

AMENDMENT TO COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
BAILEY ACRES SUBDIVISION

The following is an amendment to the Covenants, Conditions and Restrictions for Bailey Acres Subdivision which was recorded September 1, 1998.



W1878963

10.5 is hereby amended and replaced with the following:

Parking and Vehicular Restrictions No owner of any lot shall park, store or keep any vehicle except wholly within the parking area designated therefor and any inoperable vehicle shall be stored only in garages. No owner shall park store or keep on any property or street within the Properties, any large commercial type vehicle (dump truck, cement mixer or delivery truck and any other vehicular equipment, mobile or otherwise to be deemed a nuisance to the board.

Paragraph 10.10 **No Transient Lodging Uses**, to be deleted from the Covenants, Conditions and Restrictions.

Paragraph 10.13 **Temporary Buildings**, to be deleted from the Covenants, Conditions and Restrictions.

Paragraph 11.3 is hereby amended and replaced with the following:

Building Size: The following minimum finished square foot living area requirements shall apply. Living areas shall be calculated exclusive of garages, one story open porches, and basements.

One Story Dwellings (Rambler): The minimum square foot living area shall not be less than 1,500 square feet.

Two Story Dwellings: The combined area of the two stories above street level shall not be less than 1,900 square feet.

Split Level Dwellings: The combined area of the ground level and adjoining levels qualifying as stories as herein defined, shall not be less than 2,500 square feet. If four feet or more of foundation is above finished grade, then the level qualifies as a story. For the purposes of these covenants, the basement area shall in no event be considered a story.

Paragraph 11.6 is hereby amended and replaced with the following:

Siding Materials: The exterior of all dwellings must consist entirely of "natural" materials. Unless specifically approved by the Architectural Committee, only the following exterior wall surface materials are allowed: wood siding, stone, brick, and stucco. Textured plywood, metal, vinyl, masonite or similar manufactured siding materials are prohibited. There shall be no more than two separate exterior wall materials on any wall surface (excluding trim), and no more than three on any one Building. Exterior wall colors must harmonize with the site and surrounding buildings. The predominant tone should be earth tone, whether in the natural color or patina of the

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Lot	Address	Frontages	Sq Ft			
#39	4469 N 3150 E	111.39	27,009	0.62	22-146-0001	✓
#40	4453 N 3150 E	112.38	28,587	0.66	22-146-0002	✓
#41	4435 N 3150 E	112.48	29,010	0.67	22-146-0003	✓
#42	4419 N 3150 E	83.02	31,080	0.71	22-146-0004	✓
#43	4403 N 3150 E	112.02	32,871	0.75	22-146-0005	✓
#44	4377 N 3150 E	94.89	28,663	0.66	22-146-0006	✓
#45	4359 N 3150 E	112.42	27,274	0.63	22-146-0007	✓
#46	4343 N 3150 E	112.53	26,990	0.62	22-146-0008	✓
#47	4325 N 3150 E	112.53	26,930	0.62	22-146-0009	✓
#48	4309 N 3150 E	112.48	26,874	0.62	22-146-0010	✓

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