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WHEN RECORDED, MAIL TO:

Carl W. Barton, Esq.
175 East 400 South, Suite 900
Salt Lake City, Utah 84111

6737311
09/11/97 4:13 PM 187.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
PRINCE YEATES & GELDZAHLER
175 E 4TH S STE. 900
SLC, UT 84111
REC BY: R JORDAN DEPUTY - WI

6737311
AMENDED AND RESTATED RESTRICTIVE COVENANTS
JORDAN HIGHLANDS #1
SALT LAKE COUNTY, UTAH

THESE AMENDED AND RESTATED RESTRICTIVE COVENANTS are enacted as of the 11th day of September, 1997, by a majority of the owners of the real property (collectively, "Declarants") that comprise the Jordan Highlands #1 agricultural subdivision (the "Subdivision") in West Jordan City, Utah.

RECITALS:

WHEREAS, Realty, Inc., a Utah corporation ("Realty"), executed and caused to be recorded those certain Restrictive Covenants, recorded on November 24, 1971, against approximately fifty-five (55) of the acres in the Subdivision as Entry No. 2422941 in the Salt Lake County Recorder's office; and

WHEREAS, Realty then expanded the size of the Subdivision to some forty-five (45) 5-acre agricultural units by recording those certain Restrictive Covenants on October 31, 1973, as Entry No. 2579162 in the Salt Lake County Recorder's office (the "Restrictive Covenants"); and

WHEREAS, Section 8 of the Restrictive Covenants provides that "a majority of the t[h]en owners of said 'Agricultural Units' may decide by a vote to change the covenants in whole or in part; and

WHEREAS, a majority of the owners of said "Agricultural Units" now desire to replace and supersede in their entirety the original Restrictive Covenants of Jordan Highlands #1 with these Amended and Restated Restrictive Covenants of Jordan Highlands #1.

NOW THEREFORE, the majority of the owners of the "Agricultural Units" in the Subdivision hereby enact these Amended and Restated Restrictive Covenants of Jordan Highlands #1 as follows:

3K7756PG0670

1. TERMINATION OF OLD RESTRICTIVE COVENANTS. Both original versions of the Restrictive Covenants of Jordan Highlands #1, referred to in the Recitals above and on file and of record in the office of the Salt Lake County Recorder, are hereby terminated in their entirety.
2. PARCEL DESIGNATIONS. The original five (5) acre parcels in the Subdivision originally designated as "Agricultural Units" shall hereinafter be designated as a "Full Unit." Each Full Unit in Jordan Highlands #1 which has heretofore been further divided or subdivided into parcels smaller than 5 acres in size shall be designated as a "Partial Unit."
3. MEMBERSHIP IN OWNER'S ASSOCIATION. Each owner of a Full Unit shall hereinafter be a "Full Shareholder" of the Jordan Highland Owners' Association, and each owner of a Partial Unit shall be called a "Partial Shareholder."
4. BUILDING SIZE, DESIGN, AND PLACEMENT. Owners shall be required to obtain a building permit from West Jordan city for any construction activity within the Subdivision.
5. SEWAGE, WATER, AND UTILITIES. Until such time as a sanitary sewer system shall have been constructed to serve this subdivision, an individual sewage disposal system constructed in accordance with applicable local and state law, shall be installed to serve each dwelling, by the owner of the dwelling. The effluent from said system shall not be permitted to discharge into a stream, storm sewer, open ditch, or drain. No outside privy, either temporary or permanent, shall be permitted within the Subdivision. All public utilities, including natural gas, electric power, telephone, and cable television, shall be used by the individual owner under the rules and regulations prescribed by the company furnishing the public utility when said public utility is made available to each lot owner. A permanent easement and right-of-way for the installation and maintenance of public utilities is hereby granted within each of the existing road easements in the Subdivision.
6. MAINTENANCE OF STREETS AND COMMONLY HELD PROPERTY. Until such time as the roadways within the subdivision shall be dedicated to West Jordan City, the Jordan Highland Owners' Association shall be solely responsible for the maintenance of all common roadways in the Subdivision (collectively, the "Roadways"), including regrading, paving, snow removal, and all other necessary maintenance and repair. A permanent roadway easement and right-of-way for general ingress and egress, sixty (60) feet in width is hereby reserved to the Jordan Highlands Owner's Association over and across the existing roads in the Subdivision with the easement premises being located 30 feet on each side of the

centerline of the existing improvements. It is contemplated that this permanent street easement shall at some future date be dedicated to West Jordan City.

7. ROADWAY DEDICATION. If West Jordan City agrees to accept all or any portion of the Roadways within the Subdivision as public roads from time to time, the Jordan Highland Owners' Association shall, from time to time, promptly dedicate (within ten (10) days after notice of West Jordan City makes known its willingness to proceed with such dedication or as soon thereafter as West Jordan City can accept such dedication) all or any portion thereof to West Jordan City in a form acceptable to West Jordan City. Until such time, the Roadways shall remain private and for the use and benefit of the owners of the property within the Subdivision. Owners shall also be allowed to create additional street easements or create and dedicate private roads on their property as they deem necessary to further develop their respective parcels within the subdivision.
8. RESTRICTIONS TO RUN WITH THE LAND. All covenants and restrictions herein stated and set forth shall run with the land and be binding on all parties and persons claiming any interest in any of the real property located within the Subdivision, as more particularly described on the attached Exhibit "A," until fifteen (15) years from the date hereof, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years, unless said restrictive covenants are amended or removed in whole or in part under Paragraph 9 herein.
9. AMENDMENTS TO THE RESTRICTIVE COVENANTS. For each proposed amendment to these Restrictive Covenants, every Full Shareholder shall be entitled to one (1) full vote on each proposed action. Each Partial Shareholder shall also be entitled to vote on each proposed amendment with the amount of his or her vote being calculated in the ratio of the size of the Partial Unit to a Full Unit. A simple majority of the Full Shareholder votes shall be required to pass any proposed future amendment to these Amended and Restated Restrictive Covenants of Jordan Highlands #1. For purposes of voting calculations, a Full Unit vote shall be deemed to be 5.0 acres.
10. SAVING CLAUSE. Invalidation of any of the covenants or provisions contained herein by judgment or court order or other official decree shall be no wise affect any of the other provisions hereof, which shall remain in full force and effect as provided in Paragraph 8 hereof.

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

Supplemental Needs Trust Edward Kick, Trustee
FBO William E. Kick,
Edward Kick Trustee

(For individual(s))

State of _____)
:ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199____, by _____.

My commission expires: _____

Notary Public
Residing at: _____

State of _____)
:ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199____, by _____.

My commission expires: _____

Notary Public
Residing at: _____

(For an entity)

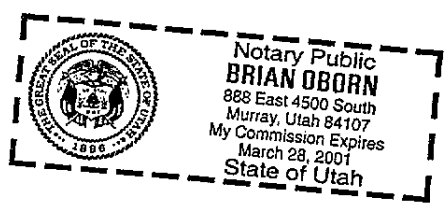
State of UTAH)
:SS
County of SALT LAKE

The foregoing instrument was acknowledged before me this 11 day of July, 1997, by EDWARD L. KICK, the TRUSTEE of SUPPLEMENTAL NEEDS TRUST, FBO WILLIAM KICK, TRUST, a TRUST.

Brian Oborn
Notary Public
Residing at: S.L. County

My commission expires:
March 28, 2001

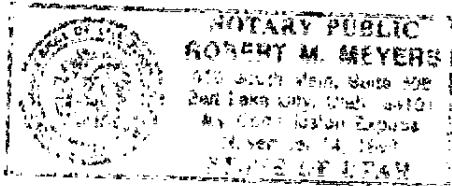
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NR7756P60674

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.



Joel M. & Mary E. Jolley Trust
Mary E. Jolley

(For individual(s))

State of _____)
) :ss
 County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199__, by _____.

My commission expires:

 Notary Public
 Residing at: _____

State of _____)
) :ss
 County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199__, by _____.

My commission expires:

 Notary Public
 Residing at: _____

(For an entity)

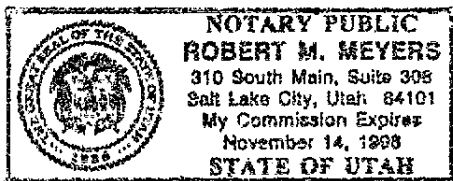
State of UTAH)
 :SS
County of SALT LAKE)

The foregoing instrument was acknowledged before me this 20TH day of AUGUST, 1997, by MARY E JOLLEY, the TRUSTEE of THE JOEL M. & MARY E JOLLEY TRUST, a TRUST.

[Signature]
Notary Public
Residing at: SLC

My commission expires: 11-14-98

G:\CW\RICCAR\BJORDAN\11G.MA2



11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

[Handwritten Signature]

Notary Public

[Handwritten Signature]

THE PLAMOR AND SHIRLEY COON TRUST

(For individual(s))

State of _____)
 :ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199__, by _____.

My commission expires: _____
Notary Public
Residing at: _____

State of _____)
 :ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199__, by _____.


My commission expires: _____
Notary Public
Residing at: _____

9K7756PG0677

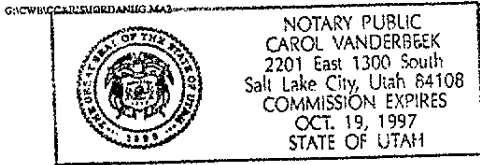
(For an entity)

State of UTAH)
 :SS
County of SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of AUGUST, 1997, by LAMAR WALTON COON^{AND} SHIRLEY EVANS COON THE TRUSTEES, of THE LAMAR AND SHIRLEY COON TRUST, a LIVING TRUST, DATED APRIL 30, 1991, GOVERNED BY THE LAWS OF THE STATE OF UTAH


Notary Public
Residing at: Salt Lake City, Ut

My commission expires:
10-19-97



11. **COUNTERPARTS.** This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

[Handwritten Signature]
 & *Kay R Green*

(For individual(s))

State of Ut)
) :ss
 County of SL)

The foregoing instrument was acknowledged before me this 21 day of Aug, 1997, by *[Handwritten Signature]*

[Handwritten Signature]
 Notary Public
 Residing at: _____

My commission expires:
12-6-98

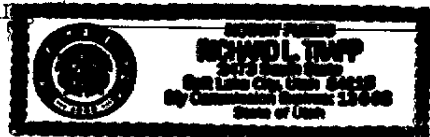


State of Ut)
) :ss
 County of SL)

The foregoing instrument was acknowledged before me this 21 day of Aug, 1997, by *Kay R Green*.

[Handwritten Signature]
 Notary Public
 Residing at: _____

My commission expires:
12-6-98



BK7756PG0679

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

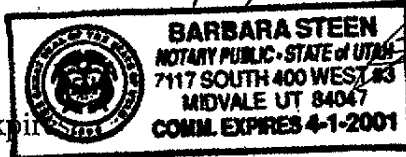
IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

[Handwritten signature]

(For individual(s))

State of Utah)
County of Salt Lake) :SS

The foregoing instrument was acknowledged before me this 1 day of August, 1997, by May A. Schmidt.



[Handwritten signature: Barbara Steen]
Notary Public
Residing at: Salt Lake

My commission expires 4-1-2001

State of _____)
County of _____) :SS

The foregoing instrument was acknowledged before me this _____ day of _____, 199____, by _____.

My commission expires: _____

Notary Public
Residing at: _____

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

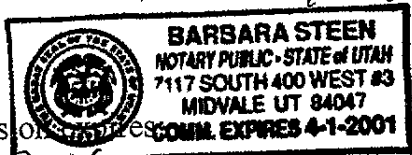
[Signature]

[Signature]

(For individual(s))

State of Utah)
County of Salt Lake :SS

The foregoing instrument was acknowledged before me this 1 day of August, 1997, by Mar B. Schmidt.



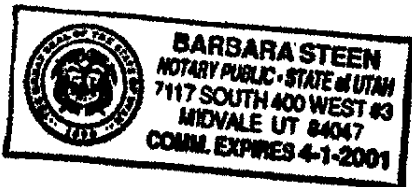
My commission expires: 4-1-2001

[Signature]
Notary Public
Residing at: Salt Lake

State of Utah)
County of Salt Lake :SS

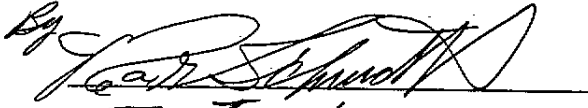
The foregoing instrument was acknowledged before me this 1 day of August, 1997, by Jean C. Schmidt.

My commission expires: 4-1-2001



11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

By 
Trustee of
Mary G. Schmitt & Jean C. Schmitt's
Family Trust Agreement (2/25/91)

(For individual(s))

State of _____)
 :ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199___, by _____

My commission expires:

Notary Public
Residing at: _____

State of _____)
 :ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199___, by _____

My commission expires:

Notary Public
Residing at: _____

(For an entity)

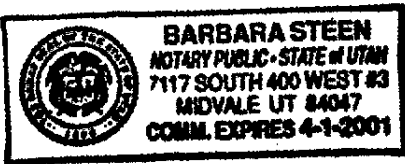
State of Utah)
County of Salt Lake) :SS

The foregoing instrument was acknowledged before me this 1 day of August, 1997, by Max G. Schmidt, the Trustee, of Max G. Schmidt & Jean C. Schmidt Family Trust Agreement (2/25/91)

Barbara J. Steen
Notary Public
Residing at: Salt Lake

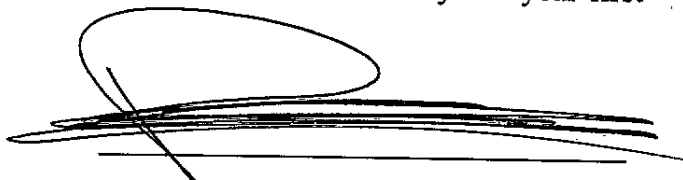
My commission expires:
4-1-2001

G:\CVB\CC&R\SJORDANIIG.MA2



11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.


Christine S. Stang

(For individual(s))

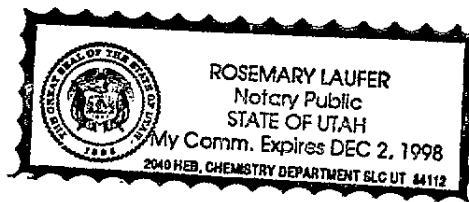
State of Utah)
County of Salt Lake :SS

The foregoing instrument was acknowledged before me this 15th day of August, 1997, by Peter J. Stang.

My commission expires:
Dec. 2, 1998

Rosemary Laufer
Notary Public
Residing at: Salt Lake City

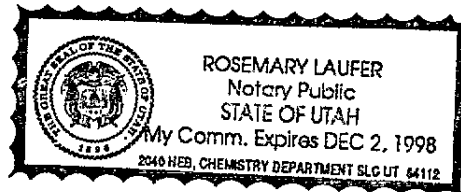
State of Utah)
County of Salt Lake :SS



The foregoing instrument was acknowledged before me this 15th day of August, 1997, by Christine S. Stang.

My commission expires:
Dec. 2, 1998

Rosemary Laufer
Notary Public
Residing at: Salt Lake City



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11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

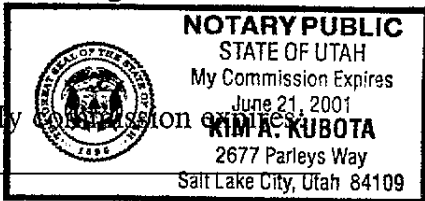
IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

William Lloyd Johnson
Nancy Dee Johnson

(For individual(s))

State of Utah)
:SS
County of SALT LAKE)

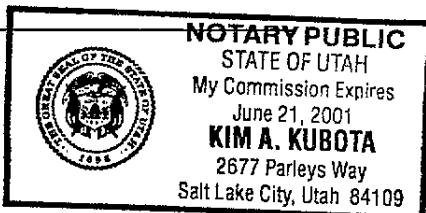
The foregoing instrument was acknowledged before me this 4th day of August, 1997, by William Lloyd Johnson.



Kim A. Kubota
Notary Public
Residing at: _____

State of Utah)
:SS
County of SALT LAKE)

The foregoing instrument was acknowledged before me this 4th day of August, 1997, by Nancy Dee Johnson.



Kim A. Kubota
Notary Public
Residing at: _____

My commission expires:

9K7756P60685

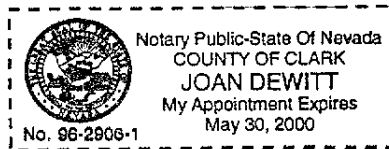
11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

Keith Lasser
Jamie Lasser

(For individual(s))

State of NEVADA)
 :SS
 County of CLARK)

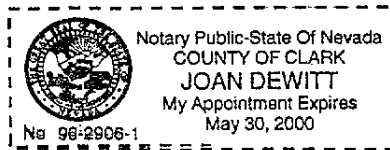


The foregoing instrument was acknowledged before me this 16th day of July, 1997, by Keith Lasser.

Joan De Witt
 Notary Public
 Residing at: 5000 E. Bonanza, P.O. NO 89110

My commission expires:
May 30 2000

State of NEVADA)
 :SS
 County of CLARK)



The foregoing instrument was acknowledged before me this 16th day of July, 1997, by JAMIE LASSER.

Joan De Witt
 Notary Public
 Residing at: 5000 E. Bonanza, P.O. NO 89110

My commission expires:
May 30 2000

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

Lane Josie

Collie N Josie

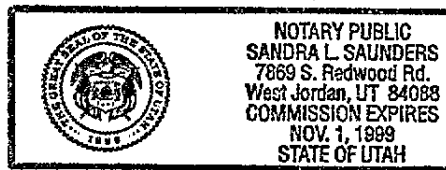
(For individual(s))

State of UTAH)
:SS
County of SALT LAKE)

The foregoing instrument was acknowledged before me this 10th day of JULY, 1997, by LANE JOSIE.

Sandra L Saunders
Notary Public
Residing at: 7869 S REDWOOD RD.

My commission expires:
NOV. 1, 1999

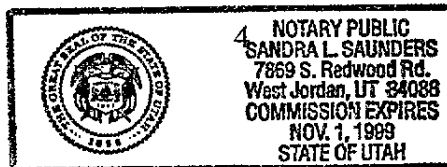


State of UTAH)
:SS
County of SALT LAKE)

The foregoing instrument was acknowledged before me this 10th day of JULY, 1997, by COLLIE N JOSIE.

Sandra L Saunders
Notary Public
Residing at: 7869 S REDWOOD

My commission expires:
NOV. 1, 1997



9K7756PG0687

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

S.L. NEUGLY FAMILY TRUST

by Mark Neugly

(For individual(s))

State of _____)
:ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199____, by _____.

My commission expires:

Notary Public
Residing at: _____

State of _____)
:ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199____, by _____.

My commission expires:

Notary Public
Residing at: _____

(For an entity)

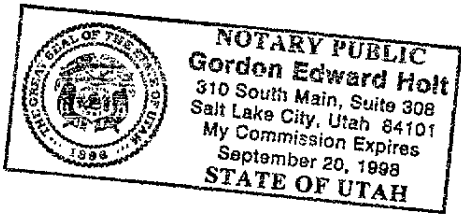
State of Utah)
County of Salt Lake :SS

The foregoing instrument was acknowledged before me this 8th day of July, 1997, by MARK HEUGLY the TRUSTEE, of S.L. Heugly Family Trust a FAMILY TRUST.

[Signature]
Notary Public
Residing at: Salt Lake City, Utah

My commission expires: 9-20-98

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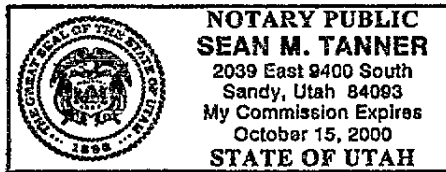
11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

Richard C. Williams

(For individual(s))

State of Utah)
County of Salt Lake :SS



The foregoing instrument was acknowledged before me this 28 day of July, 1997, by Richard C. Williams.

Sean M. Tanner

Notary Public
Residing at: Sandy, UT

My commission expires:
10-15-00

State of _____)
County of _____) :SS

The foregoing instrument was acknowledged before me this _____ day of _____, 199__, by _____.

Notary Public
Residing at: _____

My commission expires:

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

Israel J. Martin
Alice Martin

(For individual(s))

State of Utah)
:SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 4th day of August, 1997, by Israel J. Martin

Connie Petersen
Notary Public
Residing at: 4135 W. 5415 So.

My commission expires:
12/20/98

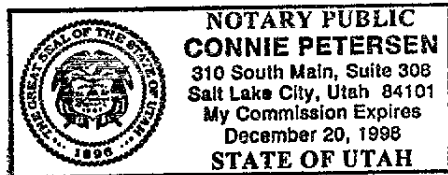


State of Utah)
:SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 4th day of August, 1997, by Alice Martin

Connie Petersen
Notary Public
Residing at: 4135 W. 5415 So.

My commission expires:
12/20/98



3K7756P60691

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

Valley Trust

Marilyn B. Lee, Trustee

(For individual(s))

State of _____)
 :SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199____, by _____.

My commission expires:

Notary Public
Residing at: _____

State of _____)
 :SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199____, by _____.

My commission expires:

Notary Public
Residing at: _____

(For an entity)

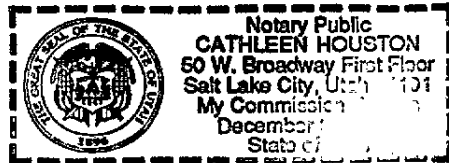
State of Utah)
:SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 8th day of July, 1997, by Dorothy Lee, the Trustee, of Vallee Trust, a Trust.

Cathleen Houston
Notary Public
Residing at: Francis UT

My commission expires:
12-20-98

G:\CWBI\CAR\FORDANIG.MA2



3K7756PG0693

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

Naomi T. Udall

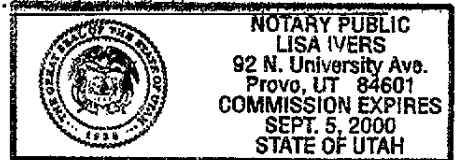
(For individual(s))

State of Utah)
 :SS
County of Utah)

The foregoing instrument was acknowledged before me this 14th day of July, 1997, by Naomi T. Udall.

Lisa Ivers
Notary Public
Residing at: Provo

My commission expires:
9/5/2000



State of _____)
 :SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199____, by _____:

My commission expires: _____
Notary Public
Residing at: _____

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

Gerald N. Atkinson

Carol R. Atkinson

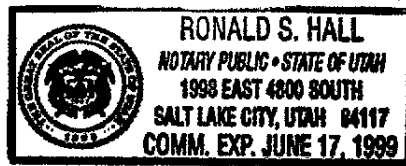
(For individual(s))

State of UTAH)
:SS
County of SALT LAKE)

The foregoing instrument was acknowledged before me this 16TH day of JULY, 1997, by GERALD N. ATKINSON.

Ronald S. Hall
Notary Public
Residing at: SALT LAKE COUNTY

My commission expires:
06-17-99

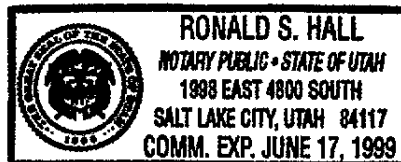


State of UTAH)
:SS
County of SALT LAKE)

The foregoing instrument was acknowledged before me this 16TH day of JULY, 1997, by CAROL R. ATKINSON.

Ronald S. Hall
Notary Public
Residing at: SALT LAKE COUNTY

My commission expires:
06-17-99



5K7756P60695

11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

[Handwritten Signature]
For John Gemmel

x _____

(For individual(s))

State of _____)
:ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199____, by _____.

My commission expires:

Notary Public
Residing at: _____

State of _____)
:ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 199____, by _____.

My commission expires:

Notary Public
Residing at: _____

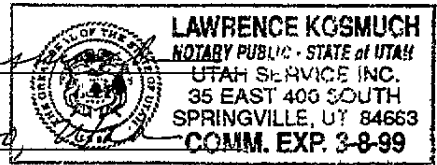
(For an entity)

State of Utah)
:SS
County of Utah)

The foregoing instrument was acknowledged before me this 15 day of July, 1997, by Blake Hammell, the Guardian of John Hammell, a son.

My commission expires:
3-8-99

Lawrence Kosmich
Notary Public
Residing at: Provo

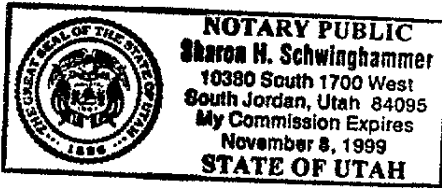


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11. COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall constitute an original hereof and all of which shall constitute one and the same document.

IN WITNESS WHEREOF the Declarants have set their hands as of the day and year first set forth above.

Judy Drechsel



(For individual(s))

State of UTAH)

County of SALT LAKE)
 :ss

The foregoing instrument was acknowledged before me this 15th day of JULY, 1997, by JUDY DRECHSEL.

Sharon H. Schwinghammer
 Notary Public

My commission expires:

Residing at: SALT LAKE

State of _____)

County of _____)
 :ss

The foregoing instrument was acknowledged before me this ____ day of _____, 199__, by _____.

 Notary Public
 Residing at: _____

My commission expires:

The following described real property is located in Salt Lake County,
Utah, and more particularly described as follows:

The Southwest Quarter and the West ½ of the Northwest Quarter of Section 25, Township 2 South, Range 2 West, Salt Lake Base and Meridian; Except therefrom: Commencing at Southwest corner of Section 25, Township 2 South, Range 2 West, Salt Lake Base and Meridian running thence with the section line N.0°31'05"W. 446.50 feet; thence East 967.36 feet; thence N.2°38'39"W. 124.36 feet; thence East 392.46 feet; thence S.0°18'00"E. 573.44 feet to the section line; thence with said section line N.89°55'39"W. 1353.00 feet to the point of beginning.

Exhibit "A"

BK7756PG0699