

3885963

AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

2662
Trade West
REC'D
DEC 28 12 22 PM '83
KATE L. DIXON
RECORDER
UTAH COUNTY

6526 So Start St. #302 Murray 84107

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the owners of the following described real property, situated in West Jordan City, State of Utah:

One hundred percent of lots 1 through 48 in River Ridge #1 Subdivision according to the official plat thereof

having established Declaration of Protective Covenants for said Subdivision, as recorded in Book 5487, Page 2807, Entry #3839059, Official Records and being desirous of amending Paragraph 4-B and 14 of said Declaration of Protective Covenants, do now amend said Paragraph 4-B and 14 as follows:

4-B. The dwelling to be constructed will have a common wall, where required by zoning, with an adjoining dwelling on an adjacent lot and will have a zero side yard, a minimum eight foot side yard for the opposite side shall be required. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line, except that larger cul-de-sac and corner lots may be less; to 15' minimum. Detached garages or other permitted accessory buildings may be located seven feet or more from the rear lot line, so long as such buildings do not encroach upon any easements. Larger lots having a minimum of 5,000 square feet and 50 foot frontage may not have a common wall but may have a minimum five foot side yards. Cul-de-sac lots shall not be required to have minimum 50' frontage.

14. Landscaping. Trees, lawns, shrubs or other plantings provided by the developer shall be nurtured and maintained or replaced at the property owner's expense upon request of the Architectural Control Committee. All lots will be required to have landscaping within 30 days of occupancy of the structure thereon as follows, unless otherwise granted by the Architectural Control Committee: front, side and rear yards with sod or equivalent, 4 six-foot trees minimum, and 16 low-lying shrubs minimum. Completely fenced rear yard with opaque material. The existing planting strip between the drive ways shall always contain live plant material and will not be permitted to be altered in size. Said planting strips shall perpetually contain at least 2 upright trees or shrubs at least six (6) feet in height.

In all other respects, said Declaration of Protective Covenants are to remain in full force and effect.

IN WITNESS WHEREOF, the said parties to this amendment have hereunto signed their names on the 22nd day of December, 1983.

TRADE WEST DEVELOPMENT CORPORATION
A Utah Corporation

By: Gregory L. Hansen
Gregory L. Hansen, Vice President

BOOK 5518 PAGE 743

STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 22nd day of December A.D. 1983, personally appeared before me
GREGORY L. HANSEN, the signer of the within instrument,
who being by me duly sworn did say that he is the Vice President of
Trade West Development Corporation, a Utah Corporation, and that the with-
in and foregoing instrument was signed in behalf of said Corporation
By-Laws and said GREGORY L. HANSEN duly acknowledged
to me that he executed the same on behalf of said Corporation.

My Commission Expires: 6/18/94



Harry J. Lemick
Notary Public

Residing in Salt Lake City, Utah