

No. 324836
 RECORDED AT THE REQUEST OF Douglas D. Gordon
 DATE JULY 8 1978 TIME 4:30
 BOOK 158 OF RECORDS PAGE 349 FEE 13.00
 DONNA S. MCKENDRICK TOOELE COUNTY RECORDER
 Tooele County Recorder
 DONNA S. MCKENDRICK

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS that Douglas D. Gordon, President of Little Mountain Development Co. hereinafter referred to as "Declarant," does hereby declare as follows:

WHEREAS, Little Mountain Development Co. Inc. is the owner of certain real property located in Tooele County, State of Utah, more particularly described as:

All lots and tracts within the plat of Valley Vista Subdivision according to the plat thereof on record in the office of the Tooele County Recorder, State of Utah.

hereinafter referred to as "said property;" and,

WHEREAS, Douglas D. Gordon is President and Chairman of the Board of Little Mountain Development Co. and has been duly authorized agent by the Board of Directors of said company to execute this amendment; and,

WHEREAS, Declarant on behalf of Little Mountain Development Co. Inc., desires to amend the original Declaration of Covenants and Restrictions on file with the Tooele County Recorder applicable to Valley Vista Subdivision.

NOW, THEREFORE, DECLARANT DOES HEREBY DECLARE that the original Declaration of Covenants and Restrictions of Valley Vista Subdivision filed with the Tooele County Recorder's Office, Entry No. 323720, Book 158, Pages 349-353 is hereby amended as follows:

1. The first sentence of Article II, paragraph 3, entitled, "setbacks," shall be amended to read as follows:

No building shall be located on any lot nearer than thirty feet to the front lot line; nor nearer than fifteen feet to any side yard line; nor nearer than twenty feet to any side street line, nor nearer than thirty feet to any interior or rear lot line; provided that nothing herein shall prevent property owners of adjoining properties from building recreational or decorative structures as hereinafter defined, closer than fifteen feet from a side yard line or thirty feet from an interior or rear lot line provided that the two owners of the adjoining properties shall agree that such recreational or decorative structures may be constructed closer to the common lot lines, than is provided in these covenants; further provided any such structures shall not be built closer than sixty feet from the front lot line of the lot; recreational or decorative structure shall be defined as tennis court, playground equipment, deck, gazebo, pool, sauna, or small bath house.

IN WITNESS THEREOF, Declarant has hereunto set his hand and seal this 8 day of June, 1978.