

3761400

DECLARATION OF BUILDING AND USE RESTRICTIONS

EDGEWOOD SUBDIVISION

KNOW ALL MEN BY THOSE PRESENTS:

THAT, WHEREAS, the undersigned, being the owners of the following described real property located in Riverton, Salt Lake County, Utah, to-wit:

Lot Nos. 2, 3, 10, 11, 13, 14, 19, 20, 21, 25, 27, 28, 29, 33, 36, 39, 45, 46, 47, 48, 49, 58, 59, 60, 61, 73, 74, 75, 69, and 70, Edgewood Subdivision; according to the plat thereof, as recorded in the office of the County Recorder of said County.

Do hereby ammend the original Restrictive Covenants recorded as Document Number 3439442 on the Second day of June, 1980.

PART B. RESIDENTIAL AREA COVENANTS

3. Dwelling Cost, Quality and Size. No building shall be permitted on any lot at a cost of less than \$30,000 exclusive of lot, based upon cost levels prevailing on the date this ammendment is recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of 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 maximum cost stated herein for the minimum permitted dwelling size. The main floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 850 square feet. On two-story homes, the minimum main floor area shall be not less than 740 square feet on the main floor and a total of 1400 square feet on a combination of both floors. All houses to include a single carport or a single garage.

PART C. ARCHITECTURAL CONTROL COMMITTEE

1. Membership. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members of the committee shall have full authority to select a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. The Architectural Control Committee is composed of:

J. Larry Bradshaw      4410 Lynne Lane      Salt Lake City, Utah 84117  
R. LaMar Bradshaw      1577 Riveroaks Dr.      Sandy, Utah 84070

Signed by authorization of the Board of Directors of Heritage Property Company.

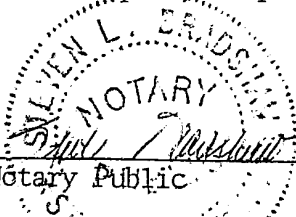
HERITAGE PROPERTY COMPANY

BY: J. Larry Bradshaw  
J. Larry Bradshaw  
President

16 Feb 1983

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Residing in: Salt Lake County  
My Commission Expires: May 20, 1986

KATIE L. NIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

FEB 18 4 21 PM '83

05.8

GUARDIAN TITLE

DEP

*Patricia R Brown*  
Patricia Brown