

DECLARATION OF PROTECTIVE COVENANTS FOR WYNWOOD

KNOW ALL MEN BY THESE PRESENTS:

That WHEREAS the undersigned (Declarant) being the developer of the following described real property situated in Murray City, Salt Lake County, State of Utah, known as WYNWOOD.

In consideration of the premises and as part of the general plan of improvement of the property comprising WYNWOOD phase one and two we do hereby declare the property herein above described and all lots located therein, subject to the restrictions and covenants herein recited.

ARTICLE 1 RESIDENTIAL AREA COVENANTS

1. Planned Use and Building Type
No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than detached single family dwellings not to exceed two stories in height with a private garage for not less than two vehicles and for not more than five vehicles. Mobile homes, manufactured homes or modular homes are not allowed. All components of all dwellings must be substantially built on site and all dwellings must be secured to a permanent concrete foundation.
2. Dwelling Quality and Size
The single-family dwelling shall meet or surpass the minimum requirements and codes of structural integrity and size of the Murray City and the State of Utah. Single family dwellings shall be developed in compliance with the Design Guidelines and Ordinances adopted by Murray City.
3. Building Location
 - a.) Building location must conform to the requirements of Murray City.
 - b.) Specifically the building set backs are as specified on the recorded plat and according to Murray City code.
4. Antennas
All antennas are restricted to the attic or interior of the residence. Satellite dish antennas shall be allowed provided they are screened from view. Satellite dish antennas greater than 18 inches in diameter shall not be permitted on roofs.
5. Easements
Public Utility and Drainage Easements for the installation of utilities and drainage facilities are 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 change the direction of flow of drainage in the easements, or which may obstruct or retard the flow of water in or through 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.
6. Nuisances
No noxious or offensive activity shall be carried out upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood. No

clothesline or storage of any articles which are unsightly will be permitted unless located in enclosed area built and designed for such purposes. No automobiles or other vehicles are to be stored on streets or in front or sides of homes unless they are in running condition, properly licensed, and are being regularly used or behind privacy fences. No trailers, campers, boats, or other recreational vehicles shall be stored on the streets. No motor vehicle of any kind shall be repaired, constructed or reconstructed upon any Public street, except that these restrictions shall not apply to emergency repairs to vehicles.

7. Temporary Structures
No structure of a temporary character, trailer, basement, tent, shack garage, barn, or other out building shall be used on any lot at any time as a residence either temporarily or permanently.
8. Garbage and Refuse Disposal
No lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste and all such items must be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Each lot and its abutting street are to 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.
9. Animals and Pets
Dogs, cats, or other household pets may be kept permissible within current zoning regulations provided that they are not kept, bred, or maintained for any commercial purpose and are restricted to the owner's premises and under the owner's control. Whenever a pet is allowed to leave a lot, it shall be kept on a leash or in a cage. Any droppings from household pets in any outside area shall be cleaned up immediately by the owner or owners of said household pet.
10. Fences and Walls
All fences or walls that an owner may elect to install upon a lot shall be masonry, stucco, stone, vinyl, wood, or wrought iron. Chain link fencing is limited to the existing chain link fences currently installed. Fences and/or walls are to be color coordinated with the colors of the home on the lot. Fences in front yards are to comply with the zoning regulations of Murray City, except that no chain link fencing is allowed in a front yard of the residential lots.
11. Recreation and Commercial Vehicles and Boats
No campers, trailers, boats, large trucks and commercial vehicles belonging to owners or the residents of a lot or guests shall be parked on street within the property or in the front yard, except for temporary parking not to exceed forty-eight (48) hours. Campers, trailers, boats or other recreational vehicles (but not large trucks or commercial vehicles) may be stored in the side or rear yard of a lot provided they are screened from view from the public street behind a solid privacy fence.
12. Trash Cans
Trash cans must be stored inside garages or behind solid privacy fences in the side yard, except on garbage pick-up day.
13. Yard Signs
No yard signs are allowed except for sale, for lease or political candidates during times of elections.

ARTICLE 11
DURATION, ENFORCEMENT AND AMENDMENT

1. Duration of the Restrictions

Exhibit "A"

Parcel 1 [21-23-426-032, 21-23-426-032, 21-23-426-033]

A parcel of land being four entire tracts formerly known as Parcel No. 21-23-426-004, 21-23426-007, 21-23-426-009, and 21-23-426-011 (VALLEY MATERIALS CORP.), being part of Section 23, Township 2 South, Range 1 West, Salt Lake Base and Meridian, being located in Murray City, Salt Lake County, State of Utah, being more particularly described as follows:

BEGINNING at a point South 0°18'00" West 1254.00 feet along the East line of said Section 23, line also being the centerline of 700 West Street, and North 89°42'00" West 33.00 feet, from the East 1/4 corner of said Section 23, said point also being on the West right of way of said 700 West Street, and running thence North 89°42'00" West 429.00 feet; thence North 0°18'00" East 4.29 feet to the southeast corner of a parcel described in that certain Warranty Deed recorded June 5, 1972, as Entry No. 2460813, in Book 3080, at Page 615 of the Official Records of the Salt Lake Recorder (MURRAY CITY CORPORATION PROPERTY); thence along said parcel the following three (3) courses, (1) North 0°18'00" East 125.00 feet; (2) South 89°26'14" West 75.25 feet; (3) South 0°18'00" West 125.00 feet; thence North 89°51'45" West 1112.763 feet to a line being parallel West 1617.00 feet from the West right of way line of 700 West; thence North 0°18'00" East along said parallel line 431.35 feet to the southwest corner of a parcel more particularly described in that certain Warranty Deed recorded February 26, 2007, as Entry No. 10013573, in Book 9426, at Page 7247 of the Official Records of the Salt Lake County Recorder (the "DAIL J BUTLER TRUST AND FLORENCE G. BUTLER TRUST PROPERTY"); thence South 90°00'00" East 1617.02 feet to a point on the said West right of way of 700 West; thence South 0°18'00" West 65.82 feet along said line, to the northeast corner of the property described in that certain Warranty Deed recorded May 17, 2006, as Entry No. 9727056, in Book 9295, at Page 7609 of the Official Records of the Salt Lake County Recorder (the "LARRY A. LOPEZ PROPERTY"); thence along said parcel the following three (3) courses, (1) North 89°42'00" West 493.32 feet, to the northwest corner of said LARRY A. LOPEZ PROPERTY, (2) South 0°18'00" West 154.00 feet, to the southwest corner of said LARRY A. LOPEZ PROPERTY, (3) South 89°42'00" East 493.316 feet to a point on said West right of way of 700 West; thence South 0°18'00" West 220.00 feet along said line, to the point of BEGINNING.

Also, A parcel of land being three entire tracts formerly known as Parcel No. 21-23-426-001 (the "DAIL J. BUTLER TRUST & FLORENCE G. BUTLER TRUST PROPERTY"), 21-23426-006 (DBFG PROPERTIES, LLC) and 21-23-426-010 (DBFG PROPERTIES, LLC), being a part of Section 23, Township 2 South, Range 1 West, Salt Lake Base and Meridian, being located in Murray City, Salt Lake County, State of Utah, being more particularly described as follows: BEGINNING at a point South 0°18'00" West 594.00 feet along the East line of said Section 23, line also being the centerline of 700 West Street, and North 90°00'00" West 33.00 feet, from the East 1/4 corner of said Section 23, point also being on the West right of way of said 700 West Street, and running thence South 0°18'00" West 220.00 feet along said line; thence North 90°00'00" West 1617.02 feet along said line to a line being parallel West 1617.00 feet from the West right of way line of 700 West; thence North 0°18'00" East along said parallel line 220.00 feet (13 1/3 rods) to the northwest corner of the property described in that certain Warranty Deed recorded February 26, 2007, as Entry No. 10013573, in Book 9426, at Page 7247 of the Official Records of the Salt Lake County Recorder (the "DAIL J. BUTLER TRUST AND FLORENCE G. BUTLER TRUST PROPERTY"); thence South 90°00'00" East 1617.02 feet along the North line of said DAIL J. BUTLER TRUST AND FLORENCE G. BUTLER TRUST PROPERTY, to the point of BEGINNING.

Less and excepting therefrom any portion lying within the bounds of WYNWOOD PHASE, 1 SUBDIVISION, according to the official plat thereof, filed in Book "2019P" of Plats, at Page 36 of the Official Records of the Salt Lake County Recorder.

Parcel 2: [SEE ATTACHED FOR TAX ID NUMBERS]

Lot 101 through 168 and Parcel B, Wynwood Phase 1 Subdivision, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Property I.D. No. for the year 2020 have been assigned as follows:

21-23-427-002 (Lot 101), 21-23-427-001 (Lot 102), 21-23-426-031 (Lot 103), 21-23-426-030 (Lot 104), 21-23-426-029 (Lot 105), 21-23-426-028 (Lot 106), 21-23-426-027 (Lot 107), 21-23-428-001 (Lot 108), 21-23-428-002 (Lot 109), 21-23-430-001 (Lot 110), 21-23-430-012 (Lot 111), 21-23-430-011 (Lot 112), 21-23-430-010 (Lot 113), 21-23-430-009 (Lot 114), 21-23-430-007 (Lot 115), 21-23-430-006 (Lot 116), 21-23-430-005 (Lot 117), 21-23-430-004 (Lot 118), 21-23-430-003 (Lot 119), 21-23-430-002 (Lot 120), 21-23-402-003 (Lot 121), 21-23-402-004 (Lot 122), 21-23-402-005 (Lot 123), 21-23-402-006 (Lot 124), 21-23-402-007 (Lot 125), 21-23-431-001 (Lot 126), 21-23-431-002 (Lot 127), 21-23-431-003 (Lot 128), 21-23-431-004 (Lot 129), 21-23-431-005 (Lot 130), 21-23-431-006 (Lot 131), 21-23-431-007 (Lot 132), 21-23-431-008 (Lot 133), 21-23-431-009 (Lot 134), 21-23-431-010 (Lot 135), 21-23-431-011 (Lot 136), 21-23-431-012 (Lot 137), 21-23-431-013 (Lot 138), 21-23-431-014 (Lot 139), 21-23-431-015 (Lot 140), 21-23-431-016 (Lot 141), 21-23-431-017 (Lot 142), 21-23-431-018 (Lot 143), 21-23-431-019 (Lot 144), 21-23-431-020 (Lot 145), 21-23-429-024 (Lot 146), 21-23-429-023 (Lot 147), 21-23-429-022 (Lot 148), 21-23-429-021 (Lot 149), 21-23-429-020 (Lot 150), 21-23-429-019 (Lot 151), 21-23-429-018 (Lot 152), 21-23-429-016 (Lot 153), 21-23-429-015 (Lot 154), 21-23-429-014 (Lot 155), 21-23-429-013 (Lot 156), 21-23-429-012 (Lot 157), 21-23-429-011 (Lot 158), 21-23-429-001 (Lot 159), 21-23-429-002 (Lot 160), 21-23-429-003 (Lot 161), 21-23-429-004 (Lot 162), 21-23-429-005 (Lot 163), 21-23-429-006 (Lot 164), 21-23-429-007 (Lot 165), 21-23-429-008 (Lot 166), 21-23-429-009 (Lot 167), 21-23-429-010 (Lot 168), 21-23-430-008 (Parcel B)