

561090

Palos Verdes lot C 71-83

## AMENDMENT TO BUILDING AND USE RESTRICTIONS AND PARTY WALL DECLARATION

771

WITNESS, that Whereas on March 24, 1980, there was Recorded in the Office of the County Recorder of Davis County, State of Utah, a certain Declaration of Building and Use Restrictions and Party Wall Declaration, pertaining to the following described tract of land situated in Davis County, State of Utah, to-wit:

All of Lots 71 to 83, inclusive, PALOS VERDES ESTATES, PLAT "C", according to the plat thereof, as recorded in the office of the County Recorder of said County.

AND, WHEREAS, it has been determined that it is desirable and necessary to amend a small portion of such Declaration, including the correction of the description above set forth, which originally was recorded as Lots 1 to 13,

NOW, THEREFORE, for and in consideration of the premises, it is hereby Declared by the undersigned that the said Declaration as aforesaid, recorded March 24, 1980, as Entry No 560783, in Book 818, Page 310 of Official Records, shall be, and hereby are amended to the extent that Paragraph 4.(b) of PART B as contained therein shall be, and hereby is deleted in its entirety, and that in lieu thereof, to the same extent as though contained in the original instrument, there be inserted the following paragraph:

(b) No dwelling unit shall be located nearer than 5 feet to any interior lot line except at party wall and except that a one-foot minimum side yard shall be permitted for a garage or other permitted accessory building located 20 feet or more from the front building set back line. No dwelling unit shall be located on any interior lot nearer than 10 feet to its rear lot line. Detached garages or other permitted accessory buildings may be located 10 feet or more from the rear lot line, so long as such buildings do not encroach upon any easements.

FURTHER, that the description in said original Declaration shall be as set forth above.

Except as herein altered and amended, the said covenants shall be and remain unaltered, unchanged, and in full force and effect.

On Margin Further, a portion of one lot within said subdivision was conveyed prior to the recording of the above Declaration, to Brian Eugene Andersen and Karen A. Andersen, his wife, as joint tenants, and it is now necessary to obtain the signatures of said Andersens that the aforesaid Declaration shall be applicable, together with this amendment, to the lot which is now owned by the said Andersens.

NOW, THEREFORE, for and in consideration of the premises, BRIAN EUGENE ANDERSEN and KAREN A. ANDERSEN, his wife, do hereby join in and consent to the said BUILDING AND USE RESTRICTIONS AND PARTY WALL DECLARATION as above referred to the same extent as though such Declaration, and this Amendment thereto, had been recorded prior to the recordation of the deed to said Andersens.

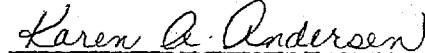
WITNESS our hands this 26 day of March, A.D. 1980.

KLOD DEVELOPMENT COMPANY

BY C. P. Lodder

C. P. LODDER, VICE PRESIDENT

  
BRIAN EUGENE ANDERSEN

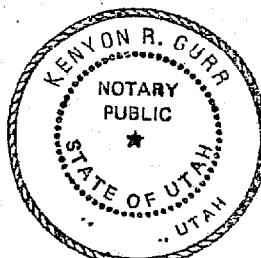
  
Karen A. Andersen

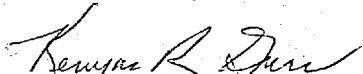
KAREN A. ANDERSEN

STATE OF UTAH  
SS.

COUNTY OF DAVIS

On the 26th day of March, A.D. 1980, personally appeared before me C. P. LODDER, who being by me duly sworn, did say, that he is the Vice President of KLOD DEVELOPMENT COMPANY, the within named corporation, that he signed the within instrument for and on behalf of said corporation by authority of a resolution of its Board of Directors, and said C. P. LODDER duly acknowledged to me that said corporation executed the same.



  
NOTARY PUBLIC  
Residing at: Bountiful, Utah  
My Com. Expires: April 4, 1982

STC