

Recorded at request of Calvin Waters.....Fee Paid \$22.00
Date AUG 4 1983 at 2:30 P.M. CAROL DEAN PAGE Recorder Davis County
By Mary Christensen, Deputy Book 953 Page 685

AMENDMENT
TO
THE PROTECTIVE COVENANTS OF
647685 DEER RUN ESTATES

KNOW ALL MEN BY 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 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 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

STATE OF UTAH)
COUNTY OF DAVIS)

ON THE 4TH DAY OF AUGUST, 1983, PERSONALLY APPEARED BEFORE ME, CALVIN WATERS, WHO, BEING BY ME DULY SWEORN 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.

Notary Public
NOTARY PUBLIC

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

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