



5- LOT AREA AND WIDTH.

No lot shall be resubdivided into, nor shall any dwelling be erected or placed on, any lot having a width of less than 65 feet at the Minimum building setback line or any area of less than 7500 square feet.

6- EASEMENTS.

Easements for installation and maintenance of utilities, irrigation and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

7- 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.

8- TEMPORARY STRUCTURES.

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

9- MEMBERSHIP

The architectural control committee is composed of Charles A. Larsen, Ardelle F. Larsen and Heuben D. Larsen. All at Bountiful, Utah. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

10- PROCEDURE

The committee's approval or disapproval as required in these covenants 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 prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

11- TERMS.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

12- ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

13- SEVERABILITY

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

14-- SEWAGE DISPOSAL.

No individual sewage-disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with standards and requirements which are substantially equal to or exceed the minimum requirements for such systems as issued by the Utah State Board of Health. Approval of such system shall be obtained from the health authority having jurisdiction.

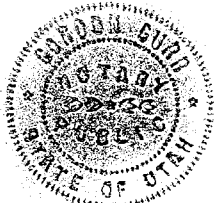
Charles A. Larsen

Ardelle F. Larsen

Ruben D. Larsen, Eng.

STATE OF UTAH )  
                  ) SS.  
COUNTY OF DAVIS )

On the 9th day of March, A. D. 1949, personally appeared before me Charles A. Larsen and Ardelle F. Larsen, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Gordon Gurd

Notary Public  
Residing at: Salt Lake City, Utah  
Com. Expires: April 4, 1950

Platted  Abstracted   
On Margin  Indexed   
Compared  Entered

State of Utah  
County of Davis }  
Filed MAR 10 1949  
At 9:35 o'clock AM  
in Book 1 of R.R.  
Page 412  
**GRACE C. STEVENSON**  
County Recorder

Edmund R. Anderson, Dep.