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NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
RADDON BROTHERS CONSTRUCTION  
REC BY: D KILPACK DEPUTY - WI

Upon recording return to:

Raddon Brothers Construction, Inc.  
1380 East 4500 South  
Salt Lake City, Utah 8117

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
LOST CANYON ESTATES SUBDIVISION**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS (hereinafter referred to as the "Declaration"), is made as  
of this 28<sup>th</sup> the day of APRIL, 1995, by LOST CANYON ESTATES, LLC, a LIMITED  
LIABILITY COMPANY (the "Declarant"), with reference to the following facts:

WHEREAS, Declarant is the owner of record of that certain parcel of real property  
known as LOST CANYON ESTATES Subdivision (the "Subdivision"), whose subdivision plat  
was recorded on the 9th day of MAY, 1994, as Entry No. 5817790, in Book 94-5, at page 125 of  
the official records in the office of the county recorder for Salt Lake County, State of Utah.  
LOST CANYON ESTATES Subdivision is located in Sandy City, Salt Lake County, State of  
Utah, and is more particularly described in the DECLARATION.

**WITNESSETH:**

WHEREAS, Declarant desires to amend the Declaration in certain respects.

1. In paragraph one of page one, the Declarant's name shall be deleted in its entirety  
and replaced with LOST CANYON ESTATES, LLC, a Limited Liability Company.
2. Section 3.4 (Construction and Landscaping Time Restrictions) on page six shall be  
amended by deleting the first paragraph in its entirety and replacing such with the following:

Section 3.4: Construction and Landscaping Time Restrictions. The  
exterior constructions of all residence or other structures shall be completed within  
a period of one (1) year following commencement of construction. Residential  
construction on all lots must be completed by December 31, 1999. The front and  
side yards of each lot shall be landscaped with at least a sprinkling system and

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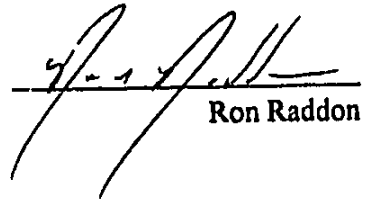
grass lawn, as appropriate, within a period of six (6) months following completion or occupancy of each residence, whichever shall occur first. Rear yards shall be landscaped, with at least a sprinkling system and grass lawn, as appropriate, within a period of eighteen (18) months following completion or occupancy of each residence, whichever shall occur first.

3. Section 4.1 (Committee Appointment and Composition) on page eleven shall be amended by deleting the paragraph in its entirety and replacing such with the following:

Section 4.1: Committee Appointment and Composition. The Committee shall consist of three members, one of whom need not be a Lot Owner within the Subdivision. The Committee shall act by a majority consent of the members of the Committee. The members of the Committee shall be Ron A. Raddon, G. Lynn McDonald, and Ken Nichols, Architect. Notwithstanding anything to the contrary which may appear elsewhere herein, the Committee members shall be appointed only by the Declarant or its successor, which, at its option, may temporarily delegate or forever assign such powers and responsibilities or other powers and responsibilities given to it by this Declaration, to an assignee. Such assignment shall be express and in writing and until such assignment, the assignee shall not possess any powers or responsibilities with respect to such Committee. No Committee member shall be entitled to any compensation for services performed pursuant to this Declaration. However, the Committee may, at its discretion, employ a professional architect, engineer, attorney, or other consultant or professional, which professional may be a member of the Committee, to assist it in its functions, and a reasonable fee (to be established by the Committee) may be charged to the Lot Owner(s), as applicable, for such services, in which event the provisions of Article VI shall be applicable. No member of the Committee shall be liable to any person for decisions made or failure to act in making decisions as a member of said Committee.

IN WITNESS WHEREOF, this First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Lost Canyon Estates Subdivision is executed the day and year first hereinabove written.

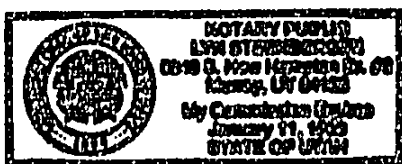
Lost Canyon Estates, LLC

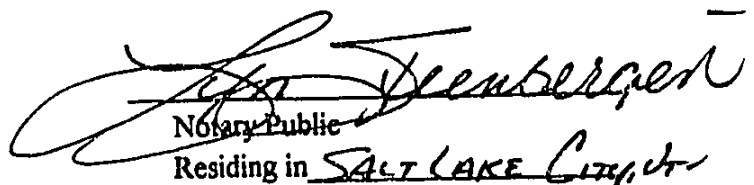
  
Ron Raddon

STATE OF UTAH            )  
  ) ss.  
COUNTY OF SALT LAKE )

On the 28th day of April, 19 95 A.D. personally appeared before me  
Ron Raddon, who being by me duly sworn did say for himself that he is a Member  
of Raddon Bros Construction, and that the foregoing instrument was signed in behalf of  
said limited liability company by authority of its members.

My commission expires:



  
Notary Public  
Residing in SALT LAKE CITY, UT

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