

KAMELOT SUBDIVISION  
PLAIN CITY, UTAH  
SUMMARY OF  
PROTECTIVE COVENANTS

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1. Developer reserves the right to approve all plans for construction. Written approval of such plans shall be obtained from Kamelot Development Co., prior to commencement of construction.
2. Only residential dwelling may be constructed. The house must have at least 50% of the front exterior walls covered with brick or native stone, with the remaining walls covered in approved siding or stucco.
3. No mobile home type dwelling will be allowed in subdivision. Total usable floor space on the ground level and above shall NOT BE LESS THAN 1,100 square feet.
4. A private, enclosed garage shall be constructed.
5. Developer reserves the option to repurchase the building lot if home is not started within three (3) years from the sale of the lot.
6. Only animals normally and actually kept indoors shall be permitted. Outdoor animal housing structures or fenced enclosures will not be permitted.
7. **Nuisances:** Noxious or offensive activities will not be permitted. No automobiles, trailers, boats or other vehicles are to be stored on streets or front or side lots unless they are in running condition, properly licensed and are being regularly used.
8. Buildings and structures needed in the normal construction process will be permitted provided they are promptly removed after such construction is substantially complete. Other temporary structures, tents, shacks, barns, or out-buildings are expressly prohibited.
9. No commercial trade or business shall be conducted on any lot, and no advertising signs or structures shall be placed on any lot, except a lot or building for sale or rent sign.

10. Residential lots shall be kept free from rubbish, trash, garbage, and unsanitary containers. No abandoned or unusable vehicles shall be kept on or adjacent to any lot. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
11. Construction standards will be in accordance with the Uniform Building Code and Plain City Ordinances.
12. Any cement damage done to curb and gutter or sidewalk that developer has installed must be repaired by buyer. Driveway including approach must meet asphalt pavement.
13. A committee of three (3) homeowners in said subdivision may be appointed or elected to enforce the covenants. The committee shall not be held liable for damages by reason of any action, inaction, approval and disapproval by it with respect to any request made pursuant to this Declaration.
14. The Committee's approval or disapproval as required in these covenants shall be in writing. A copy must be sent to all parties involved and action taken within thirty (30) days of any complaint.
15. Front yard improvements, grass, shrubs, etc., must be planted within one (1) year after home is occupied. Developer is charging \$500 at the time of lot purchase to ensure planting of front yard. This amount will be refunded when yard is planted.
16. No television, ham radio, citizens band or radio antenna or other similar electronic receiving or sending devices shall be permitted upon the rooftop or side on any home or elsewhere if exposed to view from any other lot. Such antennas, if used, must be of the type that are installed within the natural building structure. Satellite dishes will be permitted in back yards ONLY.
17. 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 forty (40) years from the date these covenants are recorded. After this time, said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners in the subdivision, agreeing to change said covenants in whole or in part.

18. Any costs incurred in enforcing these covenants will be the expense of the property owner.

These Protective Covenants are written expressly for the development and the maintenance of an attractive, enjoyable and prestigious subdivision. The Developer believes the return to be provided in protecting property values and escalating future appreciation are significant. These Covenants are somewhat restrictive; however, they will accomplish the aforementioned goals.

All of Kamelot Subdivisions #1, Plain City, Weber Co. Utah  
Lots #1-13 15-176-0001-0013 ✓

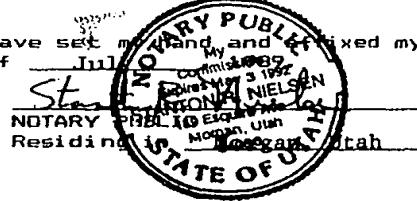
By: Kamelot Subdivision  
Kamelot Development Company.

George N. Francis  
George N. Francis, President

STATE OF UTAH )  
                  )  
                  )  
COUNTY OF <sup>Morgan</sup> WEBER )

On the 17th day of July, 1989 personally appeared before me George N. Francis who being by me duly sworn did say that he, the President of Kamelot Development Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors and the said George N. Francis duly acknowledged to me that said Corporation executed the same.

IN WITNESS WHEREOF, I have set my hand and official seal the 17th day of July, 1989.



My Commission Expires:  
5-3-92

