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Richard Honey

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WHEN RECORDED RETURN TO:

Silver Springs Development
P. O. Box 3323
Park City, Utah 84060

ALAN W. HIGGS
SUMMIT COUNTY RECORDER

RECORDED BY *AP* 10.50
AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SILVER SPRINGS DEVELOPMENT SUBDIVISIONS

SUMMIT COUNTY, UTAH

AMENDMENT TO DECLARATION made this 17th day of February, 1991, by Silver Springs Homeowners Association, hereinafter referred to as "Association":

W I T N E S S E T H:

WHEREAS, the Association is the duly authorized delegate and successor in interest to the previous Declarants, who had caused to be recorded a Declaration of Covenants, Conditions and Restrictions and subsequent amendments thereto, hereinafter "declaration"; and

WHEREAS, the undersigned Trustees are the duly constituted and authorized governing body of the Association; and

WHEREAS, the Association has deemed it desirable to amend further the aforesaid Declaration, pursuant to approval by a majority vote of the membership of the Association at the annual Association meeting on November 20, 1990; and

WHEREAS, the undersigned Trustees hereby confirm that the following amendments are duly authorized, pursuant to Article XI, Section 4 of the amended Declaration, and shall govern uses and building time restrictions for lots 1 through 202, Phases 1A, 1B, 1C, 1D, and 1E.

NOW THEREFORE, the Declaration, as modified by amendment dated April 15, 1982 and recorded in the office of the Summit County Recorder, State of Utah, as Entry No. 190498, in Book M-217, Pages 482-517, and as subsequently modified by amendment dated October 31, 1985 and recorded in the office of the Summit County Recorder as Entry No. 244975, in Book M-370, at Pages 267-275, shall be amended as follows:

The language of Article VII, Section 9, at page 20, Building and Landscaping Time Restrictions, is amended to read:

The exterior construction of all dwellings shall be completed within a period of one (1) year following commencement of construction, such construction to begin within two (2) years of date of lot purchase. Any exterior additions or alterations to existing

dwellings shall be completed within a period of one (1) year following commencement of construction of such addition or alteration. The front yard of each lot shall be landscaped within a period of one (1) year following completion or occupancy of each dwelling. Side and rear yards shall be landscaped within a period of two (2) years following completion or occupancy of each dwelling.

All members of the Association possessing vacant lots shall be responsible for keeping such lots clean in appearance and free from all refuse and potential fire hazards. No vacant lot shall be used for storage of any kind except during the construction period."

The language of Article X, Section 2, at page 25, Land Use and Building Type, is amended to read as follows:

"(a) No lot shall be used except for single family residential purposes and no more than one (1) family shall occupy any residence. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single family dwelling not to exceed two (2) stories in height except as may be designated on the Silver Springs Master Plan. No timeshare or nightly rental use will be allowed on any single family residential lot.

(b) No single story dwelling shall be erected or placed on any lot in the subdivision with floor space in said dwelling of less than 1650 square feet on the ground level; excluding garage and patio.

(c) Two-story dwellings shall have at least 1210 square feet on the ground floor level, exclusive of garage and patio, with at least 660 square feet on the second floor level.

(d) All single family dwellings may include the following accessory buildings and structures not used for residential occupancy: an attached private garage for the storage of not more than four automobiles; greenhouses for private use only; and one small storage shed.

(e) Every single family dwelling must have a minimum of a two-car garage.

(f) Driveways for single family dwellings must be large enough to accommodate two parked automobiles parked side by side.

(g) No fences shall be allowed in the front yards or in side yards from the average front line of the dwelling forward or in side yards of corner lots which face the street. Hedges and landscaping will be permitted if it does not interfere with driving visibility."

IN WITNESS WHEREOF, the undersigned, being the Trustees of the Association, have hereunto set our hands this 17th day of February, 1991.

Lee Case
Lee Case

James Coker
James Coker

Carl Caughran
Carl Caughran

Roland Grandpre
Roland Grandpre

Lisa Hovey
Lisa Hovey

Randy Arnold
Randy Arnold

Gil Hodge
Gil Hodge

State of Utah)
County of Summit)

On this 17th day of February, 1991, personally before me appeared Lee Case, James Coker, Carl Caughran, Roland Grandpre, Lisa Hovey, Randy Arnold, and Gil Hodge, who being by me first duly sworn, declared that they are the Trustees of the Association and are the signers of the foregoing document, and that the statements contained therein are the true and accurate resolution adopted by a majority of the members of the Association.

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Valerie S Marchant
Notary Public
Residing at: Kamas, Utah

My Commission Expires:
Aug 28, 1994

