

KATHIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

JAN 26 3 35 PM '84

REC'D
REC'D
Richard Dixon

369
Spencer
of
advertising PCH

3897311

AMENDMENTS
TO
MOUNT OLYMPUS SPENDOR SUBDIVISION
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Charles N. Egan did submit, for recording, restrictive covenants to govern the residential area known as Mount Olympus Splendor Subdivision on February 6, 1980 in Book 5042 at page 698 in the Records of the Clerk and Recorder of Salt Lake County, state of Utah; and

WHEREAS, A majority of the owners of property situated within Mount Olympus Splendor Subdivision desire to make certain changes to the existing covenants as provided in section D of said covenants; and

WHEREAS, Subdivision owners are desirous of having resident representation on the Architectural Control Committee as provided in these covenants; and

WHEREAS, no provision exists to establish an Architectural Control Committee which includes resident owners of said subdivision.

NOW THEREFORE BE IT RESOLVED, that the undersigned do agree, publish and declare as follows:

- 1. That part B, paragraph 3 of the Restrictive Covenants is deleted in its entirety and amended to read as follows:

Dwelling Cost, Quality and Size. No dwelling shall be permitted on any lot at a cost of less than \$115,000.00 exclusive of lot, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The main floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1,800 square feet, except 1,350 square feet on a two story home.

- 2. That Part C of the Restrictive Covenants is deleted in its entirety and amended to read as follows:

BOOK 5526 PAGE 657

PART C. ARCHITECTURAL CONTROL COMMITTEE

1. Membership. An Architectural control committee is hereby established to control the "Residential Area Covenants" and to review and approve architectural plans as specified in Part B of the covenants. The committee shall be composed of seven (7) property owners, listed below, who own property within the Mount Olympus Splendor Subdivision:

COMMITTEE MEMBERS

1. Briton McConkie
4014 Splendor Way
2. Robert Howell
4036 Splendor Circle
3. Ernst Helmedach
4014 Aura Drive
4. Gordon Cornaby
4015 Splendor Way
5. Brian Moench
4091 Splendor Way
6. Charles N. Egan
2425 East 3750 South
7. Susan Pohlman
3338 Splendor Circle

ALTERNATE MEMBERS

1. Robyn Knibbe
4069 Splendor Way
2. Richard Dunn
4032 Splendor Way

The Committee shall organize itself within ten (10) days of the recording of these amendments and shall elect a chairperson to conduct the affairs of the committee and a vice-chairperson who shall serve in the absence of the chairperson. Should any member of the committee be unable to act for any reason the committee shall appoint a successor from among the two alternates as listed above.

2. Future Election of Committee. On or before March 1, 1984 a meeting of the Mount Olympus Subdivision owners shall be called by the Architectural Control Committee for the purpose of presenting and adopting Bylaws establishing a permanent procedure for the election of the membership of the Architectural Control Committee in the future. All Owners shall be given a minimum of Seven (7) days notice. The chairperson or vice-chairperson shall conduct the meeting.

3. Procedure. A decision of a majority of those present in any meeting called by either the chairperson or vice-chairperson shall be binding with respect to the committee's approval or disapproval as required in these covenants. In the event the committee fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with. The committee shall have the right to vary the requirements set forth in Part B of the covenants but said variance shall not be valid unless obtained in writing from the committee.

3. Section D Paragraph 1 is amended by deleting the fraction "2/3" in the second sentence.

<u>Signature of Homeowners</u>	<u>Address</u>
<u>Delma H Koch</u>	<u>3321 Splendor Circle</u>
<u>Bruce H. Cundick</u>	<u>4035 Splendor Circle</u>
<u>Susan L. Cundick</u>	<u>4035 Splendor Cir</u>
<u>Robert E. Howell</u>	<u>4036 Splendor Circle</u>
<u>Mark Milewicz</u>	<u>3312 Splendor Circle (lot 18 + 19)</u>
<u>Dennis O'Leary</u>	<u>3324 Splendor Circle</u>
<u>Alison S. Philbin</u>	<u>3338 Splendor Circle</u>
<u>Al Cornum</u>	<u>4041 Splendor Cir.</u>
<u>Richard P. Flynn</u>	<u>4046 Splendor Circle</u>
<u>Chris Helgeson</u>	<u>4032 Splendorway</u>
<u>Dave Zander</u>	<u>3360 E. AURA Circle</u>
<u>Gary Bjudd</u>	<u>4042 So. Splendor Way</u>
<u>Shirley A. Hulmedach</u>	<u>4005 Aura Drive</u>
<u>Ernest A. Hulmedach</u>	<u>4014 So. AURA DRIVE</u>
<u>Michael E. Mitchell</u>	<u>4014 So. Aura Drive</u>
<u>Stephen L. Bryant</u>	<u>4004 S. Aura Dr.</u>
	<u>4022 Splendor Way</u>

BOOK 5526 PAGE 659

Signature of Homeowners

Address

<u>Robert L.</u>	<u>Lot 36</u>
<u>John & Margy Lomaly</u>	<u>Lot 39</u>
<u>James Meloski</u>	<u>Lot 7</u>
<u>Michelle Muench</u>	
<u>Meredith & Perry Sherle</u>	<u>Lot 55</u>
<u>Stanley D. Spivey</u>	<u>Lot 26</u>
<u>Steve Little</u>	<u>Lot 51</u>
<u>James A. Black</u>	<u>1963 E. 1700 30. 583-1902</u>
<u>Brian + Shauna Moench</u>	<u>LOT 27</u>
<u>Brian + Shauna Moench</u>	<u>4091 Splendor Way.</u>
<u>Patricia & Kenneth M. Wilson</u>	<u>3339 Splendor Cir</u>
<u>Pat & Robin Kribbe</u>	<u>4109 Splendor Way</u>
<u>Nancy J. Muench</u>	<u>4030 Splendor Cir.</u>
<u>Leonard England</u>	<u>Pat 5 1/2 #</u>
<u>LeBaron M. Robinson</u>	<u>Lot #24 4072 Splendor Way</u>
<u>Diane Kueve</u>	
<u>Jerraine J. Thorne</u>	<u>Lot 25</u>
<u>A. Cornum</u>	<u>4041 Splendor Cir.</u>
<u>Mike L. Allen</u>	<u>2534 Pasadena St. S.L.C.</u>

