

123990
 ENTRY NO. 123990 DATE 12/22/61 TIME 10:42AM BOOK "17" misc PAGE 142-144
 FEE \$ 8 50
 Maxine W Burdick
 Duchesne Co Abst Co
 Nellie H Jones DEPUTY
 DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That Vista Development Corporation, an Arizona corporation duly qualified to do business in the State of Utah, being the owner of all lots in VISTA VALLEY ESTATES #1, a subdivision of the South Half of the Northwest Quarter and part of the Southwest Quarter of Section 22, Township 3 South, Range 8 West, Uintah Special Base and Meridian, in Duchesne County, Utah, a plat of which was duly recorded in the Office of the Duchesne County Recorder in Book 17 Miscellaneous, Page 127, on December 5, 1961, and desiring to establish the nature of the use and enjoyment thereof do hereby declare said premises subject to the following express covenants, stipulations and restrictions, to wit:

1. All covenants and restrictions herein stated and set forth shall run with the land and shall be binding on all parties and persons claiming any interest in said lots or part thereof until twenty-five years from date hereof, at which time said covenants and restrictions shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of said lots it is agreed to change said covenants in whole or in part.

2. No more than one dwelling or structure shall be erected, altered, permitted or maintained on any one lot except for a garage and the normal utility buildings appurtenant to a dwelling house.

3. An easement is declared over and through the rear of each lot for the construction, installation and continued maintenance, repair, reconstruction, replacement and removal of such water pipe-line and electric distribution pole lines and circuits as may from time to time become necessary to serve water and electric installations located within the boundaries of the subdivision.

5. Until such time as a sanitary sewer system shall have been constructed to serve this subdivision, a sewage disposal system constructed in accordance with the requirements of the Utah State Department of Health shall be installed to serve each dwelling. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain, unless it has first passed through an absorption field approved by the health authority.

6. No trash, ashes or any other refuse may be thrown or dumped on any lot herein described or any part or portion thereof.

7. If the parties now claiming any interest in said lots hereinbefore described, or any of them, or their heirs, successors, grantees, personal representatives or assigns, shall attempt to violate or violate any of the covenants and restrictions herein contained prior to twenty-five years from the date hereof, it shall be lawful for any other persons or person owning any other lot or lots in said subdivision to prosecute any proceedings at law or in equity against the persons, firms or corporations so violating or attempting to violate any such covenant or covenants and/or restrictions, and either to prevent him or them from so doing or to recover damages or other dues for such violations or violation.

8. Invalidation of any one of the covenants and restrictions hereinbefore set forth by judgment or court order shall in no wise affect any of the other provisions hereof which shall remain in full force and effect until twenty-five years from the date hereof subject to automatic extensions as provided in paragraph 1 hereof.

The subscribers hereto, officers of Vista Development Corporation, certify that the foregoing Declaration of Restrictions was duly authorized under a resolution adopted by the Board of Directors of Vista Development Corporation, at a lawful meeting held and attended by a majority.

IN WITNESS WHEREOF the said Vista Development Corporation has caused this instrument to be executed by its President and Secretary this 8th day of December, 1961.

VISTA DEVELOPMENT CORPORATION

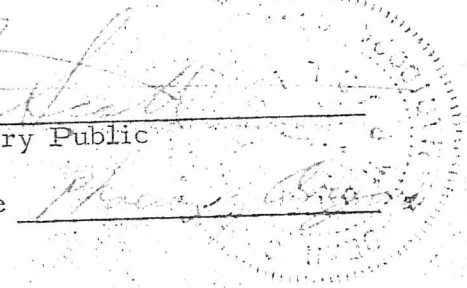
By [Signature]
James A. Quisenberry, President

ATTEST:

[Signature]
Fred D. Sykes, Secretary

STATE OF ARIZONA)
County of MARICOPA) ss.

On the 13 day of December, 1961, personally appeared before me JAMES A. QUISENBERRY and FRED D. SYKES, who being by me duly sworn did say, each for himself, that he, the said James A. Quisenberry is the President, and he, the said Fred D. Sykes is the Secretary of VISTA 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 said James A. Quisenberry and Fred D. Sykes each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

[Signature]
Notary Public


My commission expires 8/28/64 My residence [Signature]