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08/21/95 10:45 AM 14.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
VALENE SIMON  
5140 S 2050 E SLC, 84117  
REC BY: B GRAY , DEPUTY - WI

AGREEMENT FOR THE MODIFICATION OF RESTRICTIVE COVENANTS

This Agreement is entered into at Salt Lake City, Utah, this 15<sup>th</sup> day of August, 1995, between ADA VALENE SIMON, Trustee of the Ada Valene Simon Trust, UTAD 2/12/93, herein referred to as Simon, and LYLE O. KEYS, and MELISSA IBA who is also known as Melissa Wilson, (herein referred to as Keys and Wilson).

RECITALS:

A. Simon owns Lot 202, Balsam Ridge Park Phase II, Salt Lake County, State of Utah.

B. Keys and Wilson own Lot 203, Balsam Ridge Park Phase II.

C. Simon's title is subject to restrictive agreements and covenants in a Warranty deed dated the 17th day of August, 1992, recorded as Entry No. 5313797 on the 18th day of August, 1992, in Book 6503 at Page 1805. A copy of said deed is attached hereto and incorporated by reference.

D. The parties have reached an Agreement to modify the restrictions set forth in said Deed, to permit Simon to proceed with the construction of a private residence upon Lot 202 above described. They enter into and execute this document to reduce their Agreement to writing.

E. This Agreement is personal to Simon, and does not run with the land. If Simon does not construct her intended residence upon the property, this Agreement shall be null and void and of no further force and effect.

NOW, THEREFORE, for and in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the performance of the covenants and agreements herein set forth, the parties hereto agree as follows:

1. The dwelling itself will be constructed with a thirty foot minimum set back from the South boundary line of the Lot, but the residence may include an open, unroofed deck which extends an additional eight (8) feet, the deck to have a minimum set back from the South boundary line of 22 feet.

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2. Twelve foot open air decorative beams may overhang the Southwestern side of the home, encroaching upon the thirty foot set back.

All other restrictions contained in the Deed to Simon remain in place.

IN WITNESS WHEREOF, the parties have executed this Agreement effective upon the date first above written.

Ada Valene Simon  
Ada Valene Simon, Trustee

Lyle O. Keys  
Lyle O. Keys

Melissa Iba  
Melissa Iba, aka Melissa Wilson

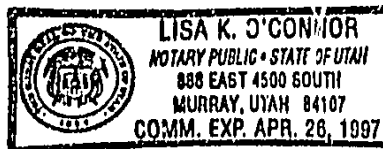
STATE OF UTAH            )  
                                  : SS.  
COUNTY OF SALT LAKE)

On this 15<sup>th</sup> day of August, 1995, personally appeared before me Ada Valene Simon, Trustee, and Lyle O. Keys and Melissa Iba, aka Melissa Wilson, the signers of the foregoing document, who duly acknowledged to me that they executed the same.

Lisa K. O'Connor  
Notary Public  
Residing at Salt Lake County, UT

My Commission Expires:

April 26, 1997



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