

13422896  
10/9/2020 3:00:00 PM \$40.00  
Book - 11036 Pg - 2782-2785  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
YORK HOWELL & GUYMON  
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED MAIL TO:

Paxton R. Guymon, Esq.  
York Howell & Guymon  
10610 South Jordan Gateway, Suite 200  
South Jordan, Utah 84095

FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR THE  
SILVERLOU SUBDIVISION

A 3-LOT RESIDENTIAL SUBDIVISION IN  
DRAPER CITY, SALT LAKE COUNTY, UTAH

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR SILVERLOU SUBDIVISION**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILVERLOU SUBDIVISION (this "Amendment") is made this 9<sup>th</sup> day of October, 2020, by Shauna R. Hatton-Ward, Trustee of the Shauna R. Hatton-Ward Living Trust, dated November 1, 2001 ("Declarant").

**RECITALS:**

- A. Declarant executed and caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for the Silverlou Subdivision (a 3-lot Residential Subdivision in Draper City, Utah) dated July 7, 2020 (the "Declaration"), which was recorded on July 10, 2020, as Entry No. 13324566 in the Salt Lake County Recorder's Office, State of Utah.
- B. Section 6.5 of the Declaration provides that the Declaration may be amended upon approval of 2 of the 3 Owners of Lots in the 3-lot Subdivision (and written approval of the Declarant so long as the Declarants remains an owner of any Lot).
- C. In accordance with the provisions of Section 6.5 of the Declaration, Declarant (both as "Declarant" and as Owner of Lot 1 of the Silverlou Subdivision) and the other undersigned Lot owner desire to amend the Declaration as set forth more fully below.

**AMENDMENT**

NOW THEREFORE, Declarant hereby amends the Declaration as follows:


Section 2.7 of the Declaration is hereby deleted and replaced in its entirety with the following:

2.7 Number of Dwellings. Only one Dwelling may be constructed on each Lot. All Dwellings shall have an attached garage for at least two (2) cars. Detached garages and structures may also be constructed if approved in advance by Draper City.

Except as expressly modified above, the Declaration shall remain in full force and effect.

Executed on the date stated above.

**DECLARANT:**



Shauna R. Hatton-Ward, Trustee of the  
Shauna R. Hatton-Ward Living Trust,  
dated November 1, 2001  
(Owner of Lot #1, Silverlou Subdivision;  
Tax Parcel 34-05-103-004)



**EXHIBIT "A"**

The above First Amendment to Declaration of Covenants, Conditions, and Restrictions shall be recorded against the following real property in Salt Lake County, Utah:

*Lots 1 – 3, Silverlou Subdivision, according to the official plat thereof on file and of record in Salt Lake County, Utah*

Salt Lake County Tax Parcels: 34-05-103-004; 34-05-126-047; 34-05-126-048