyd
Date: 8/3/96
Owner of Lot No. 58
Creek View Estates No. II
Address of Owner
1177 Fairway Dr. W.
Kaysville, Utah
84037

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 3, 1996.
Marie Lloyd and Lewis Lloyd
appeared before me and duly acknowledged to me that they executed the same and are the owners of Lot No. 58,
Creek View Estates No. II.

Vickee H. Boswell
NOTARY PUBLIC
WICKEE H. BOSWELL
2182 Preston Street
Salt Lake City, Utah 84108
My Commission Expires 10/25/98
STATE OF UTAH

2. Dean Shiba
Date: Aug 3 '96
Owner of Lot No. 60
Creek View Estates No. II
Address of Owner
887 Valley View Dr
Front Hill, UT

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 3, 1996.
Dean Shiba and
appeared before me and duly acknowledged to me that they executed the same and are the owners of Lot No. 60,
Creek View Estates No. II.

Vickee H. Boswell
NOTARY PUBLIC
WICKEE H. BOSWELL
2182 Preston Street (Seal)
Salt Lake City, Utah 84108
My Commission Expires 10/25/98
STATE OF UTAH

3. Brent Hales
John Hales
 Date: 8/3/96
 Owner of Lot No. 63
 Creek View Estates No. II
 Address of Owner
9595 Valley View Dr
Fruit Heights, UT 84037

STATE OF UTAH)
) ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 3, 1996
Brent Hales and John Hales
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 63
 Creek View Estates No. II.
 Notary Public
 Residing at:
 My Commission Expires: (Seal)

VICKEE H. BOSWELL
 2192 Preston Street
 Salt Lake City, Utah 84106
 My Commission Expires 10/25/96
 STATE OF UTAH

RECORDER'S MEMO -
 LEGIBILITY OF TYPING OR PRINTING
 UNSATISFACTORY IN THE DOCUMENT
 WHEN RECEIVED

4. Gary Peterson
Pauline Peterson
 Date: Aug 3, 1996
 Owner of Lot No. 64
 Creek View Estates No. II
 Address of Owner
973 So. Valley View Dr.
Fruit Heights, UT 84037

STATE OF UTAH)
) ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 3, 1996
Gary Peterson and Pauline Peterson
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 64
 Creek View Estates No. II.

VICKEE H. BOSWELL
 2192 Preston Street
 Salt Lake City, Utah 84106
 My Commission Expires 10/25/96
 STATE OF UTAH (Seal)

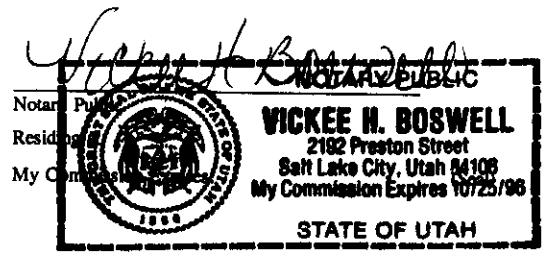
5. Mark Staples
Jan Staples
 Date: 8/3/96
 Owner of Lot No. 38
 Creek View Estates No. II
 Address of Owner
1168 E. Pleasant View
Fruit Heights, UT

STATE OF UTAH)
) ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 3, 1996
Mark Staples and Jan Staples
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 38
 Creek View Estates No. II.

Vickee H. Boswell
 Notary Public
 Residing at:
 My Commission Expires: (Seal)
VICKEE H. BOSWELL
 2192 Preston Street
 Salt Lake City, Utah 84106
 My Commission Expires 10/25/96
 STATE OF UTAH

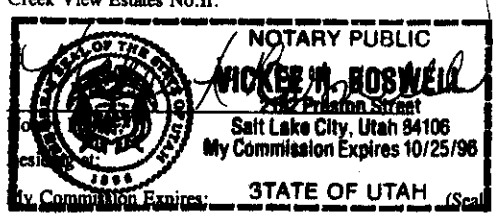
6. Richard B. Egbert
Nena Egbert
Date: 8/3/96
Owner of Lot No. 80
Creek View Estates No. II
Address of Owner
1139 E Pleasant View Dr.

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 3, 1996.
Richard Egbert and Nena Egbert
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 80,
Creek View Estates No. II.



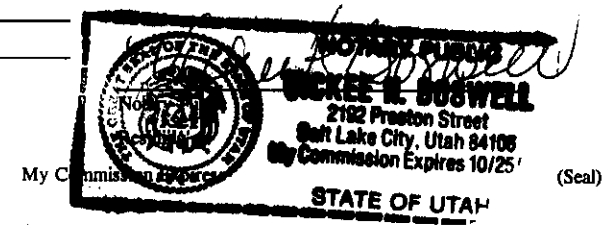
7. Debra A. Sprague
Debra A. Sprague
Date: 8/3/96
Owner of Lot No. 43
Creek View Estates No. II
Address of Owner
1060 E Pleasant View Dr.

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 3, 1996.
Tyler Sprague and Debra Sprague
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 43
Creek View Estates No. II.



8. Diana L. McGuire
Diana L. McGuire
Date: 8/3/96
Owner of Lot No. 74
Creek View Estates No. II
Address of Owner
1058 E Fairway View Dr.

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 3, 1996.
William McGuire and Diana L McGuire
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 74
Creek View Estates No. II.



9. Ellen Wood
Fort Rubel
 Date: 8/3/96
 Owner of Lot No. 53
 Creek View Estates No. II
 Address of Owner
1115 E. Fairway View Dr
Kapuville Utah
84037

STATE OF UTAH)
) (ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 3, 1996.
Ellen Wood and Fort Wood
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 53.
 Creek View Estates No. II.

Vickie H. Boswell
 NOTARY PUBLIC
VICKEE H. BOSWELL
 2192 Preston Street
 Salt Lake City, Utah 84106
 My Commission Expires 10/25/98
 STATE OF UTAH

10. Kelly Heath
David Heath
 Date: 8-4-96
 Owner of Lot No. 70
 Creek View Estates No. II
 Address of Owner
1132 E. Fairway
Fruit Hts. Utah 84037

STATE OF UTAH)
) (ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 4, 1996.
David Heath and Kelly Heath
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 70.
 Creek View Estates No. II.

Vickie H. Boswell
 NOTARY PUBLIC
VICKEE H. BOSWELL
 2192 Preston Street
 Salt Lake City, Utah 84106
 My Commission Expires 10/25/98
 STATE OF UTAH

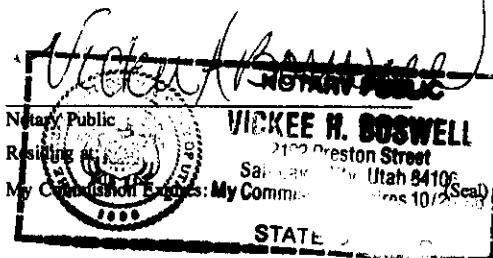
11. Chris Martineau
Stacie Martineau
 Date: 8-4-96
 Owner of Lot No. 72
 Creek View Estates No. II
 Address of Owner
1090 Fairway View Dr.
Fruit Heights, Ut
84037

STATE OF UTAH)
) (ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 4, 1996.
CHRIS MARTINEAU and STACIE MARTINEAU
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 72.
 Creek View Estates No. II.

Vickie H. Boswell
 Notary Public
 NOTARY PUBLIC
VICKEE H. BOSWELL (Seal)
 2192 Preston Street
 Salt Lake City, Utah 84106
 My Commission Expires 10/25/98
 STATE OF UTAH

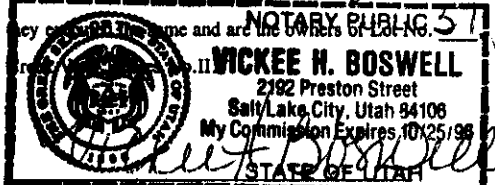
12. Nancy R. Nalder
Nancy M. Nalder
Date: 8-3-96
Owner of Lot No. 50
Creek View Estates No. II
Address of Owner
1089 E Fairway View Dr
Fruit Heights, Utah 84037

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 3, 1996.
NANCY NALDER and NANCY NALDER
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 50
Creek View Estates No. II.



13. Charles J. Bean
Jolynn Bean
Date: Aug 26
Owner of Lot No. 51
Creek View Estates No. II
Address of Owner
1069 E Fairway View Dr
Fruit Heights Utah 84037

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 4, 1996.
Charles Bean and Jolynn Bean
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 51
Creek View Estates No. II.



Notary Public
Residing at:
My Commission Expires: (Seal)

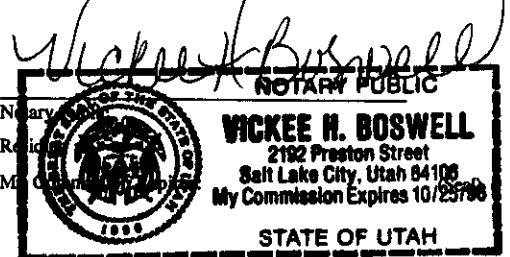
14. Annette Morris
Date: Aug 4/96
Owner of Lot No. 50
Creek View Estates No. II
Address of Owner
1063 E Fairway view Dr.
Fruit Heights Utah 84031

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on _____, 1996.
_____ and _____
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. _____
Creek View Estates No. II.

Notary Public
Residing at:
My Commission Expires: (Seal)

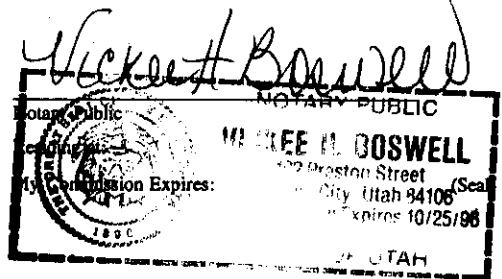
15. Larry Kimball
Debra Kimball
 Date: 7-4-96
 Owner of Lot No. 49
 Creek View Estates No. II
 Address of Owner
1041 E Fairway View Dr.
Fruit Heights Utah 84037

STATE OF UTAH)
) (ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 4, 1996.
Larry Kimball and Debra Kimball
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 49,
 Creek View Estates No. II.



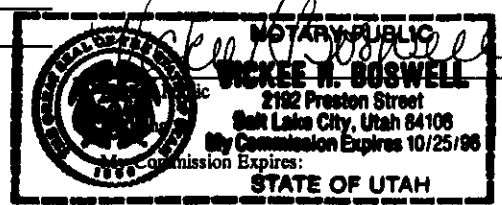
16. Brad W. Timothy
Karen B. Timothy
 Date: 7-4-96
 Owner of Lot No. 48
 Creek View Estates No. II
 Address of Owner
1039 E Fairway View Dr.
Fruit Heights, Utah
84037

STATE OF UTAH)
) (ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 4, 1996.
Brad W. Timothy and Karen B. Timothy
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 48,
 Creek View Estates No. II.



17. Dennis
Clydene Forbush
 Date: 7-4-96
 Owner of Lot No. 47
 Creek View Estates No. II
 Address of Owner
1035 E Fairway View
Fruit HT UT

STATE OF UTAH)
) (ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 4, 1996.
Dennis Forbush and Clydene Forbush
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 47,
 Creek View Estates No. II.



(Seal)

— RECORDER'S MEMO —
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RECORDER'S MEMO -
LEGIBILITY OF TYPING OR PRINTING
UNSATISFACTORY IN THE DOCUMENT
WHEN RECEIVED

18 15. David W. Mills
Jill Mills
Date: 8/4/96
Owner of Lot No. 75
Creek View Estates No. II
Address of Owner
1055 E. Pheasant View Dr.
Fruit Heights, Ut.

E 1275797 B 2046 P 672
STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on August, 1996.
DAVID W MILLS and Jill Mills
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 75,
Creek View Estates No. II.

Vickie H Boswell
Notary Public
Residing at:
My Commission Expires: 10/25/98
STATE OF UTAH

19 16. Jill Matter
Date: _____
Owner of Lot No. _____
Creek View Estates No. II
Address of Owner

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on _____, 1996.
_____ and _____
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. _____,
Creek View Estates No. II.

Notary Public
Residing at:
My Commission Expires: _____ (Seal)

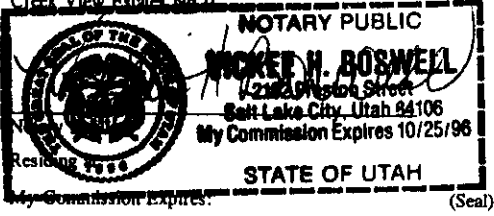
20 17. Karla A. Hess
Date: 8-4-96
Owner of Lot No. 76
Creek View Estates No. II
Address of Owner
Donna B. or Karla Hess
1073 E. Pheasant View Dr.
Fruit Heights, Ut.
84037

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 4, 1996.
Karla Hess and _____
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 76,
Creek View Estates No. II.

Vickie H Boswell
Notary Public
Residing at:
My Commission Expires: _____
NOTARY PUBLIC
VICKEE N. BOSWELL
2182 Preston Street
Salt Lake City, Utah 84108
My Commission Expires 10/25/98
STATE OF UTAH

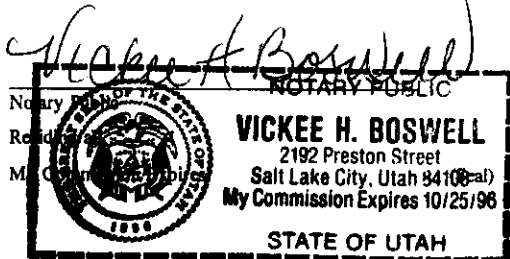
20 ~~15~~ Julie Potter
Robert Paet
Date: 8/04/96
Owner of Lot No. 77
Creek View Estates No. II
Address of Owner
10867 E. Pleasant View Dr
Fruit Heights Ut. 84037

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 4 1996,
Julie Potter and Robert Paet
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 77
Creek View Estates No. II



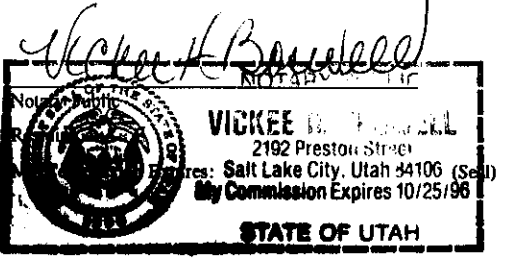
21. 22 16. Joanne Sparks
Chuck Spark
Date: 8/4/96
Owner of Lot No. 42
Creek View Estates No. II
Address of Owner
10778 Pleasant View Dr.
Fruit Heights, UT 84037

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 4 1996,
Lozaine Sparks and Chuck Spark
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 42
Creek View Estates No. II.



22. 23 17. ~~James Paet~~
Skylar Paet
Date: 8/4/96
Owner of Lot No. 78
Creek View Estates No. II
Address of Owner
9510 So. Pleasant View Cir
Fruit Heights

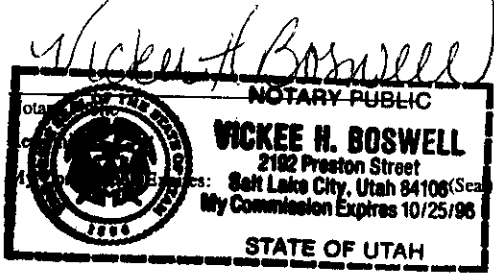
STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 4 1996,
Bret Paet and Skylar Paet
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 78
Creek View Estates No. II.



— RECORDER'S MEMO —
LEGIBILITY OF TYPING OR PRINTING
UNSATISFACTORY IN THE DOCUMENT
WHEN RECEIVED

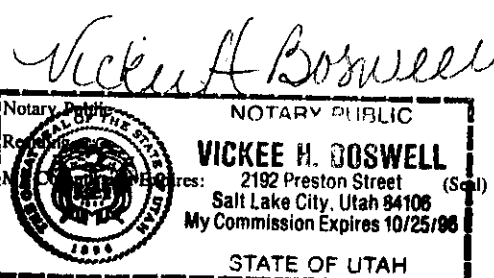
23 18. Bobbie Z. Reay
Helen Reay
 Date: 8/4/96
 Owner of Lot No. 40
 Creek View Estates No. II
 Address of Owner
1120 E. Pleasant View Dr.

E 1275797 B 2046 P 674
 STATE OF UTAH)
) (ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 4 1996.
Bobbie Reay and Helen Reay
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 40,
 Creek View Estates No. II.



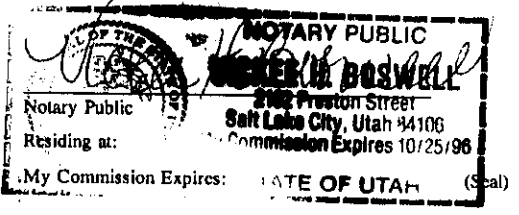
24 18. Mark C. Hewlett
Kathy Hewlett
 Date: 8/4/96
 Owner of Lot No. 61
 Creek View Estates No. II
 Address of Owner
907 So. Valley View St.

STATE OF UTAH)
) (ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 4 1996.
Mark Hewlett and Kathy Hewlett
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 61,
 Creek View Estates No. II.



25 11. Frank Setensik
Margaret K. Setensik
 Date: 8/4/96
 Owner of Lot No. 69
 Creek View Estates No. II
 Address of Owner
1144 E. Fantasy View Drive
Fruit Heights UT 84037

STATE OF UTAH)
) (ss.
 COUNTY OF DAVIS)
 Subscribed and sworn to before me on Aug 4 1996.
Frank Setensik and Margaret Setensik
 appeared before me and duly acknowledged to me that
 they executed the same and are the owners of Lot No. 69,
 Creek View Estates No. II.

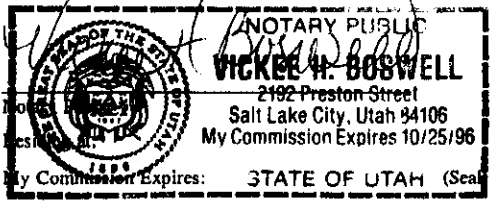


— RECORDER'S MEMO —
 ILLEGIBILITY OF TYPING OR PRINTING
 UNSATISFACTORY IN THE DOCUMENT
 WHEN RECEIVED

26 15.

Jim Kidd
Julie Kidd
Date: 4 AUG 96
Owner of Lot No. 57
Creek View Estates No. II
Address of Owner
1173 FAIRWAY VIEW DR
FRUIT HEIGHTS, UT. 84037

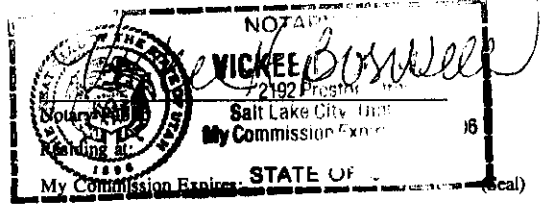
E 1275797 B 2046 P 675
STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 4, 1996.
Jim Kidd and Julie Kidd
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 57,
Creek View Estates No. II.



27 16.

Lowell Williams
Jill Williams
Date: 8-4-96
Owner of Lot No. 71
Creek View Estates No. II
Address of Owner
1120 E. Fairway View Dr

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on 8-4, 1996.
Lowell Williams and Jill Williams
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 71,
Creek View Estates No. II.



28 17.

Richard Clark
Laura Clark
Date: 8/4/96
Owner of Lot No. 54
Creek View Estates No. II
Address of Owner
1137 Fairway View Dr
Fruit Heights Ut 84037

STATE OF UTAH)
(ss.
COUNTY OF DAVIS)
Subscribed and sworn to before me on Aug 4, 1996.
Richard Clark and Laura Clark
appeared before me and duly acknowledged to me that
they executed the same and are the owners of Lot No. 54,
Creek View Estates No. II.

