

4916599

H 100

4916599
15 MAY 90 09:08 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
NORMAN W OLSEN
4600 HOLLADAY BLVD SLC, 84117
REC BY: REBECCA GRAY, DEPUTY

AMENDMENT TO
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
WALKER WOODS LANE SUBDIVISION

This Amendment of Declaration made and executed this the 15th day of June, 1989, by NORCY CORPORATION, a Utah Corporation, in its capacity as a sole general partner of the WOODS ON WALKER LANE, a Utah Limited Partnership, hereinafter referred to as "declarant".

The Declaration of Covenants, Conditions and Restrictions of Woods on Walker Lane Subdivision, recorded in Salt Lake County, State of Utah on the 5th day of December, 1988; and the Amendment to Declaration of Covenants, Conditions and Restrictions recorded on the 13th day of June 1989 shall be amended and changed from the way these provisions appear in the original Declaration and Amendment to read as follows:

(a) (i) No residential building shall be located on any lot nearer than 105 feet from the center of the road with the following exceptions: on lots 8, 7, and 6, the residential building shall not be closer than 105 feet from the center of the cul-de-sac in front of these three lots. Also no residential building shall be built closer than 80 feet from the center of the road on lot 12, which has the waterways coming on to the lot from the east. On lots 11 and 3 where the road is wider, no residential building shall be built closer than 70 feet from the closest edge of the road.

(a) (ii) No residential building shall be located nearer than 15 feet to any interior lot line, and the combined side yard distance from any residential dwelling to both of the exterior lot lines shall not be less than 45 feet. No residential dwelling shall be located on any lot nearer than 50 feet from the rear lot line. Accessory buildings, including a detached garage, constructed of mostly non-masonry materials, shall not be located nearer than 1 foot from the rear lot line or nearer than 3 feet from any side lot line. Accessory buildings, including a detached garage, constructed of mostly masonry materials, may not be located nearer than 1 foot from the rear lot line or 1 foot from the side lot line. In no event, however, shall any building be erected in such a manner as to encroach upon any established easement in the subdivision.

(c) Exterior Building Wall Materials. Brick, stone, stucco and wood are permitted for the exterior of living units

BK6220Pg2709

and accessory buildings. Aluminum siding may also be used but only if it covers less than 25 percent of the exterior walls. Aluminum siding is not to be used as a focal point on the exterior elevation of the home. Aluminum is to be used to face bays, dormers, underareas and gable ends. The use of siding materials and the interpretation of the used of siding shall be left to the sole discretion of the Architectural Control Committee.

This Amendment executed the day and year first above written.

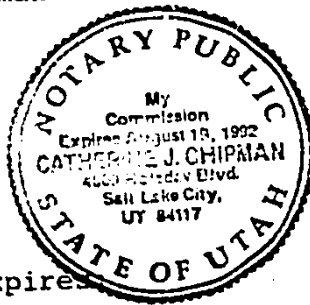
NORCY CORPORATION, a Utah Corporation, in its Capacity as General Partner of The Woods on Walker Lane, a Utah Limited Partnership.

Norman W. Olsen

Norman W. Olsen, President

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

The foregoing instrument was subscribed and sworn to and acknowledged before me this 15th day of June 1989 by Norman W. Olsen.



Catherine J. Chipman

Notary Public

My commission expires August 19, 1992

Residing at:
Salt Lake City, Utah

BK6220PG2710