

WHEN RECORDED MAIL TO:
Speck Builders, Inc.
4077 West 6585 South
West Jordan, Utah 84084

**DECLARATION OF PROTECTIVE CODES, COVENANTS AND RESTRICTIONS FOR
RANCHO TOOEELE ESTATES IV**

Property owners of Rancho Tooele Estates IV are subjected to the conditions, covenants, reservations, easements and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site. To protect the owners of the building sites against such improper use of surrounding building sites, as will depreciate the value of their property. To guard against the erection, thereon, of poorly designed structures or structures built of improper or unsuitable materials. To obtain harmonious color schemes and insure the highest quality of development of said property. To encourage and secure the erection of attractive homes, thereon, and to prevent haphazard and inharmonious improvement of building sites. To provide adequately for a unified and compatible improvement of said property and, thereby, enhance the values of investments made by purchases of building sites therein.

A. PLANNED USE AND BUILDING TYPE

No lots shall be used for anything except residential purposes as restricted by Tooele City for this zone. No building shall be erected, altered, placed or permitted to remain on any lot, other than single family dwellings.

B. DWELLING QUALITY AND SIZE

No single story residential structure shall be permitted on any lot wherein the ground floor area of the main structure, exclusive of open porches and garages, is less than 900 square feet. In the event of a two story structure, the total square foot area of both floors shall not be less than 900 square feet. No structure shall be built upon any unit of land with a height exceeding two stories above the existing ground elevations. No log homes will be permitted. All dwellings shall have brick, stucco or siding exteriors. All building plans must be submitted for approval by the Architectural and Building Committee. All exterior colors are to be specified on plans for approval by the Architectural and Building Committee. Single family dwellings are required to have a garage.

C. NUISANCES

No noxious or offensive activities shall be carried on upon any lot or shall anything be done, thereon, which may be an annoyance or nuisance to the neighborhood. No storage of articles which are unsightly will be permitted. No automobiles, trailers, boats or other vehicles are to be stored on the streets or front yards, unless they are in operative condition, properly licensed and used regularly.

No mechanic work or repairs are to be conducted in streets or front yard setbacks of houses.

ACCOMMODATION RECORDING ONLY.
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION OF
TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT.

E 120267 B 0534 P 0572
Date 26-OCT-1998 9:21am
Fee: 139.00 Check
DONNA S. MCKENDRICK, Recorder
Filed By JYW
For FIRST AMERICAN TITLE COMPANY
TOOELE COUNTY CORPORATION

FIRST AMERICAN TITLE
SRB# 2052

No motor homes, trailers, boats, etc. are to be stored on streets or front yard setbacks (30 feet).

Large satellite dishes shall be permitted only in rear yards of lots, were they are out of public view or obscured with a fence or wall.

D. EASEMENTS

For installation of and maintenance of utilities and drainage facilities, areas reserved 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 and maintenance of utilities, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each of the lots 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.

E. TEMPORARY STRUCTURES

No structure of a temporary character, such as a tent, shack, garage, barn, trailer or other building shall be used on any lot at any time as a residence either temporarily or permanently. A builder may use a trailer as a sales office or construction office until the last dwelling is completed and occupied. Any/all sales or construction trailers shall be moved within thirty (30) days after last house is sold, completed and occupied.

F. GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All equipment for storage of such material shall be kept in a clean and sanitary condition. Each lot shall be kept free of trash, weeds, and other refuse by the lot owner. No unsightly material or objects are to be stored on any lot in view of the general public.

G. ANIMALS AND PETS

Dogs, cats and/or other domestic household pets may be kept on the premises as permissible within current zoning regulations, provided that they are not kept, bred or maintained for any commercial purpose. All pets shall be restricted to the owners premises. All outside kennels and yards shall be maintained in a clean and sanitary condition by the owner. Owners must restrain pets, so as not to become a nuisance to the neighborhood. At no time shall any pet be allowed to become a noise nuisance or danger to the surrounding neighbors. Pets are restricted to owners premises or on a leash under handlers control.

H. LANDSCAPING

Each lot is to be landscaped within twelve (12) months of the occupancy date of any structure built upon said lot. Landscaping shall be considered complete when the first thirty (30) feet of the lot are planted with grass and maintained, and the remainder of the lot is cultivated or planted and kept free of weeds and debris.

I. BUILDING LOCATION

The location and placement of the building on any lot shall comply with the building codes and covenants designated by Tooele City. Eaves, steps and 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 any other lot.

J.. ARCHITECTURAL AND BUILDING COMMITTEE

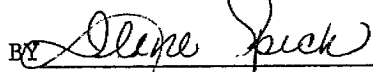
The Architectural and Building Committee shall consist of three (3) members: a homeowner in Rancho Tooele Estates IV and two (2) persons from the builders company. The majority of the Committee shall constitute a quorum and the concurrence of at least two members shall be necessary to carry out the provisions applicable to this Committee. In the event of a death or resignation of any of the members, the surviving members shall have full authority to appoint another homeowner to fill the said vacancy. Except for the initial members of the Committee, all members of the Committee must be residents of the subdivision at the time of their appointments. Should any member of the Committee, except for the initial members, move his/her residence outside of the subdivision, they shall be disqualified to serve and the Committee shall declare a vacancy.

In the event of a violation of any of these codes and covenants, the Architectural and Building Committee is authorized and empowered to take such action as may be necessary to restrain or enjoin the violators of these codes and covenants. All costs, including but not limited to attorney fees, of such enforcement shall become the liability of the property owners who are in violation of said codes and covenants.

Any defining or further explanation of any items within these covenants shall be done by the Committee upon written request.

Any variation from these covenants that is less than required herein, must first be approved by the Committee. If these variations are not so approved by the Committee, they must be approved by a majority of the lot owners in the subdivision.

SPECK BUILDERS, INC.

BY 

ILENE SPECK, Secretary-Treasurer

STATE OF UTAH)
 ss
COUNTY OF SALT LAKE)

On the 14th day of October, 1998 personally appeared before me Ilene Speck who being by me duly sworn did say that she is the Secretary/Treasurer of Speck Builders, Inc., a corporation and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and the said Ilene Speck acknowledged to me that said corporation executed the same.

My commission expires: 10-10-2001
Residing in Salt Lake City, Utah

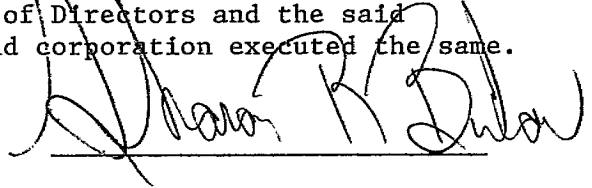


EXHIBIT "A"

All of Lots 4001 thru 4007 and 4009 thru 4123, RANCHO TOOELE
PHASE IV AMENDED, according to the Official Plat thereof as
recorded in the County Recorder's Office of said county.

11-49-4001 thru 4007

11-49-4009 thru 4123