## AMENDMENT TO THE PROTECTIVE COVENANTS FOR IDEAL ACRES, RICHFIELD, SEVIER COUNTY, STATE OF UTAH

The undersigned, representing 100% of the owners of the lots within the Ideal Acres subdivision hereby agree to an amendment to the Protective Covenants as set forth hereinafter.

The property affected is all of the LOTS WITHIN IDEAL ACRES (Lots 1 through 10) platted subdivision recorded as Document No. 00416381 on July 29, 2020 in the official records in and for the County of Sevier, Utah (#6-91-1 through -10).

Paragraph 4, <u>Building Location</u> of said Protective Covenants shall be amended to read as follows:

- (A) With respect to the front setback of any home or structure, the nearest point thereof shall be at least twenty (20) feet from the property line.
- (B) With respect to the side setback of a home located on a corner lot, no portion of the home or other structure shall be located less than fifteen (15) feet from the right-of-way line of the adjacent public street.
- minimum permitted by City ordinance, whichever is greater. The combined side yards ordinance shall be not less than twenty (20) feet. No dwelling shall be located on any interior lot nearer than thirty (30) feet to the rear lot line.
- (D) The provisions this section may on an individual basis, upon appeal by a lot owner, be modified by upon is the Architectural Control Committee, providing it determined that there be no adverse impact on adjoining lots and providing such modification does not offend existing City ordinances.

IN WITNESS WHEREOF, the lot owners of Ideal Acres subdivision have set their hands this day of ungust, 2023.

DOC # 00435110

Amended Restrictive Covenants B: 0820 P: 1556

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08/16/2023 03:09:22 PMFee \$40.00By OLSEN & CHAMBERLAIN

MCER HOLDINGS, LLC,	William David Powers
MCER HOLDINGS, LLC, Its: President	
	•
Rebecca Taylor	Tamara Crenshaw
Roger Goold	Rainette Goold
Robert Patterson	Anne Valae Filimore
David Junis Bybee	Teralynn Bybee
• . •	
Briant Jacobs Farnsworth II	Katie Hansen Farnsworth
	Saxxon Rickenbach
STATE OF UTAH )	
: SS.	
COUNTY OF MORGAN )	
	lged before me this 284 day of, 2023,
	Member) of MCER Holdings, LLC, who being by foregoing Amendment freely and voluntarily and
for the uses and purposes stated herein.	-
(SEAL)	Motary Public
NOTARY PUBLIC	My Commission Expires: 05 (10/2026
Teresita Ouchi 724644	My Commission Expires: 05/10/2026 Residing At: South Onda
My Commission Expires 05/10/2026 STATE OF UTAH	

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MCER HOLDINGS, LLC	·,	William David Powers
Its:		
Rebecca Taylor		Tamara Crenshaw
Roger Goold		Rainette Goold
Mobert Patterson		Anne Valae Fillmore
V		
David Junis Bybee		Teralynn Bybee
Briant Jacobs Farnsworth	II	Katie Hansen Farnsworth
		Saxxon Rickenbach
STATE OF UTAH	) : SS.	
COUNTY OF UTAH	)	<del></del>
The foregoing instr by ROBERT PATTERSO	ument was acknowle N.	edged before me this 8 day of August, 2023,
		Aux mit ha
NOTARY PE	ANN ALLEN  UBLIC-STATE OF UTAH  SSION# 709876  EXP. 01-08-2024	Notary Public My Commission Expires: 01-08-2024 Residing At: Logu Mountain, Wan

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Amended Restrictive Covenants B: 0820 P: 1558

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MCER HOLDINGS, LLC,	William David Powers
Its:	·
Rebecca Taylor	Tamara Crenshaw
Rebecca Taylor	Tamara Ciciisnaw
Roger Goold	Rainette Goold
Robert Patterson	Anne Valae Fillmore
David Junis Bybee	Teralynn Bybee
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Zh	Carte Hance Samoworth
Briant Jacobs Farnsworth II	Katie Hansen Farnsworth
	Saxxon Rickenbach
STATE OF UTAH )	
: SS.	
COUNTY OF DAVIS )	
•	, ' , ' , ' , ' , ' , ' , ' , ' , ' , '
The foregoing instrument was acknown	wledged before me this <u>8</u> day of <u>Aug</u> , 2023,
by BRIANT JACOBS FARNSWORTH II a	and KATIE HANSEN FARNSWORTH.
	(XXXXIII
NOTARY PUBLIC	
COMM 4 704 TO	Notary Public
TOUMMISSION EVENENT	My Commission Expires: June 21, 2024
JUNE 21, 2026 STATE OF UTAH	Residing At: SALT LANCE

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Amended Restrictive Covenants B: 0820 P: 1559

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	- Jake
MCER HOLDINGS, LLC,	William David Powers
Its:	
	Jamara Crenshaw
Rebecca Taylor	Tamara Crenshaw
Roger Goold	Rainette Goold
Robert Patterson	Anne Valae Filimore
David Junis Bybee	Jordyn Bylee Teralynn Bylee
Briant Jacobs Farnsworth II	Katie Hansen Farnsworth
STATE OF UTAH ) : SS.	Saxxon Rickenbach
COUNTY OF MORGAN )	1
by, a (Manager	owledged before me this day of, 2023, r or Member) of MCER Holdings, LLC, who being by d the foregoing Amendment freely and voluntarily and
(SEAL)	Notary Public  My Commission Expires:  Residing At:

DOC # 00435110

Amended Restrictive Covenants B: 0820 P: 1560
Jason Monroe Sevier County Recorder Page 5 of 10
08/16/2023 03:09:22 PMFee \$40.00By OLSEN & CHAMBERLAIN

MCER HOLDINGS, LLC,	William David Powers
Dhocca Jash	
Rebecca Taylor	Tamara Crenshaw
Roger Goold	Rainette Goold
Robert Patterson	Anne Valae Fillmore
t.	•
David Junis Bybee	Teralynn Bybee
Briant Jacobs Farnsworth II	Katie Hansen Farnsworth
	Saxxon Rickenbach
STATE OF UTAH )	
: SS. COUNTY OF MORGAN )	
by, a (Mana	knowledged before me this day of, 2023, ger or Member) of MCER Holdings, LLC, who being by
for the uses and purposes stated herein.	ged the foregoing Amendment freely and voluntarily and
(SEAL)	Notary Public My Commission Expires:

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Amended Restrictive Covenants B: 0820 P: 1561

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08/16/2023 03:09:22 PMFee \$40.00By OLSEN & CHAMBERLAIN

STATE OF UTAH	)		•
COUNTY OF SEVIER	: SS. )		
The foregoing Ama 2023, by WILLIAM DAV	endment was acknown ID POWERS.	owledged before me this day of	
(SEAL)		Notary Public My Commission Expires:	<del></del>
Control of the Control		Residing At: Richfield, UT	
STATE OF UTAH	) : SS.		
COUNTY OF SEVIER	)		
DOUGLAS M Notar State My Commission	Ment was acknowle  KAY MONROE  y Public of Utah Expires 11/05/2028  NUMBER 727760	Notary Public My Commission Expires: 11/5/ Residing At: Richfield, UT	
COUNTY OF SEVIER	) : SS. )		
The foregoing instru by TAMARA CRENSHAV		edged before me this day of	,2023,
(SEAL)		Notary Public  My Commission Expires:  Residing At: Richfield, UT	
		Residing At: Richiteid, U l	

STATE OF UTAH	) : SS.		
COUNTY OF SEVIER	)		
The foregoing Amend 2023, by WILLIAM DAVID	lment was acknowled POWERS.	lged before me this 6 day of 7	īly_,
SUSAN E BAXTE  Notary Public - State of My Commission Expir October 4, 2023 Commission #70858	Utah ns	Notary Public My Commission Expires: 10-4. Residing At: Richfield, UT	<del>3023</del>
STATE OF UTAH	) : SS.		
COUNTY OF SEVIER	)		
The foregoing instrume by REBECCA TAYLOR.	nt was acknowledged	before me this day of	,2023,
(SEAL)		Notary Public	
		My Commission Expires:  Residing At: Richfield, UT	
		Residing At. Richteid, O1	
STATE OF UTAH	)		
COUNTY OF SEVIER	: SS. )		
The foregoing instrume by TAMARA CRENSHAW.	ent was acknowledged	before me this 10 day of July	_, 2023,
SUSAN E BAXT  Notary Public - State of My Commission Exp October 4, 2023  Commission #7085	of Utah Ires	Notary Public  My Commission Expires: 10.4.2  Residing At: Richfield LIT	 023

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Amended Restrictive Covenants B: 0820 P: 1563

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08/16/2023 03:09:22 PMFee \$40.00By OLSEN & CHAMBERLAIN

STATE OF UTAH )	,
: SS. COUNTY OF SEVIER )	
The foregoing instrument was acknowledge by ROGER GOOLD and RAINETTE GOOLD.	d before me this 26 day of June, 2023,
SUSAN E BAXTER  Notary Public - State of Utah  My Commission Expires  October 4, 2023  Commission #708583	Notary Public My Commission Expires: 10-4-2023 Residing At: Richfield, UT
STATE OF UTAH ) : SS.	
COUNTY OF UTAH )	
The foregoing instrument was acknowledge by ROBERT PATTERSON.  (SEAL)	d before me this day of, 2023,  Notary Public
(CB. 1B)	My Commission Expires:Residing At:
STATE OF UTAH ) : SS.	
COUNTY OF SEVIER )	
The foregoing instrument was acknowledged by ANNE VALAE FILLMORE.	d before me this <u>JS</u> day of <u>July</u> , 2023,
SUSAN E BAXTER  Notary Public - State of Utah  My Commission Expires October 4, 2023 Commission \$708582	Notary Public My Commission Expires: 10.4.2023 Residing At: Richfield, UT

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Amended Restrictive Covenants B: 0820 P: 1564

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e to ye

STATE OF UTAH			
COUNTY OF SEVIER	: SS. )		
The foregoing instrume by DAVID JUNIS BYBEE an	ent was acknowledged d TERALYNN BYB	d before me this <u>J</u> day of <u>June</u> EE.	, 2023,
(SEAL)  SUSAN E  Notary Public -  My Commiss October Commission	State of Utah Iton Expires 4, 2023	Notary Public My Commission Expires: 10-4-22 Residing At: Richfield, UT	27_
STATE OF UTAH	)		
COUNTY OF DAVIS	SS.		
		before me thisday of, TIE HANSEN FARNSWORTH.	2023,
(SEAL)		Notary Public	
		My Commission Expires: Residing At:	
STATE OF UTAH )	aa		
COUNTY OF SEVIER )	SS.		
The foregoing instrumer by SAXXON RICKENBACH.		before me this <u>A</u> day of <u>Tine</u> ,	2023,
(SEAL)  SUSAN E BA  Notary Public - Sta My Commission October 4, 2	ite of Utah Expires	Notary Public My Commission Expires: 10-4-2023 Residing At: Richfield, UT	<del></del>

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