

Recorded FEB 5 1975 at 1:44 p.m. *Rou Harris*
Request of *Soter's Home Furnishing*
KATHIE L. DIXON, Recorder 1414 So 700 W
Salt Lake County, Utah
\$ 400 By *J Brown* Deputy *Salt Lake*
Utah
REF. _____

2682744

PETITION FOR
AND
AMENDMENT OF
RESTRICTIVE COVENANTS
KING VALLEY SUBDIVISION NO. 1

WHEREAS, pursuant to certain Restrictive Covenants recorded August 7, 1973 as Entry 2559756 in Book 3389 at Page 59 of the Official Records of the Salt Lake County Recorder, all of Lots 1 - 103, inclusive, of King Valley Subdivision No. 1 were restricted to the use and development as residential lots as set forth in said Restrictive Covenants, and

WHEREAS, Lot 43 was subsequently sold to Jeffrey Barton and Bernetta Barton, his wife, as joint tenants, and Lot 100 was subsequently sold to Craig P. Wilde and Georga M. Wilde, his wife, as joint tenants, and

WHEREAS, it is desirous to change a portion of Paragraph (2) entitled "Use of Land", and all parties are amenable to such change.

NOW, THEREFORE, the undersigned owners of all of the lots of King Valley Subdivision No. 1, do hereby PETITION the Committee of the aforesaid Subdivision to amend Paragraph (2) of said Restrictive Covenants to read as follows:

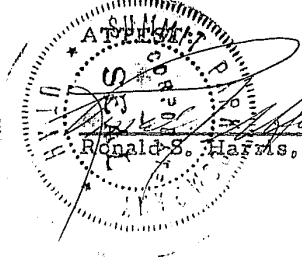
(2) USE OF LAND: Each and every lot above described shall be known and is hereby designated as a "Residential Lot", and no structure shall be erected, altered, placed or permitted to remain on any such "Residential Lot" other than one detached single family dwelling not to exceed two stories in height above front street and a private garage for not more than two automobiles. Each dwelling shall have a minimum ground floor area as follows: If a one-story structure, 850 square feet, or more, if a one and one-half story or a two story structure, 800 square feet, or more, on the ground floor and 750 square feet, or more, on the second level. However, a duplex may be constructed on a "Residential Lot" with the approval of the Architectural Committee and in conformity with the appropriate ordinances. If a duplex is constructed, each side of said duplex shall have a minimum ground floor area of at least 950 square feet. In no event shall the basement count as part of any of the above designated minimum square footages.

and said owners do hereby approve said Amendment as made pursuant to

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this Petition.

Dated this 31st day of December, 1974.



Ronald S. Harris
 Ronald S. Harris, Secretary

SUMMIT PARK COMPANY, a Utah Corporation

By Sam F. Soter
 Sam F. Soter, President

Owner of Lots 1 - 42, 44 - 99, and
 101 - 103, inclusive

Jeffrey Barton
 Jeffrey Barton

Bernetta Barton
 Bernetta Barton

Owners of Lot 43

Craig B. Wilde
 Craig B. Wilde

Georgia M. Wilde
 Georgia M. Wilde

Owners of Lot 100

AMENDMENT TO RESTRICTIVE COVENANTS

Based upon the foregoing Petition of the owners of all of the lots of King Valley Subdivision No. 1, we, the undersigned members of the Subdivision Committee, do, pursuant to Paragraph (3) and Paragraph (11) of the hereinabove described Restrictive Covenants dated June 11, 1973, hereby amend said Restrictive Covenants and do amend Paragraph (2) of said Restrictive Covenants to conform with the above specified requested amendment, and do hereby grant unto the owners thereof said lots, the right to use and development of said lots in accordance with the amendment herein made.

This Amendment made this 31st day of December, 1974.

Ronald S. Harris
 Ronald S. Harris, Committeeman

Sam F. Soter
 Sam F. Soter, Committeeman

James S. Simos
 James S. Simos, Committeeman

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STATE OF UTAH)

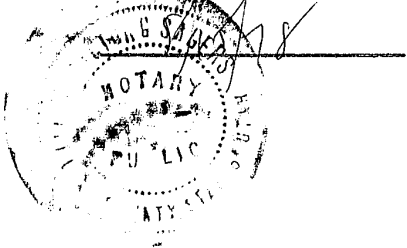
:98.

County of Salt Lake)

On this 31st day of December, 1974, personally appeared
before me, SAM F. SOTER, RONALD S. HARRIS, and JAMES S. SIMOS,
who being by me duly sworn did say each for themselves, that they did execute
the foregoing document for and on behalf of the Committee for King Valley
Subdivision No. 1.

James W. Ayers
NOTARY PUBLIC

My commission expires:



Residing at:

Salt Lake City Utah