

MAILED TO  
SAM COLEMAN  
BOX 2032  
PARK CITY UT 84

THIRD AMENDMENT  
TO HIDDEN COVE OWNERS' ASSOCIATION  
BUILDING REGULATIONS

The Hidden Cove Owners' Association, in a duly called meeting held November 2, 1989, voted to amend the original Building Regulations recorded on or about June 9, 1980, as Entry No. 167373, Book M160, Page 60-65, the first Amendment to Hidden Cove Owners' Association Building Regulations recorded on or about April 4, 1986, as Entry No. 249018, Book 379, Page 775-775A and the second Amendment to Hidden Cove Owners' Association Building Regulations recorded on or about July 13, 1989 as Entry no. 292835, Book 484, Page 281-282.

NOW THEREFORE, the following regulations are hereby adopted and amend the original Building Regulations, the first Amendment and the second Amendment as follows:

B. SQUARE FOOTAGE REGULATIONS

Any single story family dwelling proposed to be constructed on any lot in the Hidden Cove Subdivision shall have a minimum floor space of 1,500 square feet on the ground level, excluding square footage of any garages, patios, decks, attached storage areas or basements.

Any multi-story family dwelling proposed to be constructed on any lot in the Hidden Cove Subdivision shall have a minimum total floor space of 1,850 square feet, excluding square footage of any garages, patios, decks, attached storage areas or basements. The ground floor level shall have a minimum square footage of 1,250 square feet.

C. TEMPORARY AND PROHIBITED STRUCTURES

No structure of a temporary character including but not limited to trailers, mobile homes, campers, basements, tents, shacks, garages, barns or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

H. FENCE RESTRICTIONS

All fences are prohibited except dog runs.

Construction of a dog run will be limited to one (1) per family dwelling. The maximum square footage for each dog run is 200 square feet. Each dog run must be placed behind the family dwelling so that it is not conspicuous from the street which the family dwelling abuts. The plans for the proposed construction of a dog run must be submitted for the review and approval of the Architectural Control Committee of the Board of Trustees before any construction may commence.

K. GARAGES

Carpports are expressly prohibited.

RECORDED BY  
ALAN SPRIGGS  
SUMMIT COUNTY RECORDER  
MAY 16 PM 12:00  
Sam Coleman

BOOK 564 PAGE 53 - 55

RED NOTE  
32106

Amended & Reinstated Regulations  
# 426443 BK 872 pg 820-31

All garages shall be constructed with sufficient square footage to house two passenger automobiles.

Dated this 28<sup>TH</sup> day of DECEMBER, 1989.

HIDDEN COVE OWNERS' ASSOCIATION

Samuel D. Coleman  
Samuel D. Coleman  
President

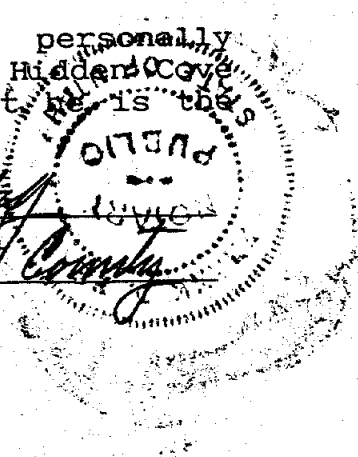
Layne Jones  
Layne Jones  
Czar, Architectural Control  
Committee

Dennis N. Caulfield  
Dennis N. Caulfield  
Member, Architectural Control  
Committee

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

On the 29<sup>TH</sup> day of DECEMBER, 1989, personally appeared before me Samuel D. Coleman, president of Hidden Cove Owners' Association who duly acknowledged to me that he is the signer of the foregoing instrument.

Frank G. Berg  
Notary Public  
Residing at Summit County

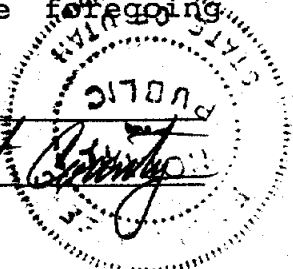


My commission expires:  
11/13/90

STATE OF UTAH )  
                  *Summit* ) :ss  
COUNTY OF ~~SALT LAKE~~ )

On the 29<sup>th</sup> day of DECEMBER, 1989, personally appeared before me Layne Jones, czar of the Architectural Control Committee of the Hidden Cove Owners' Association, who duly acknowledged to me that he is the signer of the foregoing instrument.

*Frank D. Berg*  
Notary Public  
Residing at *Summit County*

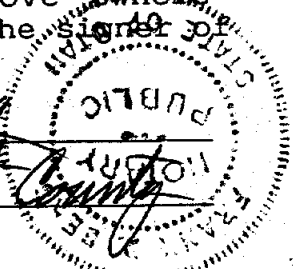


My commission expires:  
11/18/90

STATE OF UTAH )  
                  *Summit* ) :ss  
COUNTY OF ~~SALT LAKE~~ )

On the 29<sup>th</sup> day of DECEMBER, 1989, personally appeared before me Dennis N. Caulfield, member of the Architectural Control Committee of the Hidden Cove Owners' Association, who duly acknowledged to me that he is the signer of the foregoing instrument.

*Frank D. Berg*  
Notary Public  
Residing at *Summit County*



My commission expires:  
11/18/90