

AMENDMENT TO COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
BAILEY ACRES SUBDIVISION

The following is an amendment to the Covenants, Conditions and Restrictions for Bailey Acres Subdivision which was recorded September 1, 1998.

Paragraph 4.3 is hereby amended and replaced with the following:

BUILDING SIZE. The minimum floor area of any one story Dwelling shall be at least 1,500 square feet. If the Dwelling is two stories, the total of both levels shall be at least 2,000 square feet or if the Dwelling is a split level entry or bi-level Dwelling must be a total of 1,800 square feet.

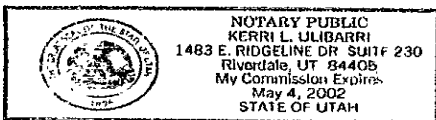
"SEE EXHIBITS A,B &C" FOR LEGAL DESCRIPTION

ALL OTHER COVENANTS, CONDITIONS AND RESTRICTIONS SHALL REMAIN THE SAME.

DECLARANT:
BAILEY ESTATES, L.C.
BY: [Signature]
ITS: member

STATE OF UTAH)
) :SS.
COUNTY OF WEBER)

On this 10th day of April, 2000, personally appeared before me G. Norman George whose identity is personally known to me, or proved to me on the basis of satisfactory evidence, and who by me duly sworn, did say that he is a managing partner of BAILEY ESTATES, L.L.C. and that said Covenants, Conditions and Restrictions were signed by him in behalf of said limited liability company by authority of its Operating Agreement and said G. Norman George acknowledged to me that said limited liability company executed the same.



My commission expires:

[Signature]
NOTARY PUBLIC
Residing at:
DOUG CROFTS, WEBER COUNTY RECORDER
14-APR-00 102PM FEE \$ 63.00 DEP JKC
REC FOR: BONNEVILLE TITLE

27-1774-0001-0030
 22-1774-0001-0009
 22-1774-0001-0010

EH 1700302

22

22-144-0001 thru 0030
22-145-0001 " 0009
22-146-0001 " 0010

All Bailey Hedges
Sub



EXHIBIT "A"

OVERALL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B. & M., U.S. SURVEY,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N00°11'08"E ALONG
THE SECTION LINE 1331.34 FEET; THENCE S89°46'47"E 17.85 FEET; THENCE N00°11'08"E 1203.29
TO THE SOUTH LINE OF CONWELL ACRES SUBDIVISION; THENCE S89°43'44"E ALONG SAID LINE
908.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3300 EAST STREET; THENCE ALONG
SAID LINE THE FOLLOWING TWO (2) COURSES: (1) S16°59'08"E 1113.12 TO A POINT ON A 1105.92
FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S74°00'52"W, AND (2) ALONG SAID
CURVE TO THE RIGHT 143.47 FEET THROUGH A CENTRAL ANGLE OF 07°25'58" TO AN EXISTING
FENCE; THENCE N89°24'46"W ALONG SAID FENCE 627.78 FEET TO AN EXISTING FENCE;
THENCE S00°18'17"E ALONG SAID FENCE 1331.38 FEET TO THE SOUTH LINE OF SAID SECTION
17; THENCE N89°34'24"W ALONG SAID LINE 651.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 49.72 ACRES.

22-144-0030

EXHIBIT "B"

MOST SOUTHEASTERLY COMMON AREA

PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 17, SAID POINT BEING S89°34'24"E ALONG SAID LINE 537.00 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N00°27'33"E 337.38 FEET; THENCE N89°32'27"W 238.50 FEET TO A POINT ON A 630.07 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S89°32'27"E; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°33'06" A DISTANCE OF 50.05 FEET; THENCE S89°32'27"E 197.47 FEET; THENCE N54°57'45"E 149.93 FEET; THENCE N00°18'17"W 361.58 FEET; THENCE N89°41'43"E 25.00 FEET TO AN EXISTING FENCE; THENCE S00°18'17"E ALONG SAID FENCE 838.32 FEET TO A POINT ON SAID SECTION LINE; THENCE N89°34'24"W ALONG SAID LINE 114.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.65 ACRES.

ISLAND COMMON AREA

PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A 538.97 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N82°05'32"W, SAID POINT BEING N00°11'08"E ALONG THE SECTION LINE 612.42 FEET AND S89°48'52"E 349.34 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°52'12" A DISTANCE OF 186.91 FEET; THENCE N74°50'48"E 56.53 FEET TO A POINT ON A 545.58 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S15°09'12"E; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°49'19" A DISTANCE OF 45.91 FEET; THENCE S07°42'18"E 117.51 FEET TO A POINT ON AN 83.35 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S82°17'42"W; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 98°09'51" A DISTANCE OF 142.80 FEET; THENCE N89°32'27"W 25.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.44 ACRES.

WESTERLY MOST COMMON AREA

PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, BEING N00°11'08"E ALONG SAID SECTION LINE 1064.89; THENCE N00°11'08"E, CONTINUING ALONG SAID SECTION LINE, 266.45 FEET; THENCE S89°46'47"E 17.85 FEET; THENCE N00°11'08"E 904.77 FEET; THENCE S09°43'44"E 30.00 FEET; THENCE S00°11'08"W 246.00 FEET; THENCE S89°43'44"E 100.88 FEET; THENCE S87°35'21"E 244.76 FEET; THENCE S03°40'50"E 25.14 FEET; THENCE N87°35'21"W 246.28; THENCE S00°11'08"W 619.86 FEET; THENCE S76°25'02"E 186.98 FEET; THENCE S25°33'32"W 24.50 FEET; THENCE N89°32'27"W 289.17 FEET; THENCE S00°27'33"W 118.47 FEET; THENCE N89°32'27"W 30.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.80 ACRES.

1700302 BK2067 PG959

EXHIBIT "C"

EASTERLY MOST COMMON AREA

PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE, SAID POINT BEING S89°34'24"E 651.35 FEET ALONG THE SECTION LINE AND N00°18'17"E ALONG SAID FENCE 896.32 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE S89°41'43"W 75.00 FEET; THENCE N00°18'17"W 323.56 FEET; THENCE N89°32'27"W 207.63 FEET TO A POINT ON A 607.73 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S67°38'07"E; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT 27.20 FEET THROUGH A CENTRAL ANGLE OF 02°33'50"; THENCE S89°32'27"E 246.44 FEET; THENCE N00°27'33"E 124.26 FEET; THENCE S89°32'27"E 93.88 FEET; THENCE N00°27'33"E 346.46 FEET; THENCE N03°40'50"W 225.00 FEET; THENCE S86°19'10"W 238.50 FEET; THENCE N03°40'50"W 30.00 FEET; THENCE N86°19'10"E 238.50 FEET; THENCE N73°30'00"E 203.98 FEET; THENCE N70°36'32"E 128.36 FEET; THENCE N15°59'08"W 220.00 FEET; THENCE N74°00'52"E 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 3300 EAST STREET; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: (1) S15°59'08"E 862.62 FEET TO A POINT ON A 1105.92 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S74°00'52"W, AND (2) SOUTHERLY ALONG SAID CURVE TO THE RIGHT 143.47 FEET THROUGH A CENTRAL ANGLE OF 07°25'58" TO A POINT ON AN EXISTING FENCE; THENCE N89°24'48"W ALONG SAID FENCE 627.78 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE S00°18'17"E 435.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.78 ACRES.