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WHEN RECORDED, RETURN TO:

ANSOURCE Development Inc
26077 EAST PARLAYS LANE
SALT LAKE CITY, UTAH 84109

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12 JULY 93 03:42 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
TITLE WEST
REC BY: SHARON WEST , DEPUTY

AMENDED DECLARATION OF BUILDING AND USE
COVENANTS, CONDITIONS AND RESTRICTIONS
SOMERVILLEIN DRAPER NO. 3

PART A. PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the undersigned, being the owners of the following described real property located in the City of Draper, County of Salt Lake, State of Utah, to-wit: All of lots 301 to 314 inclusive, Somerville.....in Draper No. 3 according to the official plat thereof, desire to amend the Declaration of Building and Use Covenants, Conditions and Restrictions, Somerville.....in Draper no. 3, which were recorded April 26, 1993, as entry #5484614 in book 6645, at page 2950 of Official Records, Salt Lake County, State of Utah.

PART B. RESIDENTIAL AREA COVENANTS

1. Paragraph 3 of the Declaration of Building and Use Covenants, Conditions and Restrictions, Somerville.....in Draper No. 3, Lots 301 to 314 inclusive, shall be amended to read as follows:

3. Dwelling Cost, Quality and Size. No dwelling shall be permitted on any lot at a cost of less than \$75,000 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 above main ground floor area of the residential structure, exclusive of one-story open porches and garages, shall be not less than 1700 square feet for single story dwellings. Any dwelling with more than one level above ground shall be not less than 1500 square feet main ground floor area. All dwellings must have as a minimum a two-car garage. Any dwelling less than 2000 square feet minimum must have approval in writing from the Architectural Control Committee.

2. Except as herein modified and/or amended, said Declaration of Building and Use Covenants, Conditions and Restrictions for Somerville.....in Draper No. 3, shall continue in full force and effect, according to the terms and conditions thereof.

5.1.93
Date

John R. Gaskill
ANSOURCE DEVELOPMENT INC.
John R. Gaskill, President

Will Ashby
Will Ashby

Jessie Ashby
Jessie Ashby

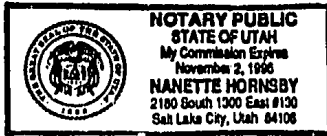
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STATE OF UTAH

COUNTY OF SALT LAKE

On the 1st day of May, 1993, personally appeared before me, John R. Gaskill, President of Amsource Development, Inc., and Will Ashby and Jessie Ashby, the signers of the within instrument who duly acknowledged to me that they executed the same.



Nanette Hornsby
NOTARY PUBLIC

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