

**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, Building Location 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.
- (C) No building shall be located nearer an interior lot line than ten (10) feet or the 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.

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

DOC # 00435110

Amended Restrictive Covenants B: 0820 P: 1556
Jason Monroe Sevier County Recorder Page 1 of 10
08/16/2023 03:09:22 PM Fee \$40.00 By OLSEN & CHAMBERLAIN





MCER HOLDINGS, LLC,
Its: President

William David Powers

Rebecca Taylor

Tamara Crenshaw

Roger Goold

Rainette Goold

Robert Patterson

Anne Valae Fillmore

David Junis Bybee

Teralynn Bybee

Briant Jacobs Farnsworth II

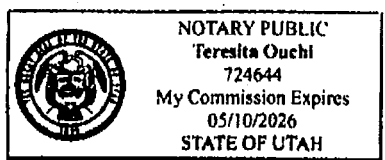
Katie Hansen Farnsworth


Saxxon Rickenbach

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

The foregoing instrument was acknowledged before me this 28th day of July, 2023, by Mr. Michael Dennis, a (Manager or Member) of MCER Holdings, LLC, who being by me duly sworn did say that he acknowledged the foregoing Amendment freely and voluntarily and for the uses and purposes stated herein.

(SEAL)





Notary Public
My Commission Expires: 05/10/2026
Residing At: South Ogden

MCER HOLDINGS, LLC,
Its: _____

William David Powers

Rebecca Taylor

Tamara Crenshaw

Roger Goold

Rainette Goold



Robert Patterson

Anne Valae Fillmore

David Junis Bybee

Teralynn Bybee

Briant Jacobs Farnsworth II

Katie Hansen Farnsworth

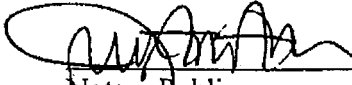
Saxxon Rickenbach

STATE OF UTAH)
 : SS.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 8 day of August, 2023,
by ROBERT PATTERSON.

(SEAL)





Notary Public
My Commission Expires: 01-08-2024
Residing At: Eagle Mountain, Utah

MCER HOLDINGS, LLC,
Its: _____

William David Powers

Rebecca Taylor

Tamara Crenshaw

Roger Goold


Rainette Goold

Robert Patterson

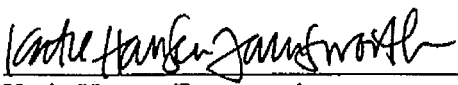
Anne Valae Fillmore

David Junis Bybee

Teralynn Bybee



Briant Jacobs Farnsworth II



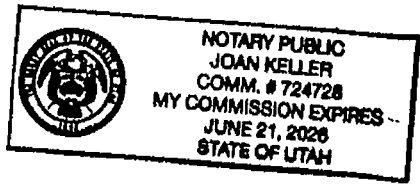
Katie Hansen Farnsworth

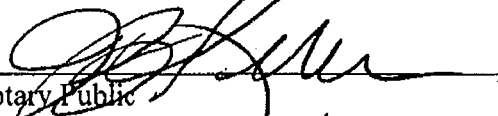
Saxxon Rickenbach

STATE OF UTAH)
 : SS.
COUNTY OF DAVIS)


The foregoing instrument was acknowledged before me this 8 day of Aug, 2023,
by BRIANT JACOBS FARNSWORTH II and KATIE HANSEN FARNSWORTH.

(SEAL)





Notary Public
My Commission Expires: JUNE 21, 2026
Residing At: SALT LAKE

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Amended Restrictive Covenants B: 0820 P: 1559
Jason Monroe Sevier County Recorder Page 4 of 10
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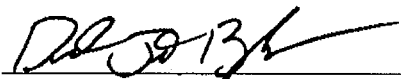
MCER HOLDINGS, LLC,

Its: _____


Rebecca Taylor


Roger Goold

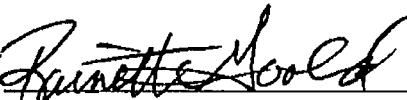
Robert Patterson


David Junis Bybee

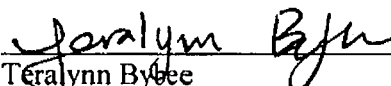
Briant Jacobs Farnsworth II


William David Powers

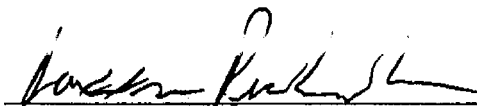

Tamara Crenshaw


Rainette Goold


Anne Valae Fillmore


Terajynn Bybee

Katie Hansen Farnsworth


Saxxon Rickenbach

STATE OF UTAH)
 : SS.
COUNTY OF MORGAN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, a (Manager or Member) of MCER Holdings, LLC, who being by me duly sworn did say that he acknowledged the foregoing Amendment freely and voluntarily and for the uses and purposes stated herein.

(SEAL)

Notary Public
My Commission Expires: _____
Residing At: _____

DOC # 00435110

Amended Restrictive Covenants B: 0820 P: 1560
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MCER HOLDINGS, LLC,
Its:

Rebecca Taylor

Rebecca Taylor

William David Powers

Tamara Crenshaw

Roger Goold

Rainette Goold

Robert Patterson

Anne Valae Fillmore

David Junis Bybee

Teralynn Bybee

Briant Jacobs Farnsworth II

Katie Hansen Farnsworth

Saxxon Rickenbach

STATE OF UTAH)
 : SS.
COUNTY OF MORGAN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023,
by _____, a (Manager or Member) of MCER Holdings, LLC, who being by
me duly sworn did say that he acknowledged the foregoing Amendment freely and voluntarily and
for the uses and purposes stated herein.

(SEAL)

Notary Public
My Commission Expires: _____
Residing At: _____

STATE OF UTAH)
 : SS.
COUNTY OF SEVIER)

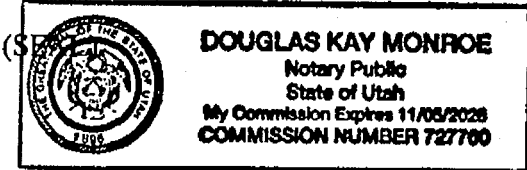
The foregoing Amendment was acknowledged before me this ____ day of _____, 2023, by WILLIAM DAVID POWERS.

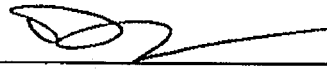
(SEAL)

Notary Public
My Commission Expires: _____
Residing At: Richfield, UT

STATE OF UTAH)
 : SS.
COUNTY OF SEVIER)

The foregoing instrument was acknowledged before me this 3 day of July, 2023, by REBECCA TAYLOR.





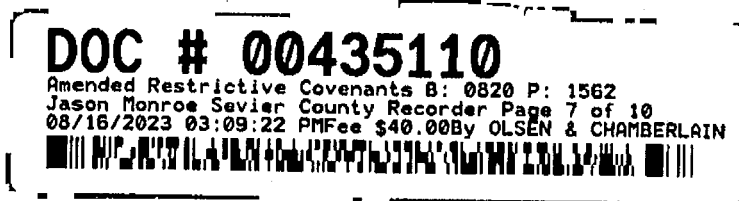
Notary Public
My Commission Expires: 11/5/2026
Residing At: Richfield, UT

STATE OF UTAH)
 : SS.
COUNTY OF SEVIER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by TAMARA CRENSHAW.

(SEAL)

Notary Public
My Commission Expires: _____
Residing At: Richfield, UT



STATE OF UTAH)
 : SS.
COUNTY OF SEVIER)

The foregoing Amendment was acknowledged before me this 6 day of July, 2023, by WILLIAM DAVID POWERS.



Susan E Baxter
Notary Public
My Commission Expires: 10-4-2023
Residing At: Richfield, UT

STATE OF UTAH)
 : SS.
COUNTY OF SEVIER)

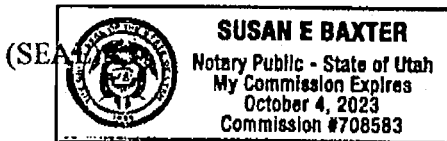
The foregoing instrument was acknowledged before me this ___ day of _____, 2023, by REBECCA TAYLOR.

(SEAL)

Notary Public
My Commission Expires: _____
Residing At: Richfield, UT

STATE OF UTAH)
 : SS.
COUNTY OF SEVIER)

The foregoing instrument was acknowledged before me this 10 day of July, 2023, by TAMARA CRENSHAW.



Susan E Baxter
Notary Public
My Commission Expires: 10-4-2023
Residing At: Richfield, UT


DOC # 00435110

Amended Restrictive Covenants B: 0820 P: 1563
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08/16/2023 03:09:22 PM Fee \$40.00 By OLSEN & CHAMBERLAIN



STATE OF UTAH)
 : SS.
COUNTY OF SEVIER)

The foregoing instrument was acknowledged before me this 26 day of June, 2023,
by ROGER GOOLD and RAINETTE GOOLD.

(SEAL)  **SUSAN E BAXTER**
Notary Public - State of Utah
My Commission Expires
October 4, 2023
Commission #708583

Susan E. Baxter
Notary Public
My Commission Expires: 10-4-2023
Residing At: Richfield, UT

STATE OF UTAH)
 : SS.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this ___ day of _____, 2023,
by ROBERT PATTERSON.

(SEAL)

Notary Public
My Commission Expires: _____
Residing At: _____

STATE OF UTAH)
 : SS.
COUNTY OF SEVIER)

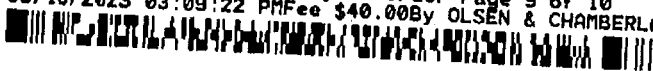
The foregoing instrument was acknowledged before me this 25 day of July, 2023,
by ANNE VALAE FILLMORE.

(SEAL)  **SUSAN E BAXTER**
Notary Public - State of Utah
My Commission Expires
October 4, 2023
Commission #708583

Susan E. Baxter
Notary Public
My Commission Expires: 10-4-2023
Residing At: Richfield, UT

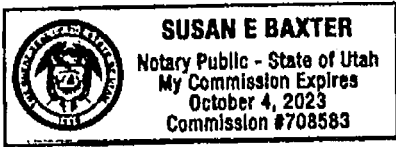
DOC # 00435110

Amended Restrictive Covenants B: 0820 P: 1564
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STATE OF UTAH)
 : SS.
COUNTY OF SEVIER)

The foregoing instrument was acknowledged before me this 9 day of June, 2023,
by DAVID JUNIS BYBEE and TERALYNN BYBEE.

(SEAL)  **SUSAN E BAXTER**
Notary Public - State of Utah
My Commission Expires
October 4, 2023
Commission #708583

Susan E Baxter
Notary Public
My Commission Expires: 10-4-2023
Residing At: Richfield, UT

STATE OF UTAH)
 : SS.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this ___ day of _____, 2023,
by BRIANT JACOBS FARNSWORTH II and KATIE HANSEN FARNSWORTH.

(SEAL)

Notary Public
My Commission Expires: _____
Residing At: _____

STATE OF UTAH)
 : SS.
COUNTY OF SEVIER)

The foregoing instrument was acknowledged before me this 9 day of June, 2023,
by SAXXON RICKENBACH.

(SEAL)  **SUSAN E BAXTER**
Notary Public - State of Utah
My Commission Expires
October 4, 2023
Commission #708583

Susan E Baxter
Notary Public
My Commission Expires: 10-4-2023
Residing At: Richfield, UT

DOC # 00435110

Amended Restrictive Covenants B: 0820 P: 1565
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