

WHEN RECORDED RETURN TO:

Douglas M. Durbano, Esq.
United Savings Plaza #320
4185 Harrison Boulevard
Ogden, Utah 84403

1220
BOOK _____

RECORDED AT LOST OF
BONNEVILLE TITLE

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PAGE 599
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SALES TAX PAID
DAVIS COUNTY RECORDER
L. 111-48100

AMENDMENT

TO

DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS,

RESTRICTIONS AND CONDITIONS AFFECTING THE REAL PROPERTY

KNOWN AS SNOW CREEK SUBDIVISION, LOTS #1 THROUGH #47 INCLUSIVE,

LAYTON CITY, DAVIS COUNTY, STATE OF UTAH

TO WHOM IT MAY CONCERN:

WHEREAS, McCullough-Jones Land Company, as the original developer, filed certain declarations of protective covenants, agreements, restrictions and conditions affecting the following described real property located in Layton City, Davis County, State of Utah:

Lots #1 through #47 inclusive of Snow Creek, a subdivision, according to the official plat thereof, recorded as Entry #52296 in Book #753, Page #396, in the office of the County Recorder.

11-001-0001 L 11-0047

WHEREAS, it is now the desire and intention of two thirds (2/3) of the fee simple title owners of the above described lots, to amend the covenants, as evidenced by their signatures below:

NOW THEREFORE, pursuant to paragraph #16, of the Restrictive Covenants, the above mentioned Restrictive Covenants of the Snow Creek Subdivision, shall be and hereby are amended and modified to read as follows:

1. BUILDING ORDINANCES: All structures must comply with the current building code, zoning and setback requirements of Layton City.

2. DWELLING QUALITY AND SIZE: The ground level square foot area of the main structure, exclusive of garage and any one (1) story open porches, shall not be less than One Thousand One

Hundred (1,100) square feet for a one (1) story dwelling. In a split level dwelling, the combined area of the single level and each of the two (2) levels in the adjoining two (2) story portion of the dwelling, exclusive of garage and any one (1) story porches, shall total not less than One Thousand Five Hundred (1,500) square feet. In a two (2) story home which is two (2) stories above the curb level the combined area of the ground story level and the story above the ground story level, exclusive of garage and any one (1) story open porches, shall total not less than One Thousand Eight Hundred (1,800) square feet. In a split entry dwelling, the combined area of the above ground level and the below ground level shall be One Thousand Eight Hundred (1,800) square feet with the above ground level being not less than One Thousand One Hundred and Fifty (1,150) square feet, exclusive of garage and any one (1) story open porches. It is the purpose of this Covenant to insure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced the date that these Covenants are recorded.

Pursuant to paragraph #15 of the above referenced Protective Covenants of the Snow Creek Subdivision, and by a majority vote of the forty seven (47) lot owners, as evidenced by their signatures below, the below named individuals are hereby nominated, appointed, elected and installed as the three (3) members of the Architectural Control Committee; Lael P. Boman (P.O. Box #9725, Ogden, Utah 84409); Melvin T. Kemp (P.O. Box #9725, Ogden, Utah 84409); and Garret Bangerter, (5400 South 2000 West, Salt Lake City, Utah 84111). These individuals shall serve as the Architectural Control Committee, pursuant to the Declaration of Protective Covenants, Agreements and Restrictions and conditions affecting the real property known as Snow Creek Subdivision and subject to any amendment thereof, until their successors in interest have been elected.

THIS DECLARATION OF AMENDMENT AND ELECTION of the
Architecural Control Committee is hereby agreed to and signed by me
this 23rd day of February, 1988.

Boman & Kemp Steel Money Purchase
Pension Trust, Owner of Lots #1, #3,
#5, #8, #16, #17, #18, #19, #20, #21,
#22, #23, #24, #25, #26, #29, #32, #33,
#34, #35, and #36, (totaling 21 lots).

Lael P. Boman
Lael P. Boman, Trustee

Melvin T. Kemp
Melvin T. Kemp, Trustee

STATE OF Utah)

:ss.

COUNTY OF Weber)

On the 23rd day of February, 1988, personally appeared
before me, Lael P. Boman and Melvin T. Kemp, the signers
of the above foregoing instrument, who duly acknowledged to me that they executed
the same.

Kathy M Boman
Notary Public

Notary Public
My Commission At: Ogden
My Commission Expires: 4-20-88



William Goldthorpe

Owner of Lot(s)
(totaling 7 lot(s)) 4-6-7

Kent S. Lockett

Owner of Lot(s) 13
(totaling 1 lot(s))

Owner of Lot(s)
(totaling lot(s))

Owner of Lot(s)
(totaling lot(s))

Owner of Lot(s)
(totaling lot(s))

Owner of Lot(s)
(totaling lot(s))

STATE OF UTAH)
COUNTY OF WEBER) :ss.

Personally appeared before me Lael P. Boman,
who being by me duly sworn did say that he is the authorized
agent and/or Trustee for and in behalf of the Boman & Kemp Steel
Money Purchase Pension Trust, the signer of the above foregoing

instrument, and who duly acknowledged to me that he executed the same in behalf of the Boman & Kemp Steel Money Purchase Pension Trust.

Kathy M. Bonner
NOTARY PUBLIC

Residing At: Weller City
My Commission Expires: 4/20/28

STATE OF Utah)
COUNTY OF Wasatch) :ss.

NOTARY PUBLIC

Residing At:
My Commission Expires:

STATE OF Utah)
COUNTY OF Weber) :ss.

On the 8th day of December, 1987,
personally appeared before me, William D. Stettler,
the signer of the above foregoing instrument, who duly
acknowledged to me that he/she executed the same.

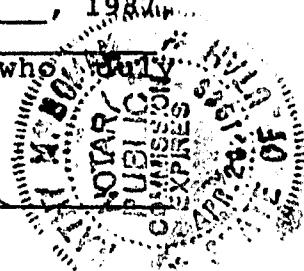
Candy Collins
NOTARY PUBLIC

Residing At: Ogden, Utah
My Commission Expires: 11-18-89

STATE OF UTAH _____) :ss.
 COUNTY OF Welles)

On the 28 day of Dec, 1987,
 personally appeared before me, Ken Lasseter,
 the signer of the above foregoing instrument, who
 acknowledged to me that he/she executed the same.

Kathy Loman
 NOTARY PUBLIC



Residing At:
 My Commission Expires:

STATE OF UTAH _____) :ss.
 COUNTY OF _____)

On the _____ day of _____, 1987,
 personally appeared before me, _____,
 the signer of the above foregoing instrument, who duly
 acknowledged to me that he/she executed the same.

NOTARY PUBLIC

Residing At:
 My Commission Expires:

STATE OF UTAH _____) :ss.
 COUNTY OF _____)

On the _____ day of _____, 1987,
 personally appeared before me, _____,
 the signer of the above foregoing instrument, who duly
 acknowledged to me that he/she executed the same.

NOTARY PUBLIC

Residing At:
 My Commission Expires:

THIS DECLARATION OF AMENDMENT AND ELECTION of the Architectural Control Committee is made this _____ day of November, 1987, by two thirds (2/3) of the fee simple title owners of the Snow Creek Subdivision.

BOMAN & KEMP STEEL MONEY PURCHASE
PENSION TRUST, OWNER OF LOTS #1,
#3, #5, #8, #16, #17, #18, #19, #20
#21, #22, #23, #24, #25, #26, #27,
#29, #32, #33, #34, #35, and #36,
(totaling 22 lots)

By: 

Its: Trustee

LAREE NIELSEN
Owner of Lots #28, #37 and #38
(totaling 3 lots)

MICHAEL W. NIELSON
Owner of Lot #42
(totaling 1 lot)


RONALD B. GOWER
Owner of Lot #46
(totaling 1 lot)

WILLARD MAUGHN
Owner of Lot #47
(totaling 1 lot)

HOWARD R. GREEN
Owner of Lot #40
(totaling 1 lot)

William P. Stittler

Owner of Lot(s)
(totaling _____ lot(s))

Ken D. Snyder

Owner of Lot(s) 27
(totaling 1 lot(s))

Owner of Lot(s)
(totaling _____ lot(s))

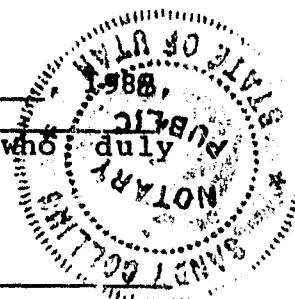
STATE OF UTAH)
:ss.
COUNTY OF WEBER)

Personally appeared before me Leslie P. Boman,
who being by me duly sworn did say that he is the authorized
agent and/or Trustee for and in behalf of the Boman & Kemp Steel
Money Purchase Pension Trust, the signer of the above foregoing

STATE OF Utah)
COUNTY OF Weber) :ss.

On the 4th day of January,
personally appeared before me, Ronald B. Gowers,
the signer of the above foregoing instrument, who duly
acknowledged to me that he/she executed the same.

Sandy Collins
NOTARY PUBLIC



Residing At:
My Commission Expires:

STATE OF Utah)
COUNTY OF Weber) :ss.

On the 4th day of January, 1987,
personally appeared before me, Garret Bangerter,
the signer of the above foregoing instrument, who duly
acknowledged to me that he/she executed the same.

Sandy Collins
NOTARY PUBLIC



Residing At:
My Commission Expires:

STATE OF UTAH _____)
COUNTY OF _____) :ss.

On the _____ day of _____, 1987,
personally appeared before me, _____,
the signer of the above foregoing instrument, who duly
acknowledged to me that he/she executed the same.

NOTARY PUBLIC

Residing At:
My Commission Expires:

THIS DECLARATION OF AMENDMENT AND ELECTION of the
Architectural Control Committee is hereby agreed to and signed by me
this 23 day of Feb, 1988.

William Kent Stettler

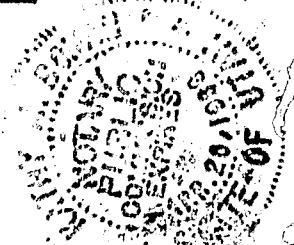
William Kent Stettler
Owner of Lot #4, Snow Creek Sub Division
Layton, Utah

STATE OF Ut)
COUNTY OF Weber) ss.

On the 23 day of Feb, 1988, personally appeared
before me, William Kent Stettler, the signer of the above foregoing
instrument, who duly acknowledged to me that he executed the same.

Kathryn Roman
Notary Public

Residing At: Weber City
My Commission Expires: 4/20/88



THIS DECLARATION OF AMENDMENT AND ELECTION of the
Architectural Control Committee is hereby agreed to and signed by me
this January day of 1988.

20th

January 25

Kathleen Erickson

Kathleen Erickson
Owner of Lot #6

STATE OF UTAH)
COUNTY OF UTAH) : ss.

On the 20th day of January, 1988, personally appeared
before me, Kathleen Erickson, the signer of the above foregoing
instrument, who duly acknowledged to me that he executed the same.

Elayne Babb
Notary Public

Residing At: Orem, Utah

My Commission Expires: 9-22-88

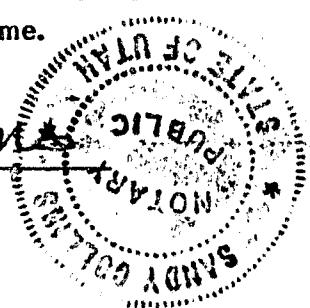
THIS DECLARATION OF AMENDMENT AND ELECTION of the
Architectural Control Committee is hereby agreed to and signed by me
this 12 day of Jan, 1988.

Robert B. Clay
Owner of Lot #41, Snow Creek Sub Division
Layton, Utah

On the 6th day of January, 1985 personally appeared before me, Robert B. Clay, the signer of the above foregoing instrument, who duly acknowledged to me that he executed the same.

Sana
Notary Public

Residing At: Ogden, Utah
My Commission Expires: 11-18-89



THIS DECLARATION OF AMENDMENT AND ELECTION of the Architectural Control Committee is hereby agreed to and signed by me this 2nd day of ~~November~~^{December} 1987.

Steven William Martin
STEVEN WILLIAM MARTIN
Owner of Lot #43
(Total 1 Lot)

STATE OF COLORADO)
:ss.
COUNTY OF EL PASO)

On the 2nd day of DECEMBER, 1987, personally appeared before me, Steven William Martin, the signer of the above foregoing instrument, who duly acknowledged to me that he executed the same.



Ray C. Morgan
NOTARY PUBLIC

Residing at 1530 P. de Vende Jr., CSC 80968
My Commission Expires: 20 September 1989

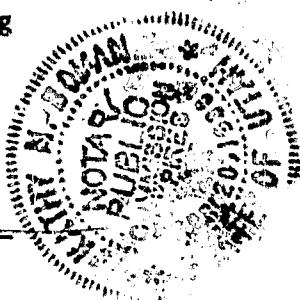
THIS DECLARATION OF AMENDMENT AND ELECTION of the
Architectural Control Committee is hereby agreed to and signed by me
this 23 day of FEB, 1988.

Verizon Enterprises, Inc. Pension Trust
By Douglas Gray
Owner of lot #37
KeyBank Trustee by: Lorraine Peterson
V.P. & Trust Officer

STATE OF at)
COUNTY OF Weber)

On the 23 day of July, 1988, personally appeared before me, _____, the signer of the above foregoing instrument, who duly acknowledged to me that he executed the same.

Kathryn Bowman
Notary Public



Residing At: Celeste City
My Commission Expires: 4/20/88

STATE OF UTAH)
) ss.
COUNTY OF WEBER:

On the 23rd day of February, 1988, personally appeared before me, Gary M. Peterson, who being by me duly sworn did say, that he is the Vice President and Trust Officer of Key Bank of Utah, and that the within instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors.

Leah L Daniels
Notary Public

Residing in Ogden, Utah

My Commission Expires:

April 10, 1990

THIS DECLARATION OF AMENDMENT AND ELECTION of the
Architectural Control Committee is hereby agreed to and signed by me
this 20 day of January, 1988.

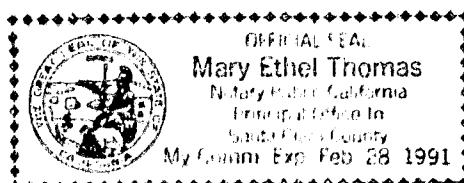
Thomas Ethel Thomas Walter William Ryan
Walter William Ryan
Owner of Lot #44

STATE OF California) : ss.
COUNTY OF Santa Clara)

On the 20 day of January, 1988 personally appeared
before me, WALTER WILLIAM RYAN, the signer of the above foregoing
instrument, who duly acknowledged to me that he executed the same.

Mary Ethel Thomas
Notary Public

Residing At: 10, 13, 14 Lincoln Creek Blvd, Cap. Ca
My Commission Expires: 2/28/91



THIS DECLARATION OF AMENDMENT AND ELECTION of the
Architectural Control Committee is hereby agreed to and signed by me
this 23 day of Feb, 1988.

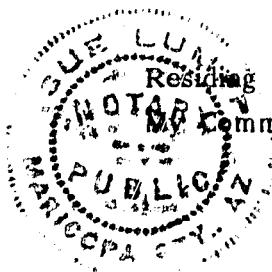
LaRee Nielsen

LaRee Nielsen
Owner of Lot #38, Snow Creek Subdivision
Layton, Utah

STATE OF AZ)
COUNTY OF MARICOPA)

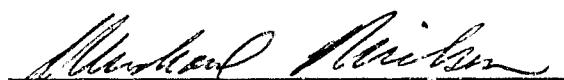
On the 23 day of February, 1988, personally
appeared before me, LaRee Nielsen, the signer of the above
foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public



Residing At: PHOENIX, AZ
My Commission Expires: [unclear]

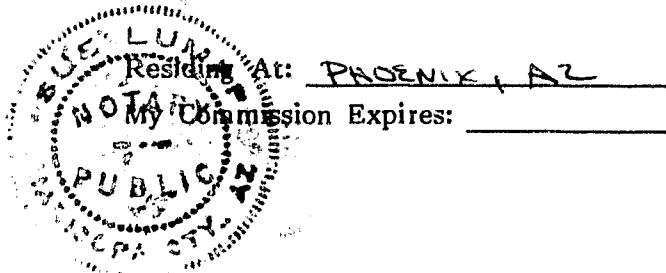
THIS DECLARATION OF AMENDMENT AND ELECTION of the
Architectural Control Committee is hereby agreed to and signed by me
this 23 day of Feb., 1988.



Micheal W. Nielsen
Owner of Lot #42, Snow Creek Subdivision
Layton, Utah

STATE OF AZ)
COUNTY OF Maricopa)
:ss.

On the 25th day of February, 1988, personally
appeared before me, Micheal W. Nielsen the signer of the above
foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public

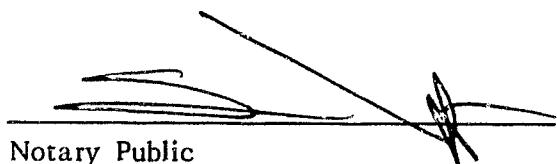
THIS DECLARATION OF AMENDMENT AND ELECTION of the
Architectural Control Committee is hereby agreed to and signed by me
this 23 day of Feb., 1988.

LaRee Nielsen

LaRee Nielsen
Owner of Lot #28, Snow Creek Subdivision
Layton, Utah

STATE OF Arizona)
:ss.
COUNTY OF Mari copa)

On the 23rd day of February, 1988, personally
appeared before me, LaRee Nielsen, the signer of the above
foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public

