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 SUBDIVSION

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 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 "<u>Declaration</u>"), 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 <u>Number of Dwellings</u>. 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)

Stonybrook Building Company, a Utah corporation DBA Stonybrook Homes, Inc.	
And Some	
Kyle Simons, President	
State of Utah )	
County of Salt Lake )	
On the day of October, 2020, personally appeared <b>Shauna R. Hatton-Ward</b> , as Trustee of the Shauna R. Hatton-Ward Living Trust dated November 1, 2001, and acknowledged that she executed this Amendment in such capacity.	
SEAL:	Notary Public
Ashley Katherin Tedesco Comm. #706634 My Commission Expires June 5, 2023	Trouty Ludge
State of Utah )	
County of Salt Lake )	
On the Ath day of October, 2020, personally appeared Kyle Simons, as President of Stonybrook Building Company, a Utah corporation DBA Stonybrook Homes, Inc., and acknowledged that he executed this Amendment in such capacity.	
SEAL:	Notary Public Tedesev
Notary Public - State of Utah  Ashley Katherin Tedesco Comm. #706634 My Commission Expires June 5, 2023	3

Approved by the undersigned

*Tax Parcel 34-05-126-047*):

(as Owner of Lot #2, Silverlou Subdivision

### **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