

127375

565

RESTRICTIONS CONCERNING THE USE OF BROOKSIDE RANCH ESTATES
LAND

Whenever people live in close proximity or own adjacent property, certain rules must be observed to ensure harmonious relationships, protect property values, eliminate hazardous conditions which may result in destruction and loss, preserve natural beauty of the land and promote the benefits of all on an equal basis. The restrictions set forth herein are not arbitrarily designed but instead imposed in the interest of the landowners to accomplish those goals which it is believed they would establish for themselves in time.

FIRE HAZARDS:

1. Accumulations of dry underbrush, deadwood, rubbish, trash or any other combustible material, natural growth or man made refuse will not be allowed.
2. Electrical installations will be approved by a licensed electrician.
3. Open fires will not be allowed.
4. Spark arrestors will be installed on all chimneys of fireplaces or any other device designed to contain a fire.
5. Observe normal fire precautions considered good practice in any area.

BUILDINGS:

1. Not more than one main dwelling place shall be allowed on each lot without approval of the seller.
2. Minimum cabin size shall be not less than 400 square feet enclosed.
3. The exterior of living quarters and other structures shall be designed as to appear harmonious with the rustic setting and natural surroundings. An exterior of natural or stained wood will be approved.
4. Plans for all buildings shall be submitted to the seller for approval.
5. No obviously inferior quality type structure shall be permitted in order to preserve the high standards of the community.

FENCES:

1. Unsightly fencing of the chicken wire or barbed wire variety will not be permitted.
2. Fencing of property is at the discretion of the buyer.
3. Fences may be erected of wood materials which enhance the appearance of the landscape. Rail or split rail type fences normally associated with rustic setting are approved.
4. Solid fences will not be permitted.

PLUMBING:

1. All plumbing will conform to the building code and shall be approved by a licensed plumber.

These restrictions apply to all lots in Brookside Ranch Estates



SEPTIC TANK SYSTEM:

1. Installation of septic tank and leach line field system shall conform to building and sanitation codes and shall provide safe separation from the creek.
2. No cesspool type installations will be allowed.
3. Minimum septic tank capacities for intended family size and use shall be observed.

TRASH DISPOSAL:

1. Trash will not be allowed to accumulate in an unsafe or unsightly manner.
2. Trash will be placed in a site designated by the seller as the trash dump.
3. Burning of trash on homesites will not be allowed with the exception of paper products normally used in lighting a fire in the fireplace.

TREES:

1. Living trees will not be cut down, destroyed, defaced, or otherwise treated in such a manner as to cause destruction.
2. The buyer will be allowed the right to clear away sufficient natural growth to permit necessary house or other building construction upon a suitable site.

CREEK:

1. Diverting, damming or taking any other action which would otherwise alter or effect the natural flow of creek water is not permitted.
2. No refuse, chemical or contaminants of any kind shall be placed in the creek which will destroy the usefulness of the water, change its appearance or in any other manner affect the natural beauty and flow of the stream.

LIVESTOCK:

1. No livestock of any kind with the exception of house pets may be kept on the property.
2. Horses may be kept at the community corrals or at an approved location provided by the seller providing arrangements are made for their care and feeding.

BUSINESS:

1. No commercial enterprise of any description shall be conducted on the homesites. This shall be construed to mean the selling of goods, operation of a children's camp or any other venture conducted either for profit or charity.

ADDENDUM: Under paragraph titled "Septic Tank System" add the following:

4. A minimum set-back of one hundred feet from the creek for any part of the septic system is required. In addition, septic system must submit and have approved their plans for such septic system by the Utah State Department of Public Health. The one hundred foot set-back applies to that portion of the Santa Clara River which flows through Brookside Sunnys Homes, a portion of Section 28 T30-S R16-R Salt Lake Base and Meridian Washington, County, Utah.

witness signature

date

owner signature

Entry No.

127375

Recorded at request of R. J. Walter

Date

April 13, 1966

at 4:20 P.M.

S-60

Phone 565-566

Fee \$ 3.00

Nelson C. Barber

Washington County Recorder

Deputy.