

WHEN RECORDED, RETURN TO:
Autumn Ridge Development, L.L.C.
5320 So. 900 East, Suite 250
Salt Lake City, Utah 84117

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02/21/95 4:41 PM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY:Z JOHANSON DEPUTY - WI

6025787

SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

for

AUTUMN RIDGE AT HIDDEN VALLEY NO. 2

Salt Lake County, Utah

THIS DECLARATION, made this 10th day of February, 1995 by AUTUMN RIDGE DEVELOPMENT, L.L.C., a Utah Limited Liability Company, and SCANDIA INVESTMENT, L.L.C., Utah Limited Liability Companies, hereinafter referred to as "Declarant":

WITNESSETH:

WHEREAS the Declarant, Autumn Ridge Development, L.L.C., and Scandia Investment, L.L.C., Utah Limited Liability Companies, are the owner of the following described real property, to wit:

Lots 201 through 220 inclusive Autumn Ridge at Hidden Valley No. 2 Subdivision, a part of Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian, according to the plat thereof, recorded in the office of the County Recorder of Salt Lake County, State of Utah, and

WHEREAS, Declarant has deemed it desirable to impose a general plan for the improvement and development of the portion of said tract and all of the property described herein and the adoption and establishment of covenants, conditions; and restrictions upon said real property and each and every lot and portion thereof and upon the use, occupancy and enjoyment thereof, all for the purpose of enhancing and protecting the value, desirability, and attractiveness of said tract; and

WHEREAS, Declarant will convey title to all of said lots in the portion of said tract subject to certain protective covenants, conditions and restrictions hereinafter set forth.

NOW THEREFORE, Declarant hereby covenants, agrees and declares that all of said lots and property described above shall be held, sold and conveyed subject to the original covenants, conditions and restrictions made for Autumn Ridge at Hidden Valley No. 1 made on the 7th day of September, 1993 and recorded September 24, 1993 in Book 6760, pages 1940-1953 in the Office of the Salt Lake County Recorder with certain exceptions and additions hereinafter enumerated. Said covenants, conditions, restrictions and easements are hereby declared to be for the benefit of the whole tract and all of the property described herein and the owners thereof, their successors and assigns. These covenants, conditions, restrictions and easements shall run with the said real property and shall be binding on all parties having or acquiring any right, title or interest in the described real property or any part thereof and shall inure to the benefit of each owner thereof and are imposed upon said real property and every part thereof as servitude in favor of each and every parcel thereof as the dominant tenement or tenements. The covenants contained herein shall be binding on Lots 201 through 220 inclusive in Autumn Ridge at Hidden Valley No. 2.

BK 7104 PG 1765

ADDENDUM TO ARTICLE III - ARCHITECTURAL SCOPE AND GUIDELINES

Section 3.02. Process of Approval. Change phone number of Autumn Ridge Architectural Committee to (801)288-1999. All other information and instruction in this section remains the same.

ADDENDUM TO ARTICLE IV - GENERAL RESTRICTIONS AND REQUIREMENTS

Section 4.01. Land Use and Building Type. Paragraph #1 remains unchanged. Add the following paragraph:

All lots shall comply with all standards and requirements of the SD (R-1-15) zone and the Sensitive Area Overlay Zone of the City.

Section 4.03. Building Location. Paragraph #1 remains unchanged. Add the following paragraph:

Dwelling structures shall be prohibited from any area on a lot which is equal to or in excess of 30% slope with the exception of areas determined to be anomalies.

Section 4.05. Fences and Walls, Hedges and Screens. Paragraph #1 remains unchanged. Paragraph #2 shall be modified to read as follows:

No fences shall be allowed in the front yards from the average front line of the Dwelling Unit forward, and no fencing shall be permitted within the Little Willow Creek drainage and flood plain which passes through Lots 215, 216, 218 and 220 and as designated on the Plat Map. The owner of lot 217 shall be responsible to maintain, in an attractive and uniform manner, that portion of the barrier wall, installed by the Declarant as a part of the Subdivision Improvements, which lies on said Lot.

Section 4.24. Mail Boxes. Add the following to paragraph #1.

Whenever practicable, mail boxes shall be paired, for the convenience of mail carriers. The Architectural Committee shall determine the location and pairing of mail boxes.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first hereinabove written.

Autumn Ridge Development, L.L.C.

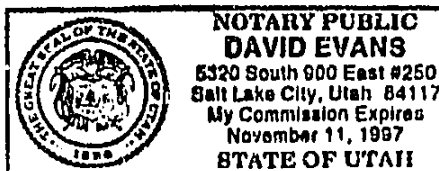
By: M. Gordon Johnson
M. Gordon Johnson, Manager

Scandia Investment, L.L.C.

By: M. Gordon Johnson
M. Gordon Johnson, Manager

STATE OF UTAH)
) ss.
County of Salt Lake)

On the 10th day of February, A.D. 1995 personally appeared before me M. Gordon Johnson, who being by me duly sworn did say for himself that he is the manager and a member of Autumn Ridge Development, L.L.C., a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and he duly acknowledged to me that said Limited Liability Company executed the same.



STATE OF UTAH)
) ss.
County of Salt Lake)

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