

FIRST AMENDMENT

DECLARATION OF COVENANTS  
CONDITIONS AND RESTRICTIONS  
CEDAR PASS NORTH

DATED 03 JUNE 1999

AMEND TO READ:

SECTION 3.03. **Property Line Setbacks.** Any structures to be constructed on a Lot shall comply with the following property line setbacks.

- Front Yard - 50 feet
- Side Yard - 30 feet
- Rear Yard - 30 feet

SECTION 3.04. **Floor Space.** The minimum size of each single story, bi-level, or tri-level dwelling unit shall be 1,500 square feet of interior floor space. The minimum of size of each two-story dwelling unit shall be 2,000 square feet of interior floor space of which at least 1,500 square feet shall be on the first floor. Interior floor space does not include basements, garages, porches, decks, balconies, overhangs, or unfinished living areas.

SECTION 3.08. **Garages.** An enclosed garage of at least 400 square feet capable of parking a minimum of two (2) automobiles and a maximum of four (4) automobiles shall be constructed on each lot. Said garage may be attached to or detached from the residential structure. The doors of the garage shall not be constructed on the front elevation of a home, nor, where feasible due to the topography of the lot, doors shall not face public streets adjacent to the lot. Garage doors turned a minimum of 45 degrees away from public streets shall fulfill this requirement. A detached garage set back a minimum of 100 feet from the front property line and located behind the plane created by the rear elevation of the residential structure may have garage doors facing the public street at the discretion of the Architectural Committee.

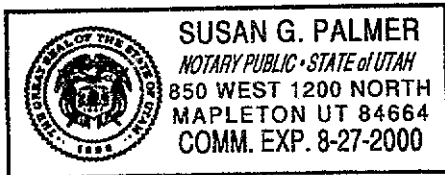
IN WITNESS WHEREOF, Grantor has executed this First Amendment on this 3<sup>rd</sup> day of June 1999.

Cedar Pass North, L.C.

  
By: Scott F. Kirkland

Attest )  
State of Utah : ss  
County of Utah )

The foregoing instrument was subscribed and sworn to before me this 1<sup>st</sup> day of June 1999, by Scott F. Kirkland of Cedar Pass North, L.C.



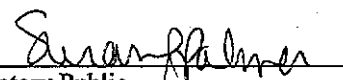
  
Notary Public  
My Commission expires:

EXHIBIT A

Plat A CEDAR PASS NORTH SUBDIVISION and Plat B NORTH RANCH  
SUBDIVISION, Eagle Mountain, Utah, according to the official record in the Utah  
County Recorder's Office, Utah.