

A M E N D M E N T
TO
THE PROTECTIVE COVENANTS OF
DEER RUN ESTATES

647685

*Deer Run Estates will
be 1/2 1/2 inch*

KNOW ALL MEN OF THESE PRESENTS:

THAT, WHEREAS, THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED
REAL PROPERTY LOCATED IN THE CITY OF SOUTH WEBER, COUNTY OF DAVIS, AND STATE OF UTAH,
AND KNOWN AS DEER RUN ESTATES, THAT THE SAME IS AMENDED AS FOLLOWS:

PART B. RESIDENTIAL AREA COVENANTS.

1. LAND USE AND BUILDING TYPE. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES.
NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER
THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT. NO DWELLING
SHALL BE ERECTED, PLACED OR PERMITTED TO REMAIN ON ANY LOT THAT DOES NOT HAVE ATTACHED
TO IT A PRIVATE GARAGE FOR AT LEAST TWO CARS. ALL CONSTRUCTION TO BE OF NEW MATERIALS,
EXCEPT THAT USED BRICK MAY BE USED WITH PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL
CONTROL COMMITTEE.

3. DWELLING COST, QUALITY AND SIZE. NO DWELLING SHALL BE PERMITTED ON ANY LOT AT A
COST OF LESS THAN \$45,000., 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 SUB-
STANTIALLY THE SAME OR BETTER THAN THAT WHICH CAN BE PRODUCED ON THE DATE THESE COVE-
NANTS ARE RECORDED AT THE MINIMUM COST STATED HEREIN FOR THE MINIMUM PERMITTED DWELLING
SIZE. THE MAIN FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES
AND GARAGE, SHALL BE NOT LESS THAN 1100 SQUARE FEET. UNLESS SPECIAL PERMISSION IS
GRANTED BY THE ARCHITECTURAL CONTROL COMMITTEE THERE WILL BE SOME MASONRY WORK ON THE
FRONT OF THE DWELLING (500 BRICK). DRIVE-UNDER GARAGE PERMITTED ON HOUSES OVER 1400
SQUARE FEET.

ATTEST:

Georgia C. Waters
GEORGIA WATERS, SECRETARY

Calvin Waters
CALVIN WATERS AND SONS, INC.
BY: CALVIN WATERS, PRESIDENT

STATE OF UTAH)
COUNTY OF DAVIS)

ON THE 4TH DAY OF AUGUST, 1983, PERSONALLY APPEARED BEFORE ME, CALVIN WATERS,
WHO, BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID CALVIN WATERS IS THE PRESIDENT
OF CALVIN WATERS AND SONS, INC. AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED
IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS
AND THE SAID CALVIN WATERS DULY ACKNOWLEDGED TO ME THAT THE SAID CORPORATION EXECUTED
THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 4TH DAY OF AUGUST, 1983.

Edith Ray Taylor
NOTARY PUBLIC

RESIDING IN SOUTH OGDEN, UTAH
MY COMMISSION EXPIRES MAY 1, 1986

☒ Abstracted
☐ Indexed
☐ Entered
☐ Platted
☐ On Margin
☐ Compared