

FIELD OF DREAMS SOUTH FORK SUBDIVISION PLAT 2
USES & RESTRICTIONS TO ASSURE QUALITY DEVELOPMENT

1. ALL LOTS TO BE USED AND IMPROVED WITH LIVING UNITS.

2. MINIMUM SQUARE FOOTAGE:

1500 SQUARE FEET OF FINISHED INTERIOR ON ONE-LEVEL DWELLING OR 1700 SQUARE FEET ON MULTI-LEVEL DWELLINGS WITH MINIMUM OF 1000 SQUARE FEET ON MAIN FLOOR, EXCLUSIVE OF GARAGES, PATIOS, BALCONIES, DECKS, OR OTHER SEMI-EXTERNAL SPACE. DOUBLE OR TRIPLE GARAGE WITH MINIMUM SQUARE FOOTAGE OF 450 SQUARE FEET.

3. BUILDING SETBACKS:

FRONT 40 FEET FROM STREET (WEST) SIDE LINE SET BACK 20 FEET MINIMUM EITHER SIDE.

BACKYARD:

NO DWELLING SHALL EXTEND FURTHER BACK (WEST) THAN 100 FEET FROM STREET PROPERTY LINE.

4. FENCES:

ALL FENCES SHALL BE THREE-RAIL LODGE POLE PINE OR THREE-RAIL WOOD (PINE, CEDAR, REDWOOD) OR THREE-RAIL FIBERGLASS, PAINTED PIPE, OR PLASTIC FINISHED WITH A QUALITY FINISH. THE PURPOSE OF THE QUALITY FENCING IS FOR A PERMANENT, POSITIVE IMPROVEMENT FOR ALL RESIDENTS WITHIN THE SUBDIVISION. NO WIRE FENCING TO BE BUILT WITHIN 120 FEET FROM STREET PROPERTY LINE TO THE WEST. FENCING SHALL BE INSTALLED WITHIN ONE YEAR OF TIME AFTER A HOME HAS BEEN COMPLETED ON EACH LOT. COST OF FENCING BETWEEN PROPERTIES WILL BE SHARED EQUALLY BETWEEN THE TWO OWNERS. ANY DISPUTES AS TO QUALITY OR TYPE OF FENCE SHALL BE SETTLED BY AN ARCHITECTURAL SUBDIVISION COMMITTEE.* ALL FENCES WEST OF THE 120 FOOT POINT FROM STREET LINE MUST BE AGREED UPON BY THE SAME ARCHITECTURAL COMMITTEE.

5. QUIET ENJOYMENT:

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CONDUCTED ON ANY LOT OR ACREAGE WHICH MAY BE AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD OR WHICH SHALL IN ANY WAY INTERFERE WITH THE QUIET ENJOYMENT OF EACH OF THE OWNERS OF THEIR RESPECTIVE LIVING UNITS.

*THE ARCHITECTURAL SUBDIVISION COMMITTEE IS COMPRISED OF ALL OWNERS WITHIN THE SUBDIVISION WITH ONE VOTE PER RESIDENCE.

E# 1275462 BK1703 PG1243
DOUG CROFTS, WEBER COUNTY RECORDER
18-FEB-94 901 AM FEE \$21.00 DEP MH
REC FOR: CARDON.LAND.TITLE

PLATTED VERIFIED
ENTERED MICROFILMED

6. ANIMALS:

HORSES, CATTLE, SHEEP OR SIMILAR ANIMALS MAY BE RAISED OR BRED ON INDIVIDUAL LOTS, BUT MUST BE KEPT 120 FEET WEST OF STREET PROPERTY LINE; EXCEPTIONS SUCH AS PIGS, GOATS, OR ANY ANIMAL OF A NATURE THAT MAY BE A NUISANCE OR OFFENSIVE TO A NEIGHBOR MAY BE VOTED ON AS TO ACCEPTANCE, IF IN QUESTION, BY THE HOMEOWNER OR SUBDIVISION ARCHITECTURAL COMMITTEE. THE MAJORITY WILL RULE. THE NUMBER OF ANIMALS WILL BE LIMITED TO TWO PER ACRE. DOGS AND CATS WILL BE ALLOWED - LIMIT TWO PER LOT. ANY BREEDING ACTIVITY MUST BE VOTED UPON BY THE COMMITTEE AND MUST BE CONDUCTED WEST OF THE 120 FOOT SETBACK FROM THE STREET. PETS MUST BE ENCLOSED IN FENCED KENNELS OR KEPT ON A LEASH AND MUST NOT BECOME A NUISANCE TO ADJOINING LOTS AND NEIGHBORS. CHICKENS, DUCKS, GEESE, PIGEONS, ETC. MUST BE KEPT WEST OF THE 120 FOOT WEST OF STREET SETBACK AND MUST BE CONFINED AS TO NOT BECOME A NUISANCE TO ANY PROPERTY OWNERS WITHIN THE SUBDIVISION.

7. OUTBUILDINGS:

BARN, COOPS, KENNELS, OR ANY AND ALL OUT BUILDINGS MUST BE BUILT BACK OF THE 120 FOOT FROM STREET SETBACK WITH THE EXCEPTIONS OF GARDEN AND LAWN EQUIPMENT SHEDS OF THE "TUFF SHED" OR "BULLY BARN" TYPE WHICH SHALL BE BUILT OF GOOD QUALITY MATERIALS AND OF GOOD TASTE.

8. WEEDS/PLANTS:

WEEDS AND ALL NOXIOUS PLANTS WILL BE CONTROLLED AS TO NOT BECOME A NUISANCE TO ADJOINING NEIGHBORS. THE ARCHITECTURAL COMMITTEE MAY VOTE TO CLEAN UP ANY LOT THAT IS CONSIDERED UNSIGHTLY BECAUSE OF UNKEPT WEEDS, ETC., AND MAY BE SPRAYED OR DISKED OR MOWED AND THE COST MUST BE PAID BY THE VIOLATING HOMEOWNER.

9. GARBAGE REMOVAL AND ANIMAL WASTES:

NO UNSIGHTLY GARBAGE, TRASH, OR ANY RUBBISH THAT MAY BE UNSIGHTLY WILL BE ALLOWED ON ANY LOT WITHIN THE SUBDIVISION KNOWN AS "FIELD OF DREAMS PHASE I OR PHASE II." ANIMAL WASTES MUST BE REMOVED OR TILLED, DISKED, OR PLOWED UNDER THE GROUND IN A MANNER WHICH WILL DECOMPOSE AND ADD TO THE NATURAL LANDSCAPE IN THE FORM OF SOIL IMPROVEMENT AND AS TO NOT BECOME A BREEDING PLACE FOR FLIES, INSECTS, ETC. THAT MAY BECOME A NUISANCE WITHIN THE SUBDIVISION.

10. UTILITIES:

ALL UTILITIES WILL BE INSTALLED UNDERGROUND FROM THE STREET PROPERTY LINES TO THE HOMES, SHEDS, BARN, INCLUDING ANY AND ALL BUILDINGS WITHIN THE BOUNDARIES OF THE SUBDIVISION. NO EXCEPTIONS.

11. ALL ANTENNAS, STOVE OR CHIMNEY FLUES OF AN UNUSUAL NATURE OR HEIGHT MAY BE VOTED ON AND DEEMED UNACCEPTABLE BY THE ARCHITECTURAL COMMITTEE.
12. PLANS/COLORS:
PLANS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE. NO UNUSUAL COLOR SUCH AS BRIGHT PINK, BLUE, YELLOW, ETC. MAY BE USED. EARTH TONE COLORS WILL BE PREFERRED, USED WITH GOOD TASTE TO IMPROVE AND BEAUTIFY THE SUBDIVISION AS A WHOLE.
13. ALL RULES AND REGULATIONS, USES AND RESTRICTIONS WILL BE ACCEPTED BY PROSPECTIVE BUYERS AND ALL OWNERS OF LOTS AS A POSITIVE, PROTECTIVE FEATURE OF THE SUBDIVISION; THE PURPOSE SOLELY TO ENHANCE THE COMBINED ENJOYMENT OF ALL LIVING WITHIN THE SUBDIVISION.
14. Effecting all lots of Field of Dreams South Fork Subdivision Plat 2.

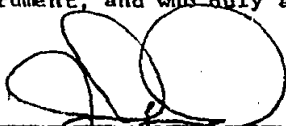
John Mawis Peay
Joan B. Peay

James J. Lammie 2/15/94

Carole A. Lammie

STATE OF Utah)
) ss
COUNTY OF Weber)

On this 17th day of February A.D. 19 94 personally appeared before me John Marvin Peay and Joan B. Peay, husband and wife, and James R. Gawronski and Catherine A. Gawronski, husband and wife, the signers of the within and foregoing instrument, and who duly acknowledged to me that they executed the same.



NOTARY PUBLIC
Residing at: Ogden, Utah
Commission Expires: 7-21-95

