

Recorded October 1, 1974  
Entry No. 402996  
Book 551 Page 462

DECLARATION OF PROTECTIVE  
COVENANTS

Whereas Ralph D. Brinton & Associates, a Utah corporation (hereinafter referred to as "Developer") is the owner of the following described real property located in Davis County, Utah:

Lots 2 through 27 inclusive of Oak Forest, a subdivision according to the official plat thereof recorded as Entry No. 200651 in Book 5 at page 601 in the office of the County Recorder.

Whereas it is the desire and intention of the Developer to sell the lots described above and to impose on them mutual beneficial restrictions under a general plan of improvement for the benefit of all the lots in the subdivision and the future owners of those lots;

Now, therefore, the Developer hereby declares that all of the lots described above are held and shall be held, conveyed hypothecated or encumbered, leased, rented, used, occupied and improved subject to the following covenants and conditions all of which are declared and agreed to be in furtherance of a plan for the improvement and sale of the lots described above and are established and agreed upon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the lots. All of the covenants and conditions shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the above described lots or any part hereof.

1. Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than three cars; provided, however, that the Architectural Control Committee may permit one or more of the lots to be used for school or church purposes or to be used for a swimming pool and other recreational facilities for the benefit of the owners of some or all of the other lots described above. No dwelling shall be erected, placed or permitted to remain on any lot that does not have attached to it a private garage for at least two cars.

2. Architectural Control. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finished grade elevation.

Unless approved by the Architectural Control Committee, no hedge more than three feet high and no fence or wall shall be erected, placed, altered or permitted to remain on any lot closer to the front street than the front of the residential structure on said lot, or, where said hedge, fence or wall is located along the boundary line between two adjoining lots, it shall not be closer to the front street than the front of whichever residential structure on the two adjoining lots is nearest to the street.

After the date of filing of these covenants and conditions no tree shall be permitted to grow to such a size that is substantially impairs the view from another lot. The Architectural Control Committee is authorized to determine whether any tree so impairs the view from another lot and to order the cutting back or, if necessary, the removal of any such tree. Such a determination and order the the Committee shall be conclusive upon the lot owners. The expense of cutting back or removal shall be borne by the owner of the lot on which the tree is located.

3. Dwelling Quality and Size. The ground floor area of the main structure, exclusive of garage and any one-story open porches, shall be not less than 1400 square feet for a one story dwelling, nor less than 1400 square feet for a two story dwelling. In a split level dwelling the combined area of the single level and each of the two levels in the adjoining two story portion of the dwelling, exclusive of garages and any one story open porches, shall not total less than 1800 square feet. It being the purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded.

4. Set Back Lines. Unless a written exception is granted by the Architectural Control Committee where unusual circumstances exist, the following set back lines shall apply:

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- (a) No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 30 feet to any side street line.
- (b) No building shall be located nearer than 12 feet to an interior lot line, and both side yards, when added together, shall be at least 28 feet. No dwelling shall be located nearer than 30 feet to the rear lot line.
- (c) For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. Lot Area and Width. No dwelling shall be erected or placed on any lot having a width of less than 100 feet at a point where there is proposed to be located that part of the dwelling closest to the front street, nor shall any dwelling be erected or placed on any lot having an area of less than 15,000 square feet.

6. Easements. Seven foot easements for installation and maintenance of utilities are reserved on front and back lot lines and on some side lot lines as shown on the recorded plat. Within these easements no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for those improvements for which a public authority or utility company is responsible.

7. Drainage. No lot shall be graded and no structure or other obstacle shall be erected, placed or permitted to remain thereon in such a way as to interfere with the established drainage pattern over the lot to and from adjoining land, or in the event it becomes necessary to change the established drainage over a lot, adequate provision shall be made for proper drainage. Any fence or wall erected along the side or rear property line of any lot shall contain "weep holes" or be otherwise constructed so as not to prevent the flow of surface water from adjoining land where such flow is in accord with the established drainage.

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8. Nuisances. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. Use of Other Structures as Residence. No trailer, basement, tent, shack, garage, barn or other outbuilding or any structure of a temporary character shall be used on any lot at any time as a residence either temporarily or permanently.

10. Signs. No sign any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11. Animals. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose and do not become an annoyance or nuisance to the neighborhood.

12. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

13. Excavations and Completing Improvements. No excavation shall be made on any lot except in connection with the erection, alteration, or repair, of a dwelling or other improvement thereon. When excavation or the erection, alteration, or repair, of a dwelling or other improvement has begun, the work must be prosecuted diligently and completed within a reasonable time.

14. Architectural Control Committee. The Architectural Control Committee shall consist of three members to be selected by the Developer. Any communication to the Committee shall be addressed to Architectural Control Committee Oak Forest Subdivision #1, 770 East South Temple, Salt Lake City, Utah 84102, unless the address is changed by written notice to the lot owners from the Developer or the Committee.

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Upon failure of the Developer to fill any vacancy in the Committee, the remaining two members of the Committee may do so. The Developer may in its sole discretion remove members from the Committee and fill vacancies. Said rights of appointment and removal shall, however, be subject to the right of the then record owners of a majority of the lots, through a duly recorded written instrument, to change at any time the membership of the Committee or to withdraw from the Committee or to restore to it any of its powers and duties, except that the Committee shall always have one member selected by the Developer if the Developer so desires. A majority of the Committee may designate a representative to act for it. Neither the members of the Committee nor its designated representatives shall be entitled to any compensation for services performed under this Declaration.

The Committee's approval or disapproval as required in these covenants and conditions shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced before completion, approval will not be required and the related covenants shall be deemed to have been fully complied with.

15. Term of Restrictions. These restrictions are to run with the land permanently except that they may be changed, cancelled or added to in whole or in part by a duly recorded instrument signed by the then owners of a majority of the lots.

16. Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.