

2847090

WHEN RECORDED RETURN TO:  
Bell Mountain Corporation  
1760 South State Street  
Salt Lake City, Utah 84115

Recorded AUG 19 1976  
Request of SECURITY TITLE COMPANY  
Fee Paid KATHIE L. BIXON  
Recorder, Salt Lake County, Utah  
Cheryl Warrington  
Ref.

SUPPLEMENTARY DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS

SALT LAKE COUNTY, UTAH

THIS DECLARATION, made this 10th day of June, 1976, by BELL MOUNTAIN CORPORATION, a Utah Corporation, hereinafter referred to as "Declarant":

WITNESSETH:

WHEREAS, Declarant is the owner of the real property in the County of Salt Lake, State of Utah, described as:

Lots 401 through 454 inclusive in Pepperwood Phase IV.

WHEREAS, Declarant has deemed it desirable to impose a general plan for the improvement and development of the portion of said tract and all of the property described herein and the adoption and establishment of covenants, conditions and restrictions upon said real property and each and every lot and portion thereof and upon the use, occupancy and enjoyment thereof, all for the purpose of enhancing and protecting the value, desirability, and attractiveness of said tract; and

WHEREAS, Declarant has deemed it desirable for the efficient preservation of the value, desirability and attractiveness of the portion of said tract and has heretofore created a corporation to which has been delegated and assigned the powers of maintaining and administering the common area and administering and enforcing these covenants, conditions and restrictions and collecting and disbursing funds pursuant to the assessment and charges hereinafter created and referred to; and

WHEREAS, Pepperwood Homeowner's Association, a nonprofit corporation, has been incorporated under the laws of the State of Utah for the purpose of exercising the powers and functions aforesaid; and

WHEREAS, Declarant will convey title to all of said lots in the portion of said tract subject to certain protective covenants, conditions and restrictions hereinafter set forth.

NOW THEREFORE, Declarant hereby covenants, agrees and declares that all of said lots and property described above shall be held, sold and conveyed subject to the bylaws of the Pepperwood Homeowner's Association and to the original covenants, conditions and restrictions made for the Pepperwood Subdivisions Phases I and II made on the 27th day of July, 1973 and recorded September 11, 1973 in Book 3415, pages 342-352 in the Office of the Salt Lake County Recorder. Said covenants, conditions, restrictions and easements are hereby declared to be for the benefit of the whole tract and all of the property described herein and the owners thereof, their successors and assigns. These covenants, conditions, restrictions and easements shall run with the said real property and shall be binding on all parties having or acquiring any right, title or interest in the described real property or any part thereof and shall inure to the benefit of each owner thereof and are imposed upon said real property and every part thereof as servitude in favor of each and every parcel thereof as the dominant tenement or tenements. The covenants as herein mentioned shall be as binding on all lots in Pepperwood Phase IV as on all other lots in the Pepperwood Subdivisions.

ADDENDUM TO ARTICLE X - USE RESTRICTIONS

With respect to lots 412 to 423 inclusive, no construction of any kind shall take place beyond 100 feet from the front property line, without special consideration and written approval by the architectural control committee. Each property owner shall be responsible to ensure that no erosion or water drainage shall take place on his lot which may adversely affect neighboring properties and/or roads.

SECURITY TITLE COMPANY  
4433

PPK 1307 REC. 82

SUPPLEMENTARY DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTION  
(PHASE IV)

IN WITNESS WHEREOF, Declarant has executed this instrument the day  
and year first hereinabove written.

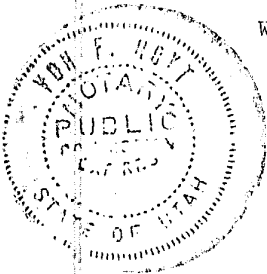
BELL MOUNTAIN CORPORATION

BY Charles H. Horman  
Charles H. Horman, President

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

On June 10, 1976, before me, the undersigned, a Notary  
Public in and for said County and State, personally appeared Charles H. Horman,  
known to me to be the President of BELL MOUNTAIN CORPORATION, the corporation  
that executed the within instrument, and known to me to be the person who  
executed the within instrument on behalf of the corporation therein named,  
and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.



Norm H. Hoyt  
Notary Public in and for said County  
and State