

ADDENDUM TO

HIGHLAND SPRINGS SUBDIVISION

SOUTH OGDEN, UTAH

PROTECTIVE COVENANTS

For Accomodation Only
NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Cascade Construction & Development, L.L.C., a Utah limited Liability Company, is the owner and developer of the land referred to in this document and which is situated in the State of Utah, County of Weber, and City of South Ogden and is described as follows:

All of lots 1 - 22, Highland Springs Subdivision, South Ogden, Utah

Property address: 5900 South and 2000 East, South Ogden, Utah

AND WHEREAS said owner is desirous of protecting the above described property, PROTECTIVE COVENANTS set forth below in order to enhance a more uniform development of the lots therein, maintain to the extent possible the natural environment in which they are located, and to maintain the value thereof.

I LAND USE AND BUILDING TYPE

No lots can be used except for residential purposes. Only one dwelling shall be constructed per lot and only one additional non-dwelling out building may be constructed per dwelling., the plans for all buildings and fences shall be approved in advance by the ARCHITECTURAL CONTROL COMMITTEE herein after referred to as the (ACC).

II ARCHITECTURAL CONTROL

The construction plans and specifications and a plot plan showing the location of any proposed structure must have been approved by the ACC as to size, height, quality, materials, harmony of design of the proposed structure to the locale and as to the location of the proposed structure. A private garage for at least two cars is required for each home. The use of carports is not permitted, and the use of any fences must have the specific prior approval of the ACC. Buildings shall be designed to preserve the natural beauty of the area. Exterior materials of the building shall consist of brick, stone or stucco. Roofing materials shall be cedar shake, Bartile, or architectural grade shingles and shall have a life of at least 25 years. Aluminum will be utilized for soffit, fascia and gutters ONLY - no aluminum or vinyl siding will be allowed. Any out building must be constructed of the same exterior materials as the dwelling. The out building may not be larger than twenty-five (25%) of the total size of the back yard. The ACC shall be substantially governed by the Building and Zoning Ordinances of South Ogden City; except where stricter provisions are deemed to be appropriate to maintain the quality and environment of the structure built on the property above described or where specific provisions of these Covenants are applicable.

II-A (ADDENDUM) PARAGRAPH II ARCHITECTURAL CONTROL, SHALL BE AMENDED TO READ: Aluminum will be utilized for soffit, fascia and gutters - NO VINYL SIDING WILL BE ALLOWED, ALUMINUM SIDING MAY BE USED ONLY ON THE BACK SIDE OF HOUSES. ON LOT NUMBER 11, NO ALUMINUM SIDING MAY BE USED.

*VINYL SIDING
BN*

*BN
12/17/13
BN*

ALL OTHER PROVISIONS OF THE PROTECTIVE COVENANTS REMAIN AS ORIGINALLY RECORDED.

E# 1474338 BK1864 PG1200
DOUG CROFTS, WEBER COUNTY RECORDER
29-MAY-97 309 PM FEE \$33.00 DEP MH
REC FOR: BONNEVILLE, TITLE

07-496-0001 thru 0022

James A. Boyd
Manager

April 17, 1997
Date

Notary Public: *Patti B Johanson*

4/17/97



Nilson and Company d.b.a. Nilson Homes (Owner of lots number 1, 2, 5 & 22)

Bruce L. Nilson
Bruce L. Nilson, President

May 29, 1997
Date

Notary Public: *Patti B Johanson*

5/29/97

