

When recorded, mail to:  
E. M. Staples  
P.O. Box 772  
LaVerkin, Utah 84745

00656401 Bk 1341 Pg 2271  
RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1999 JUL 28 16:11 PM FEE \$18.00 BY BJ  
FOR: STAPLES E M

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
QUAIL RUN SUBDIVISION**

The undersigned Declarants, being the owners of all the lots contained in Quail Run Subdivision, Washington County, Utah, hereby amend the recorded Declaration of Covenants, Conditions and Restrictions of Quail Run Subdivision in the following particular only:

Article I Section 1, of said Declaration of Covenants, Conditions and Restrictions is hereby amended to read in its entirety as follows:

**Section 1. Permitted Structures.** The only building or structure permitted to be erected, placed, or permitted to be located on any lot shall be a detached single family dwelling containing not less than 1200 square feet, exclusive of garage, which structure must include an attached enclosed two car minimum garage, all of which conforms to the LaVerkin Town Zoning Ordinances in effect from time to time. All construction shall be of new materials, except that used brick may be used so long as it conforms with the building and subdivision ordinances of the Town of LaVerkin. All structures shall be constructed in accordance with the zoning and building ordinances of the Town of LaVerkin in effect from time to time.

This First Amendment amends those certain Declaration of Covenants, Conditions and Restrictions which are recorded May 4, 1999, as Entry No. 646067 in Book 1332 at Page 1968, in the Office of the Recorder of Washington County, State of Utah, and affects the following described property located in LaVerkin, Washington County, Utah, and is described as:

Beginning at the Northeast corner of Lot 61 of the LaVerkin Townsite and Field Survey of October 3, 1978, and running thence South 89°48' West, along the Lot line, 858.00 feet; thence South 0°14' East 143.22 feet; thence North 89°48' East 181.50 feet; thence South 0°14' East 157.78 feet; thence North 89°48' East 303.16 feet; thence North 0°14' West 132.78 feet; thence North 89°48' East 353.34 feet to the point of tangency with a 20.00 foot radius curve to the right; thence Southeasterly 31.40 feet, along the arc of said curve through a central angle of 89°58', to a point on the West right-of-way line of 300 West Street and the East line of said Lot 61; thence North 0°14' West, along the Lot line, 188.21 feet to the point of beginning. Containing 4.135 acres, more or less.

Except as amended hereby, the said Declaration of Covenants, Conditions and Restrictions of Quail Run Subdivision shall remain in full force and effect, and unchanged by this document.

IN WITNESS WHEREOF, the undersigned, being the Declarants herein, have hereunto set their hands and seals this 28<sup>th</sup> day of July, 1999

DATED this 28<sup>th</sup> day of July, 1999.

DECLARANTS:

Kent A. Wilson  
Kent A. Wilson

Jaime R. Wilson  
Jaime R. Wilson

John Raymond Staples  
John Raymond Staples

Lorena Jo Staples  
Lorena Jo Staples

Joel R. Sanders  
Joel R. Sanders

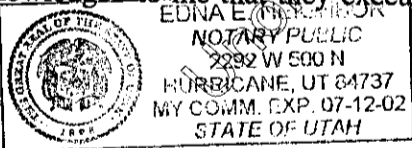
David L. Sanders  
David L. Sanders

E. M. Staples  
E. M. Staples

Luann S. Staples  
Luann S. Staples

STATE OF UTAH )  
COUNTY OF WASHINGTON ) ss

On the 28<sup>th</sup> day of July, 1999, personally appeared before me Kent A. Wilson, Jaime R. Wilson, John Raymond Staples, Lorena Jo Staples, Joel R. Sanders, David L. Sanders, E. M. Staples, and Luann S. Staples, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Edna E. Neighbor  
Edna Neighbor, Notary Public  
Residing at: Hurricane Ut.

My Commission Expires: 07/12/02