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MAY 30 11 02 AM '85
Snyder's Title
RECORDER
MAY 30 1985
MAGNOLIA R. BROWN
DEP.

AMENDMENT TO BUILDING AND USE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of the majority of lots as follows in Salt Lake County, State of Utah:

Lots 101 to 140 inclusive, Creekwood Subdivision, according to the official plat thereof, as recored in the office of the Salt Lake County Recorder.

That the owner and developer, George H. Hobbs executed Building and Use Restrictions, which document was duly recorded in the office of the County Recorder in and for Salt Lake County, Utah on October 11, 1984 in Book 5587 at Page 2245, as Entry No. 4003454, did declare that all and each of said lots shall be conveyed subject to the reservations, restrictions and covenants contained therein.

That Part B, Paragraph 6, of Residential Area Covenants reads as follows:

6. Easement. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other materia; shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority, irrigation company, or utility company is responsible.


WHEREAS, the owner desires to amend Paragraph 6 as follows:

6. Easement. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority, irrigation company, or utility company is responsible. It is hereby noticed that on the rear four feet of lots 101 through 105, there is an irrigation ditch that will be piped for irrigation use. Adjacent property owners from the Garden Valley Water User's Association shall have the right to use said easement for irrigation purposes. The rear yard fence on lots 101 through 105 shall be placed on the south side of said easement rather than on the rear lot line. Any and all rights for use of said system for irrigation shall be subject to the Garden Valley Water User's Association approval and By-Laws.

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NOW THEREFORE, the owners hereby amend Paragraph 6 as stated above. All other reservations, restrictions and covenants as recorded in the original Building and Use Restrictions, except those previously Amended shall remain unchanged and in full force and effect.


IN WITNESS WHEREOF, the owner has caused his hand and seal to be hereunto affixed, this 10th day of May, 1985.



GEORGE H. HOBBS

STATE OF UTAH
COUNTY OF SALT LAKE

On the 10th day of May, 1985, personally appeared before me, GEORGE H. HOBBS, who being by me duly sworn that he did execute the foregoing instrument.



Notary Public

My Commission Expires: 8/15/87

Residing at: Salt Lake City, Utah

