

4787690

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Norcey Corp
4600 Holladay Blvd
SLC 84117

AMENDMENT TO
DECLARATION OF

1400

4787690
13 JUNE 89 04:52 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
WOODS AT WALKER LANE
REC BY: MARSHA WILLIAMS, DEPUTY

COVENANTS, CONDITIONS AND RESTRICTIONS
OF
WALKER WOODS LANE SUBDIVISION

This Amendment of Declaration made and executed this the 1 day of June, 1989, by NORCY CORPORATION, a Utah Corporation, in its capacity as a sole general partner of the WOODS ON WALKER LANE, a Utah Limited Partnership, hereinafter referred to as "declarant".

The Declaration of Covenants, Conditions and Restrictions of Woods on Walker Lane Subdivision, recorded in Salt Lake County, State of Utah on the 5th day of December, 1988 shall be amended and changed from the way these provisions appear in the original Declaration to read as follows:

(a) (i) No residential building shall be located on any lot nearer than 105 feet from the center of the road with the following exceptions: on lots 8, 7, and 6, the residential building shall not be closer than 105 feet from the center of the cul-de-sac in front of these three lots. Also no residential building shall built closer than 80 feet from the center of the road on lot 12, which has the waterways coming on to the lot from the east. On lots 11 and 3 where the road is wider, no residential building shall be built closer than 80 feet from the closest edge of the road.

(a) (ii) No residential building shall be located nearer than 15 feet to any interior lot line, and the combined side yard distance from any residential dwelling to both of the exterior lot lines shall not be less than 45 feet. No residential dwelling shall be located on any lot nearer than 50 feet from the rear lot line. Accessory buildings, including a detached garage, constructed of non-masonry materials, shall not be located nearer than 7 feet from the rear lot line or nearer than 3 feet from any side lot line. Accessory buildings, including a detached garage, constructed of masonry materials, may not be located nearer than 7 feet from the rear lot line or 1 foot from the side lot line. In no event, however, shall any building be erected in such a manner as to encroach upon any established easement in the subdivision.

(c) Exterior Building Wall Materials. Brick, stone, stucco and wood are permitted for the exterior of living units and accessory buildings. Aluminum siding may also be used but only if it covers less than 25 percent of the exterior walls.

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Aluminum siding is not to be used as a focal point on the exterior elevation of the home. Aluminum is to be used to face bays, dormers, underareas and gable ends. The use of siding materials and the interpretation of the used of siding shall be left to the sole discretion of the Architectural Control Committee.

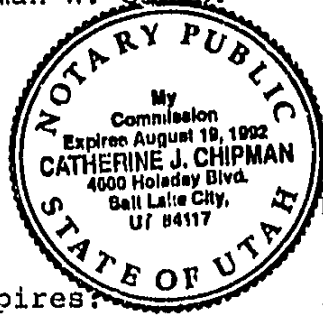
This Amendment executed the day and year first above written.

NORCY CORPORATION, a Utah Corporation, in its Capacity as General Partner of The Woods on Walker Lane, a Utah Limited Partnership.

Norman W. Olsen
Norman W. Olsen, President

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

The foregoing instrument was subscribed and sworn to and acknowledged before me this 1st day of June 19 89 by Norman W. Olsen.



Catherine J. Chipman
Notary Public

My commission expires: Aug 19, 1992

Residing at: Salt Lake City

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