

CONDITION 3  
LAWRENCE ESTATES ~~COVENANTS~~ COVENANTS & RESTRICTIONS  
AMENDMENTS.

After first being duly sworn upon oath personally appeared before me Gary Abbott and Muriel Wilson, and stated to me that they have read the foregoing document and that it is accurate to the best of their knowledge. Said Gary Abbott and Muriel Wilson further represented to me that the attached list of record owners of the Lawrence Estates Subdivision #1 Lots 1 through 37, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, represent a majority (.75) of those currently holding an interest in said real property, and that the signatures found on said documents were executed by the record owners therein named.

Subscribed and sworn before me this 12 day of November, 2014.

  
\_\_\_\_\_  
Gary Abbott 801-561-4994

  
\_\_\_\_\_  
Muriel Wilson 801-254-5533

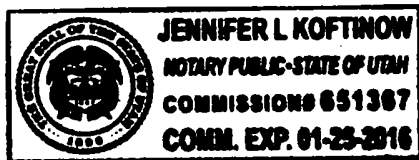
My commission expires:

1/25/2016

  
\_\_\_\_\_  
NOTARY PUBLIC

Residing at:

Salt Lake County



11944133  
11/12/2014 12:40 PM \$56.00  
Book - 10274 Pg - 352-357  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
MURIEL S WILSON  
1762 LAWRENCE CIR  
SOUTH JORDAN UT 84095  
BY: SSA, DEPUTY - MI & P.

~~11/15/1988~~  
CONDITIONS AND RESTRICTIONS EXECUTED BY GOLDEN R. MUIR AND JANICE J. MUIR, his wife, covering Lawrence Estates Subdivision No. 1, lots 1 through 35, according to the official plat thereof recorded in the office of the County Recorder of Salt Lake County, Utah.

CLAUSE # 1

**RESIDENTIAL AREA COVENANTS**

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 detached single-family dwelling, not to exceed two stories in height, a private garage or carport for not more than three cars, and such other accessory buildings as are approved by the architectural control committee.

ADDITION # 2

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, other residences and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum setback line unless similarly approved. Approval shall be as provided in part C (Architectural control committee).

ADDITION # 3

3. **DWELLING COST, QUALITY AND SIZE.** No dwelling shall be permitted on any lot at a cost of less than \$45,000.00, including the lot, based upon the cost levels prevailing on the date of these covenants recording, it being the intention and purpose of the covenants 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 at the minimum cost herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,200 square feet for a one-story dwelling, nor less than 1,100 square feet for a dwelling of more than one story.

4. **BUILDING LOCATION**

(a) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line. ADDITION

# 4

(b) No building shall be located nearer than 8 feet to an interior lot line, except that a one foot yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum setback 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 90 feet at the minimum setback line.

6. **EASEMENTS.** Easements for installation and maintenance of utilities, drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, plating or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage or irrigation channels in the easements, or which may obstruct or retard the flow of water through channels in the easements. The easement area of each lot and all the 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. **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.

(a) No clothes drying or storage of any articles is permitted in the carports unless in the enclosed areas designated for the purpose.

(b) No storage of any articles, material, equipment or vehicles of any nature is permitted in the front yard portion of any lot except that regularly used passenger cars and light pick-up trucks can be parked on driveway areas. Trailers, trucks, campers, boats and all types of accessory equipment are permitted to be stored or repaired only in garages, carports or on the rear yard areas of each lot. ADDITION

# 5

(c) Each lot is to be developed and maintained by its owner in an attractive, safe and sanitary manner. ADDITION

(d) Permitted pets, poultry and livestock are to be adequately housed or stabled in sanitary facilities to prevent offensive odors, insects and disease. Predatory and destructive animals or fowl are to be adequately restricted to prevent marauding nuisance or damage to other property owners.

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.

# 6

9. **SIGNS.** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five sq. feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
10. **OIL AND MINING OPERATIONS.** No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
11. **PETS,** livestock and fowl which are generally associated with estate type living and which are kept only for family use and/or food production and not for any commercial purpose are permitted on all lots except that mink, swine are not permitted on any lot either temporarily or permanently. All permitted animals and fowl are to be adequately maintained in a sanitary and healthful manner.
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. **SIGHT DISTANCE AT INTERSECTIONS.** No fence, wall hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner within the tri-angular area formed by the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such lines.

**(C) ARCHITECTURAL CONTROL COMMITTEE CHANGES**

1. **MEMBERSHIP.** The architectural control committee is composed of Joseph Rice, A.R. Perschon of Salt Lake City, Utah, and Golden R. Muir of Clover, 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 to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or restore it to any of its powers and duties.
2. **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 the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

ADDITIONAL PROVISIONS  
3.  
4.

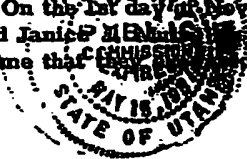
- (D) **TERM.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of forty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years 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. ADDITIONAL PROVISIONS 2 Covenants Enforced
2. **COVENANTS ENFORCED.** 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 recover damages. Enforcement may be by the architectural control committee or by any affected property owner or owners. The Town of West Jordan has full power to enforce these covenants in the event of failure of the committee to do so.
3. **SEVERABILITY.** Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

STATE OF UTAH  
COUNTY OF SALT LAKE

Golden R. Muir  
Golden R. Muir

Janice J. Muir  
Janice J. Muir

On this 1st day of November, A. D. 1978 personally appeared before me Golden R. Muir and Janice J. Muir, his wife, the signers of the within instrument, who duly acknowledged to me that they are the same.



Ralph J. [Signature]  
Notary Public.

My commission expires July 15, 1981 Residing in Arden, Utah

**AMENDMENTS TO CODES, COVENANTS, AND RESTRICTIONS  
OF LAWRENCE ESTATES SUBDIVISION - October 15, 2010**

TOPIC	OLD	NEW
<p><b>CONDITIONS AND RESTRICTIONS (A)</b> 1) Lot #'s</p>	<p>Lots 1 through 35</p>	<p>Addition of two lots that were divided since the amended CC&amp;R's in 1988, now being Lots 1 through 37.</p>
<p><b>RESIDENTIAL AREA COVENANTS (B)</b> Land Use &amp; Building Type 2) Article 1. &amp; 1988 Amendment</p>	<p>....detached, single-family dwelling....</p>	<p>....detached, single-family dwelling, one-story, brick rambler, per platted lot....</p>
<p>3) Article 2 - Architectural Control Committee</p>	<p>....with existing structures....</p>	<p>....with existing one-story structures. Any livable, rentable, or commercial structure not permitted nor compliant with these CC&amp;R's.</p>
<p>4) Article 4(a) - Building Location</p>	<p>No building shall be located.... nearer than 20 feet to any side street.</p>	<p>No building shall be located....nearer than 20 feet to any side or rear street.</p>
<p>5) Article 7(b) - Nuisances</p>	<p>No storage of articles....or rear yard of each lot.</p>	<p>No storage of articles....rear yard of each lot or behind a gate, fence, or enclosed area.</p>
<p>6) Article 7(c) - Lot Maintenance</p>	<p>Each lot....attractive in a safe, sanitary manner.</p>	<p>Each lot....and landscaping should be safe, sanitary and maintained in reasonable, well-cared manner (mown grass, weed control, overgrown shrubs, etc.) to be in harmony with neighboring properties.</p>
<p><b>ARCHITECTURAL CONTROL COMMITTEE (C)</b> 7) Article 1 - Membership</p>	<p>Members - Craig Erickson Bob Cowley Bert Kolman</p>	<p>Bert Kolman Muriel Wilson Gary Abbott</p>
<p>8) Article 3 - Appeal to Board</p>	<p>No provision</p>	<p>Any property owner aggrieved by a decision of Architectural Control Comm. may appeal to them in person or writing.</p>
<p><b>TERM (D)</b> Article 2 - Covenants Enforced</p>	<p>Additional provision</p>	<p>The Architectural Control Committee, it members, individually or collectively, are free from liability due to enforcement of this CC&amp;R's document. Any attorney fees accrued by said committee to enforce this document will be responsibility of property owner(s) who are in violation of said document, who will also be levied \$25 per day until said violations are corrected.</p>

We the recorded property owners of Lawrence Estates want to change the membership of the Architectural Control Committee to include Gary Abbott and Muriel Wilson, who will replace Bob Cowley and Craig Erickson as members. Bert Kolman, will is retain his membership on said Committee. All are property owners in Lawrence Estates in South Jordan, Utah.

It is the intent of the recorded homeowners that the attached amendments to the CC&R's of Lawrence Estates be adopted and recorded with the County of Salt Lake.

Name	Address
Muriel Wilson	1762 Lawrence Circle
Craig Erickson	2037 West Lawrence Circle
Bob Cowley	2087 W. Lawrence Circle
Bert Kolman	2117 Lawrence Cir.
Michelle Thompson	2102 West Lawrence, South Jordan
Steve & Renee Lemke	2008 W Lawrence, South Jordan
Gary Abbott	2013 Lawrence Cir.
<del>Sharon Wilson</del>	1954 Lawrence Circle
<del>Bob Cowley</del>	1784 W. LAWRENCE CIRCLE
Bert Kolman	9750 S. Redwood.
Cambria Susata	1732 Lawrence Cir South Jordan
Tom Susata	1732 Lawrence Cir
Ron & Debbie Camp	1707 West Lawrence Circle
Tim & Rose	1806 W Lawrence Circle
Nancy Adams	1948 Lawrence Cir
James & Stephanie	1826 Lawrence Circle
Tom & Nancy	2040 Lawrence Circle
Mary Webster	1837 Lawrence Circle
T. Reed	1899 W. Lawrence Circle
Lewell Bachman	1931 W. Lawrence Cir.
Bob & Terma	1787 Lawrence Cir
Nathaniel Wood	1987 Lawrence Cir.
Gary Kanner	1868 Lawrence Cir

Page 2 of Signatures

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Name

Address

Joselyne Jones

1912 W Lawrence Cir

Molly Pearce

1892 Lawrence Cir.

Dave & Verda McQuillan

1986 W Lawrence Cir.

F. Gary Perry

2126 Lawrence Circle ST JORDAN

W. Mackel

2063 LAURENCE CIRCLE SOUTH JORDAN UT

Doug S. Melton

1721 W. LAWRENCE CIRCLE SOUTH JORDAN