

1989052

Recorded MAR 30 1964 at 11:57 AM
Request of Hazel Yaggart Chase
Fee Paid HAZEL YAGGART CHASE
Recorder, Salt Lake County, Utah
\$ 6.60 By [Signature] Deputy
Ref. 2570 for State of Utah City 15

BOOK 2171 PAGE 429

AMENDMENT TO BUILDING RESTRICTIONS

RIVIERA HEIGHTS NO. 1 SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, owners of the following described real property in Salt Lake County, Utah:

All of Lots One (1) through Forty-Five (45), inclusive, in RIVIERA HEIGHTS NO. 1 SUBDIVISION, according to the official plat on file and of record in the office of the County Recorder of said County.

hereby amend and modify those certain building restrictions recorded October 30, 1963 as entry number 1956458, in Book 2117 at page 32 of the official records of Salt Lake County as follows:

Paragraph D is amended to read as follows: "No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line. No building shall be located nearer than 8 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this Covenant, eaves, steps, and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot."

Paragraph H is amended to read as follows: "No structure, of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residential lot hereinbefore described or any part thereof."

Paragraph K, line 21, the date is hereby changed from January 1, 1975 to January 1, 1994.

Paragraph L is amended to read as follows: "These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then record owners of the lots has been recorded, agreeing to change said covenants in whole or in part."

RICHARD PROWS, INC.

By [Signature]
Vice President Robert W. Wood

FAIRCLOUGH-BREWER CORPORATION

By [Signature]
Secretary and Treasurer

QUALITY CRAFT HOMES, INC.

By [Signature]
President Clifford W. Messenger

BURTON MASONRY CONSTRUCTION COMPANY

By [Signature]
President Maurice G. Burton

By [Signature]
Vice President Harry A. Scurr

By [Signature]
Secretary Barbara R. Burton

GORDON & BUSH, INC.

By [Signature]
VICE President Robert R. Bush

Lloyd W. Johanson
Lloyd W. Johanson

F. Lyman Lewis
F. Lyman Lewis

Angeline G. Johanson
Angeline G. Johanson

Vilma M. Lewis
Vilma M. Lewis

D. Max Shermer
D. Max Shermer

John L. Skeen
John L. Skeen

Helen B. Shermer
Helen B. Shermer

Carol E. Skeen
Carol E. Skeen

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 30th day of March, 1964, personally appeared before me Arthur W. Fairclough, who being by me duly sworn did say, that he, the said Arthur W. Fairclough, is the Secretary and Treasurer of the Fairclough-Brewer Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Arthur W. Fairclough acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Gordon H. Dick
Notary Public
Residing at Salt Lake City, Utah

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

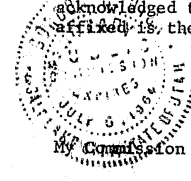
On the 30th day of March, 1964, personally appeared before me Maurice G. Burton and Barbara R. Burton, who being by me duly sworn did say, each for himself, that he, the said Maurice G. Burton is the President and he the said Barbara R. Burton is the Secretary of Burton Masonry Construction Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Maurice G. Burton and Barbara R. Burton each acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Gordon H. Dick
Notary Public
Residing at Salt Lake City, Utah

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

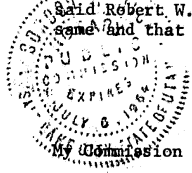
On the 30th day of March, 1964, personally appeared before me Robert R. Bush, who being by me duly sworn did say, that he, the said Robert R. Bush, is the President of Gordon & Bush, Inc., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Robert R. Bush acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Gordon H. Dick
Notary Public
Residing at Salt Lake City, Utah

STATE OF UTAH)
)
) :ss
COUNTY OF SALT LAKE)

On the 30th day of March, 1964, personally appeared before me Robert W. Wood, who being by me duly sworn did say, that he, the said Robert W. Wood, is the Vice President of Richard Prows, Inc., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Robert W. Wood acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

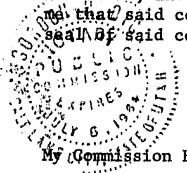


My Commission Expires: 7-6-64

Gordon F. Dick
Notary Public
Residing at Salt Lake City, Utah

STATE OF UTAH)
)
) :ss
COUNTY OF SALT LAKE)

On the 30th day of March, 1964, personally appeared before me Clifford W. Messenger and Harry A. Scurr, who being by me duly sworn did say, each for himself, that he, the said Clifford W. Messenger is the President and he the said Harry A. Scurr is the Vice President of Quality Craft Homes, Inc., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and Clifford W. Messenger and Harry A. Scurr each acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

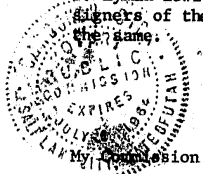


My Commission Expires: 7-6-64

Gordon F. Dick
Notary Public
Residing at Salt Lake City, Utah

STATE OF UTAH)
)
) :ss
COUNTY OF SALT LAKE)

On the 30th day of March, 1964, personally appeared before me Lloyd U. Johanson, Angoline G. Johanson, D. Max Sherner, Helen B. Sherner, E. Lyman Lewis, Vilma M. Lewis, John L. Skeen, and Carol E. Skeen, the signers of the within instrument who duly acknowledged that they executed the same.



My Commission Expires: 7-6-64

Gordon F. Dick
Notary Public
Residing at Salt Lake City, Utah