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Gary W. Ott
Recorder, Salt Lake County, UT
HELGESEN WATERFALL & JONES
BY: eCASH, DEPUTY - EF 5 P.

Amendment to the

DECLARATION

OF

**COVENANTS, CONDITIONS AND
RESTRICTIONS**

FOR

MIDAS COURT P.U.D.

(a Planned Residential Unit Development Subdivision)

January 2016

Amendment to the

DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
MIDAS COURT P.U.D.
(a Planned Residential Unit Development Subdivision)

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Midas Court P.U.D. (“Amended Declaration”) is made and executed by the Declarant, LF The Cove, LLC, and by the Midas Court Homeowners Association by the lot owners in Midas Court P.U.D. (“Midas Court”) after having been voted on and approved by the owners in Midas Court.

RECITALS:

WHEREAS, on January 23, 2015, as entry number 11981036, the Declaration of Covenants, Conditions and Restrictions for Midas Court P.U.D. (“Enabling Declaration”) was recorded in the Salt Lake County Records Office.

WHEREAS, the property that is the subject of this Amended Declaration is situated in and upon that certain real property located in Salt Lake County, State of Utah, as specifically described in Exhibit “A”, attached hereto and incorporated herein by this reference.

WHEREAS, the Declarant and the owners of lots within Midas Court have determined it is in the best interest of the Association to amend the Declaration as set forth below.

ARTICLE I
DEFINITIONS

1.1 **Defined Terms.** Unless the context clearly indicates otherwise, those terms as used in the Declaration shall have the same meaning when used in this Amended Declaration.

ARTICLE II
AMENDMENT TO SQUARE FOOTAGE REQUIREMENT

2.1 Article 4.7 of the Enabling Declaration is hereby repealed and replaced with the following:

4.7 Building Size and Construction. All Dwellings on the Property shall comply with the following minimum habitable floor areas, exclusive of porches, decks and garages:

- (a) One-story structures, with or without basements, shall have a minimum habitable ground floor space of eighteen hundred (1,800) square feet on the main floor.
- (b) Two (2) story structures shall have a minimum habitable space of sixteen hundred (1,600) square feet on the main floor, and a minimum habitable space of twenty-three hundred (2,300) square feet.

CERTIFICATION

It is hereby certified that lot owners holding more than sixty-seven (67%) of the voting interests in the Midas Court have voted to approve this Amended Declaration.

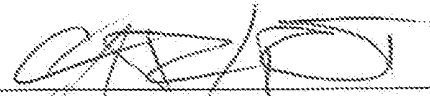
IN WITNESS WHEREOF, this 21 day of January, 2016.

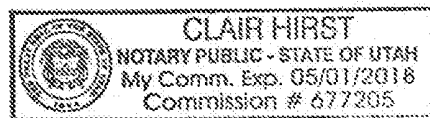
MIDAS COURT HOMEOWNERS ASSOCIATION

By: 
 President

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


On this 21st day of January, 2016, personally appeared before me Todd Demarets, who being by me duly sworn, did say that he is president of the Midas Court Homeowners Association, and that the foregoing instrument was signed in behalf of said Association and he duly acknowledged to me he executed the same.


 Notary Public




EXECUTED BY DECLARANT:

LF THE COVE, LLC

By 
Its: Manager

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

On this 21st day of January, 2016, personally appeared before me Todd Demarets, who being by me duly sworn, did say that he is manager of LF The Cove, LLC, and that the within and foregoing instrument was signed in behalf of said limited liability company and he duly acknowledged to me he executed the same.


Notary Public

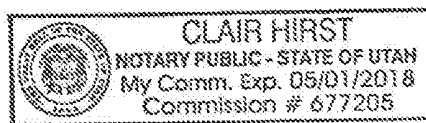


Exhibit "A"

LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 1300 WEST STREET WHICH IS LOCATED NORTH 0°06'55" EAST 1041.73 FEET ALONG THE SECTION LINE AND NORTH 89°53'05" WEST 40.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 89°59'40" WEST 643.26 FEET; THENCE NORTH 166.38 FEET TO THE SOUTH LINE OF THE JORDAN HILLS ESTATES SUBDIVISION; THENCE NORTH 77°16'46" EAST 393.81 FEET ALONG SAID SOUTH LINE; THENCE EAST 43.24 FEET; THENCE SOUTH 0°06'55" WEST 65.00 FEET; THENCE EAST 215.61 FEET TO THE WEST LINE OF 1300 WEST STREET; THENCE SOUTH 0°07'11" WEST 188.16 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 132,172 SQUARE FEET OR 3.03 ACRES AND 7 LOTS

27-22-478-020-0000
27-22-478-024-0000
27-22-478-019-0000
27-22-478-023-0000
27-22-478-022-0000
27-22-478-021-0000
27-22-478-017-0000