

10925

PROTECTIVE COVENANTS
Plat "A" Hidden Orchard Subdivision
Lehi, Utah County, Utah

RECORDED AT THE REQUEST OF
Lloyd R. Brooks
Lehi, Utah
L. A. G.

WHEREAS, Raymond E. Barnes and Lloyd R. Brooks, the owners of the following described property located in Lehi City, Utah County, Utah and described as follows:

Commencing South 1945.33 ft. and East 810.09 ft. -grid distance- from the N 1/4 COR of Sec 8, T5S, R1E Salt Lake Base & Meridian. Thence S89 deg 08'51"E, 307.73 ft. along a fence line to a fence line intersection; thence S0 deg 58'13"W, 119.54 ft. along said intersected fence line to a fence corner; thence S89 deg 12'02"E, 155.15 ft. along a fence line to a point in the westerly boundary of 300 West Street, Lehi, Utah County, Utah; thence S3 deg 48'29"E, 54.18 ft. along the westerly boundary of said 300 West Street to a point; thence N89 deg 12'02"W, 107.19 ft. to a point; thence S0 deg 08'31"W, 242.93 ft. along a fence line extended and a fence line to a fence line intersection; thence N88 deg 46'39"W, 297.02 ft. along said intersected fence line to a point; thence N1 deg 13'21"E, 106.00 ft. to a point; thence N88 deg 46'39"W, 36.42 ft. to a point; thence N79 deg 16'56"W, 72.73 ft. to a point; thence N0 deg 19'21"E, 152.79 ft. along a fence line extended and a fence line to a fence line intersection; thence S88 deg 52'35"E, 41.94 ft. along said intersected fence line to a fence corner; thence N1 deg 15'39"E, 143.22 ft. along a fence line to the point of beginning.

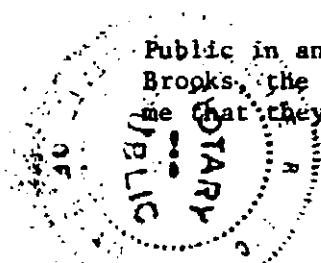
The Owners hereby make the following declarations as to the limitations, restrictions and uses to which the lots constituting said property may be put. These covenants shall be binding on all land owners, or their successors, heirs or assigns.

1. Said lots shall be known and described as "Residential Building Lots" and used for purposes of residence only.
2. All buildings shall be of a permanent nature. No trailer, tent, shack or other out-building shall be erected or used at any time as a residence.
3. All residences erected on said lots will be used for the sole purpose of a single family dwelling.
4. No residence consisting of less than 1,100 sq. feet on the main floor (ground) shall be erected. Also said residence must consist of at least 40% brick and shall have at least a single car port.
5. It will be the responsibility of lot owners to replace or have replaced any sidewalk or curb on their property which is broken by them or their assigns during the course of building construction. If such is not done, the owners reserve the right to have such work executed and will bill the lot owner for the cost of materials, time and labor to have such work done.
6. The said covenants and restrictions shall be perpetual and shall apply to and be forever binding upon the grantees, successors, executors, administrators and assigns, and are imposed upon the land as an obligation and charge against the same for the benefit of the grantors herein named, its successors and assigns as a general plan for the benefit of the said subdivision.

WITNESS, the hand of said owners this 15th day of April, 1983.

Raymond E Barnes
Raymond E. Barnes

Lloyd R. Brooks
Lloyd R. Brooks

On the 15th day of April, 1983 personally appeared before me  , a Notary Public in and for the State of Utah Raymond E. Barnes and Lloyd R. Brooks, the signers of the above instrument, who duly acknowledged to me that they executed the same

Charlotte R. Nelson
Notary Public

My commission expires 8-15-83 Residing at Paradise

BOOK 2043 PAGE 655

10925