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21 JULY 89 11:25 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: REBECCA GRAY, DEPUTY

4801798

FIRST AMENDMENT TO DECLARATION OF
PROTECTIVE COVENANTS FOR
HICKORY VALLEY ESTATES II SUBDIVISION

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR HICKORY VALLEY ESTATES II SUBDIVISION (the "First Amendment") is made and entered into this 1st day of May, 1989 by P.I.G.O.U.T., INC., a Delaware corporation, successor in interest to Heritage Property Company ("Declarant").

RECITALS

A. Declarant is successor in interest to Heritage Property Company, the original developer of the subdivision known as Hickory Valley Estates II Subdivision (the "Subdivision") which was recorded as Entry Number 4561988 at Book 5987, pages 2318-2322.

B. Declarant is currently the owner of not less than 75% percent of the lots within the Subdivision.

C. In the interest of enhancing the marketability and value of the Subdivision lots, Declarant desires to amend the Declaration as follows.

D. All defined terms in the Declaration to which this First Amendment relates shall have the same meaning herein.

NOW, THEREFORE, in consideration of the premises and as a part of the general plan for improvement of the property comprising the Subdivision, Declarant does hereby make the following amendments to the Declaration:

I. Amendment to Dwelling Quality and Size. Paragraph 3 of part A of the Declaration is hereby deleted in its entirety and replaced therefor shall be the following:

"No dwelling shall be permitted on any lot wherein either (a) the ground floor area of the main structure of a single story, split level or split entry structure, exclusive of open porches and garages, is less than 1,800 square feet as to lots 1 through 19 or 1,500 square feet as to lots 20 through 24, or (b) the main floor area and the aggregate area of above ground floors of a two story structure is less than 1,100 square feet and 2,100 square feet respectively as to all lots.

BOOK 6145 PAGE 0012

2. Change in Architectural Control Committee. Paragraph 1 of part B of the Declaration is hereby amended to provide that the sole member of the Architectural Control Committee shall be James G. Taggart. It is understood that contemporaneously herewith, George Hoffman, who was previously designated as the Architectural Control Committee has resigned and Declarant, holding a majority of all lots in the Subdivision, has elected Mr. Taggart as his successor.

3. No Further Amendment. In all other respects, the Declaration is hereby ratified and affirmed in its entirety and no further amendments shall be deemed made hereto.

IN WITNESS WHEREOF, this First Amendment has been executed the date first above written.

P.I.G.O.U.T., INC., a Delaware corporation

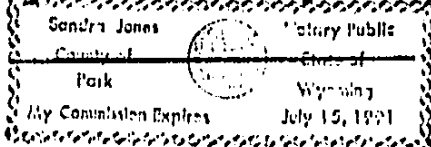
By: James G. Taggart
James G. Taggart, President

STATE OF WYOMING)
) : ss
COUNTY OF PARK)

On the 23rd day of May, 1989, personally appeared before me James G. Taggart who being by me duly sworn did state that he is the President of P.I.G.O.U.T., Inc., a Delaware corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors or in accordance with provisions of its bylaws.

Sandra Jones
NOTARY PUBLIC

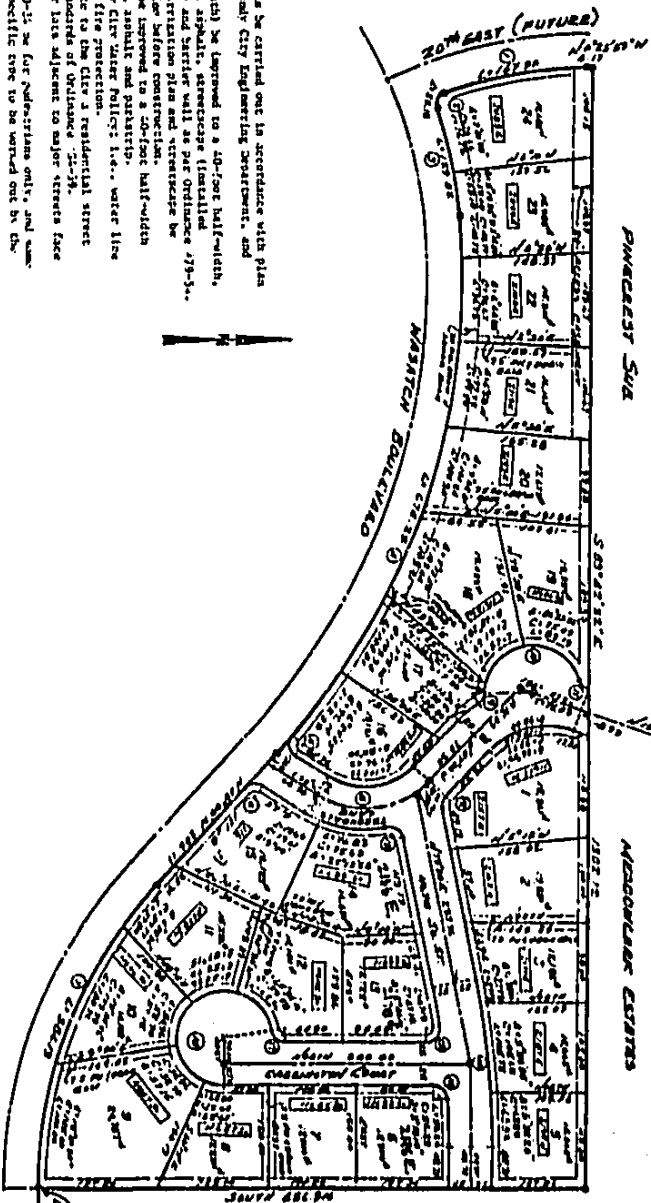
My Commission Expires



Residing At:

26 Horsham Ridge Dr
Cody WY 82414

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- CONDITIONS OF APPROVAL**
1. That street dedication and improvements be carried out in accordance with plan and profiles stamped and approved by the Study City Engineering Department, and specifically:
 2. That Mansfield Boulevard (11700 South) be improved to a 40-foot half-width, including curbs, gutters, sidewalks, asphalt, streetcure (installed), utility system and specific type) and barrier wall as per Ordinance 79-3.
 3. That the required barrier walls, irrigation plan and streetcure be approved by the Planning Committee before construction.
 4. That Highland Drive (2000 East) be improved to a 40-foot half-width including curbs, gutters, the Study City water poles, 10" water line connections, street lights, and fire protection.
 5. That the developer install and dedicate to the City a residential street lighting system in conformance with the standards of Ordinance 75-39.
 6. That all homes and driveways on corner lots adjacent to major streets face side or rear only.
 7. Access to the front portion of lots 70-75 on Parkview Drive, and same type of uniform fencing be required; the specific type to be worked out by the developer and staff.
 8. That a special improvement district be created to pay for the maintenance of the barrier wall and streetcure along Mansfield Boulevard and that specific meters be made aware of the \$15 per year fee for 10 years.

CURVE DATA

1	187'1.25"	60°30'25"	15°00'00"	47°30'00"	34°1'30"	60°50'30"
2	508'00"	15'00"	57'5'6"	82'1'55"	14'00"	16'00"
3	167'98"	23'18"	189'82"	6'4'25"	27'07"	22'42"
4	84'35"	14'57"	65'17"	357'59"	18'06"	15'62"
5	167'72"	20'30"	129'54"	655'59"	23'35"	20'78"
6	41'52'87"	88°04'00"	57°48'30"	142°57'28"	57°48'25"	41°59'00"
7	392'18"	189'63"	15'29"	156'45"	14'38"	15'08"
8	377'87"	128'56"	14'71"	---	14'71"	14'53"
9	80°21'31"	11°50'00"	30°25'35"	86°41'42"	81°05'15"	321°05'16"
10	16'00"	1800'00"	16'00"	16'00"	16'00"	35'00"
11	25'23"	191'39"	37'45"	24'21"	22'64"	280'62"
12	16'10"	96'33"	10'46"	15'10"	19'69"	---
13	22'70"	181'69"	24'19"	21'37"	20'66"	---

LEGEND
 D DESIGNATES MONUMENTS IN SET
 SET
 D DESIGNATES ALL DESIGNATED
 MONUMENTS
 POINT OF BEGINNING IS 7.0'
 UNITS DIMENSIONED HERE

HICKORY VALLEY No. 2
 A SUBDIVISION LOCATED IN PART OF THE
 SW 1/4 OF SECTION 22, T.3 S., R.1E.,
 SALT LAKE BASE & MERIDIAN

526' 00" 31.6' 00" 31.6' 00" 31.6' 00"
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