

31<sup>st</sup>

**3693534**

AMENDMENT TO DECLARATION OF BUILDING  
AND USE RESTRICTIONS  
TWIN OAKS ESTATES II SUBDIVISION PHASE III

KNOW ALL MEN BE THESE PRESENTS:

THAT, WHEREAS, the undersigned, being the owners of the following described property located in the City of West Jordan, Salt Lake County, State of Utah, to wit:

Lots 301 to 354, inclusive, Twin Oaks II Subdivision, Phase III, according to the official plat thereof, was recorded in the office of the Salt Lake County Recorder, did on the 12th day of July, 1982 cause to be recorded in said Recorder's office the DECLARATION OF BUILDING AND USE RESTRICTIONS for said TWIN OAKS II SUBDIVISION PHASE III recorded as entry no. 3664571 in Book 82-4 at page 28.

AND WHEREAS, the undersigned, being the Declarant in the above referred to DECLARATION OF BUILDING AND USE RESTRICTIONS wishes to amend and clarify paragraph number 3, on page 1 contained in the original DECLARATION,

NOW THEREFORE, the following Amendment is hereby added to the original DECLARATION, and made a part thereof:

PARAGRAPH 3 is hereby amended and clarified to read as follows:

3. Dwelling Cost, Quality and Size. No dwelling shall be permitted on any lot at a cost of less than \$30,000.00 including lot, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which are produced on the date these covenants are recorded at the minimum 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 no less than 400 square feet per floor on a two-story and a minimum total of 800 square feet finished per dwelling.

*6500 same date 1982  
Mary Pope*

KATHIE L. BIXON  
RECORDER  
SALT LAKE COUNTY  
UTAH  
JUL 15 12 15 PM '82  
REQ OF  
Magueline Pope  
Magueline Pope

Dated July 12, 1982

Trade West Development Corp., a Utah Corp.

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

Attest:

Jerard H. Dinkelman  
Jerard H. Dinkelman, Secretary

State of Utah )  
County of Salt Lake ) SS

On the 12th day of July 1982 personally appeared before me Gregory L. Hansen and Jerard H. Dinkelman who being by me duly sworn did say, each for himself, that he, the said Gregory L. Hansen is the Vice President, and he, the said Jerard H. Dinkelman, is the secretary of Trade West Development Corp. and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said Gregory L. Hansen and Jerard H. Dinkelman each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Magueline Pope  
Notary Public 6/18/82

Residing in Salt Lake County, Utah  
My Commission Expires:

BOOK 5395 PAGE 76