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PROTECTIVE COVENANTS FOR ZIONS CROSSING SUBDIVISION

APR 21 2003

THE PROTECTIVE COVENANTS OF ZIONS CROSSING SUBDIVISION, INCLUSIVE, SYRACUSE CITY, DAVIS COUNTY, UTAH, DATED, FEBRUARY, 2003

1. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS FOR A DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGIT AND A PRIVATE 2 OR MORE CAR GARAGE.
2. NO BUILDING SHALL BE ERECTED, ALTERED OR PLACED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO THE QUALITY OF WORKMANSHIP AND MATERIALS. HARMONY OF EXTERNAL DESIGN WITH EXISTING HOMES AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH ELEVATION.
3. THE ARCHITECTURAL CONTROL COMMITTEE, (THE COMMITTEE), INITIALLY IS COMPOSED OF CHRIS LOOCK, DAVE BROWN AND CHAD STOKES. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR THE COMMITTEE. THE MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE THEIR SUCCESSOR. NEITHER THE MEMBERS OF THE COMMITTEE NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT, OTHER THAN A PLAN CHECK FEE. NOR SHALL THEY HAVE ANY LIABILITY FOR THEIR DECISIONS. A TWO THIRDS MAJORITY OF THE THEN RECORDED OWNERS OF THE LOTS SHALL HAVE THE POWER, THROUGH A DULY RECORDED WRITTEN INSTRUMENT, TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR WITHDRAW FROM THE COMMITTEE OR RESTORE TO IT ANY OF ITS POWERS AND DUTIES, AND TO AMEND, CHANGE OR ALTER THESE PROTECTIVE COVENANTS.
4. ALL PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE COMMITTEE PRIOR TO STARTING CONSTRUCTION. TWO COMPLETE SETS OF PLANS SHALL BE SUBMITTED TO THE COMMITTEE ALONG WITH THE PLAN REVIEW FEE OF \$25.00 BEFORE CONSTRUCTION CAN COMMENCE. AN APPROVED SET WILL BE SIGNED AND RETURNED TO THE CONTRACTOR AND ONE SIGNED SET WILL BE RETAINED IN A PERMANENT FILE BY THE OWNER/ (DEVELOPER). CONSTRUCTION ON ALL LOTS MUST COMMENCE WITHIN 18 MONTHS OF THE DATE OF CLOSING. IN THE EVENT THAT CONSTRUCTION HAS NOT BEEN COMMENCED WITHIN THE 18 MONTHS, WRITTEN APPROVAL MUST BE OBTAINED FROM THE ABOVE MENTIONED

ENTITLED TO APPROVE PLANS AND SPECIFICATIONS WHICH ARE NOT IN STRICT COMPLIANCE WITH THESE COVENANTS. IF THE COMMITTEE DETERMINES SUCH WOULD BE IN THE BEST INTEREST OF THE SUBDIVISION.

5. ALL DWELLINGS SHALL BE SET BACK ACCORDING TO SYRACUSE CITY SETBACK STANDARDS. THE ARCHITECTUAL CONTROL COMMITTEE MUST APPROVE ALL ACCESSORY BUILDINGS

6. NO DWELLING SHALL BE PERMITTED ON ANY LOT WITH THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES OF LESS THAN 1300 SQUARE FEET FOR ONE STORY DWELLING, NOR LESS THAN 1800 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY. A SPLIT ENTRY OR BI-LEVEL DWELLING WITH GARAGE UNDER MUST EXCEED 1800 SQUARE FEET ON MAIN LEVELS. THE CONSTRUCTION MATERIALS FOR EACH HOME SHALL BE OF SUPERIOR QUALITY.

7. ALL ROOFING SHALL BE A MINIMUM OF 25 YEAR ASPHALT SHINGLE, WOOD SHINGLES, TILE SHINGLES. ALL ROOFS SHALL HAVE A MINIMUM OF A 6/12 PITCH.

8. ALL BUILDINGS ERECTED OR PLACED ON ANY LOT WILL COMPLY TO ONE OF THE FOLLOWING TWO OPTIONS DEPENDING ON HOME STYLE:

A) ONE STORY DWELLINGS MUST COMPLY WITH EITHER OPTIONS 1,2, OR 3:

- 1) AT LEAST 40% BRICK OR NATIVE STONE WITH THE BALANCE BEING STUCCO ON FRONT. THE TWO SIDES WILL HAVE A 4' BRICK OR STONE WAINGSCOTE WITH THE BALANCE OF THE SIDES STUCCO. THE REAR OF THE HOME CAN HAVE STUCCO, NATIVE STONE, BRICK OR SIDING.
- 2) AT LEAST 60% BRICK OR NATIVE STONE ON THE FRONT WITH THE BALANCE BEING STUCCO ON THE FRONT ELEVATION. THE TWO SIDES WILL HAVE A 4' BRICK OR STONE WAINGSCOTE WITH THE BALANCE OF THE SIDES AND REAR BEING STUCCO, BRICK, NATIVE STONE OR SIDING.
- 3) AT LEAST 80% BRICK OR NATIVE STONE ON THE FRONT WITH THE BALANCE BEING STUCCO ON THE FRONT ELEVATION. THE REMAINDER OF THE HOME CAN HAVE A COMBINATION OF BRICK, NATIVE STONE, STUCCO OR SIDING.

B) TWO STORY OR MULTILEVEL HOMES WILL HAVE AT LEAST 30% BRICK OR NATIVE STONE WITH THE BALANCE BEING STUCCO ON THE FRONT.

SIDES AND REAR OF THE HOME CAN HAVE A COMBINATION OF BRICK, NATIVE STONE, STUCCO OR SIDING.

C) NO SIDING IS ALLOWED ON THE FRONT ELEVATION OF ANY HOMES.
D) THE ARCHITECTURAL CONTROL COMMITTEE HAS THE RIGHT TO APPROVE PLANS THAT DO NOT MEET THE ABOVE MENTIONED REQUIREMENTS. THE ARCHITECTURAL CONTROL COMMITTEE HAS THE RIGHT TO REQUIRE MORE EXTERIOR UPGRADES THAN THOSE LISTED ABOVE IF IT DEEMS NECESSARY.

9. NO PREVIOUSLY ERECTED, USED, OR TEMPORARY STRUCTURE, MOBILE HOME, TRAILER HOUSE, OR ANY OTHER NON-PERMANENT STRUCTURE MAY BE INSTALLED OR MAINTAINED ON ANY LOT. NO PREFABRICATED HOUSING MAY BE INSTALLED OR MAINTAINED ON ANY LOT. NO PREFABRICATED HOUSING MAY BE INSTALLED OR MAINTAINED ON ANY LOT.

10. NO OBNOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME ANY ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. NO CLOTHES DRYING OR STORAGE OF ANY ARTICLES WHICH ARE UNSIGHTLY ON PATIOS, UNLESS IN ENCLOSED AREAS BUILT AND DESIGNED FOR SUCH PURPOSES. NO AUTOMOBILES, TRAILERS, BOATS, OR OTHER VEHICLES ARE TO BE STORED ON STREETS OF FRONT AND SIDE LOTS UNLESS THEY ARE IN RUNNING CONDITION, PROPERLY LICENSED, AND ARE BEING REGULARLY USED. AUTOMOBILES MUST BE MOVED EVERY 24 HOURS. ALL RV STORAGE TO BE TO SIDE OR REAR OF HOME AND MUST NOT PROTRUDE FROM THE FRONT PLANE OF HOME OR GARAGE. ALL ROOF MOUNTED HEATING AND COOLING EQUIPMENT TO BE SET BACK TO THE BACK SIDE OF THE ROOF OUT OF VIEW FROM THE STREET. ALL TV ANTENNAS ARE TO BE PLACED IN THE ATTIC OUT OF VIEW. SATELLITE DISHED. ETC., TO BE HIDDEN FROM VIEW FROM THE STREET.

11. NO STRUCTURE OF TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY. EXCEPTION: TEMPORARY CONSTRUCTION OFFICE.

12. SUCH EASEMENT AND RIGHTS OF WAY SHALL BE RESERVED TO THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, OR AND OVER SAID REAL PROPERTY FOR THE ERECTION, CONSTRUCTION AND MAINTENANCE AND

OPERATION THEREIN OR THEREON OF DRAINAGE PIPES OR CONDUITS AND PIPES, CONDUITS, POLES, WIRES AND OTHER MEANS OF CONVEYING TO AND FROM LOTS IN SAID TRACT, GAS, ELECTRICITY, POWER, WATER, TELEPHONE AND TELEGRAPH SERVICES, SEWAGE AND OTHER THINGS FOR CONVENIENCE TO THE OWNERS OF LOTS IN SAID TRACT. AS MAY BE SHOWN ON SAID MAP AND THE UNDERSIGNED, ITS SUCCESSORS, AND ASSIGNS, SHALL HAVE THE RIGHT TO SO RESERVE ANY OR ALL OF THE LOTS SHOWN ON SAID MAP. NO STRUCTURES OF ANY KIND SHALL BE ERECTED OVER ANY OF SUCH EASEMENTS EXCEPT UPON WRITTEN PERMISSION OF THE OWNER OF THE EASEMENT. THEIR SUCCESSORS OR ASSIGNS.

13. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN ON NOT MORE THAN ONE SQUARE FOOT. ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE DURING THE CONSTRUCTION AND SALE PERIOD.

14. NO LOT SHALL BE USED OR MAINTAINED AS DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER 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, AND OTHER REFUSE BY THE LOT OWNER. NO UNSIGHTLY MATERIALS OR OTHER OBJECTS ARE TO BE STORED ON ANY LOT IN VIEW OF THE GENERAL PUBLIC. PURCHASER OR CONTRACTOR OF LOT SHALL BE HELD RESPONSIBLE FOR DAMAGES CAUSED BY HIM OR HIS CONTRACTOR TO ANY LOTS IN THE SUBDIVISION.

15. NO FENCE, WALL OR OTHER OBJECT OF SIMILAR DESIGN MAY BE CONSTRUCTED ON ANY LOT NEARER THE STREET LINE THAN THE FRONT HOUSE LINE, NOR SHALL ANY FENCE, WALL OR OTHER OBJECT OF SIMILAR DESIGN BE CONSTRUCTED ON ANY LOT TO A HEIGHT GREATER THAN 6 FEET.

16. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS FROM LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND LINE CONNECTING THEM AT POINTS 20 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGN LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH

INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

17. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINIMUM OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT. NOR SHALL OIL WELL, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED UPON ANY LOT.

18. WITHIN THE FIRST PLANTING SEASON OF OCCUPANCY OF ANY HOME BUILT ON A LOT IN SAID SUBDIVISION, THE FRONT AND SIDE YARDS SHALL BE PLANTED IN LAWN OR OTHER ACCEPTABLE LANDSCAPING SO AS NOT TO BE AN EYESORE. "ACCEPTABLE LANDSCAPING" AND "LAWN" SHALL BE INTERPRETED BY THE MAJORITY OF THE THEN EXISTING HOME OWNERS IN THE SUBDIVISION.

19. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 20 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED. AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED CHANGING SAID COVENANTS IN WHOLE OR IN PART. ENFORCEMENT SHALL BE BY PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OF COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. ENFORCEMENT SHALL BE BY HOMEOWNERS WHO HAVE PURCHASED LOTS IN SAID SUBDIVISION AND BUILT HOME ON THEM. THE DEVELOPER AND OR ARCHITECT CONTROL COMMITTEE ACCEPTS NO RESPONSIBILITY FOR ENFORCEMENT AND SHALL HAVE NO LIABILITY FOR PERSONS VIOLATING THESE COVENANTS. THE SUCCESSFUL PARTY TO ANY LITIGATION BASED UPON OR RESULTING FROM THESE COVENANTS SHALL BE ENTITLED TO REASONABLE ATTORNEYS FEES AND COSTS FOR THE ENFORCEMENT OF THESE COVENANTS.

Richard D. Gathen
Z & R DEVELOPMENT

Carole L. Hoppe
NOTARY PUBLIC
ADDRESS: 601 W 1700 S.
Syracuse, Utah
84075

4/7/03

May 8, 2004
My Commission Expires



Notary Public
CAROLE L. HOPPE
601 W. 1700 So.
Syracuse, Utah 84075
My Commission Expires
May 8, 2004
State of Utah

EXHIBIT A

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHHALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 10 (THE BASIS OF BEARING FOR THIS DESCRIPTION, AS MEASURED BETWEEN THE BRASS CAP MONUMENTS LOCATED AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 10, IS S89°56'33"E 2655.363 FEET) AND RUNNING THENCE S89°56'11"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, 14.73 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PLAT OF C.P.B. CHURCH SUBDIVISION RECORDED JANUARY 15, 2002 IN BOOK 2964, PAGE 469, DAVIS COUNTY RECORDS; THENCE S00°07'40"W, ALONG THE WEST BOUNDARY LINE OF SAID C.P.B. CHURCH SUBDIVISION, 753.00 FEET TO THE SOUTHWEST CORNER OF SAID C.P.B. CHURCH SUBDIVISION; THENCE S89°56'11"E, ALONG THE SOUTH BOUNDARY LINE OF SAID C.P.B. CHURCH SUBDIVISION, 319.99 FEET TO THE WEST BOUNDARY LINE OF THAT CERTAIN PLAT OF MEADOW PARK NO. 9 RECORDED JANUARY 27, 1977 IN BOOK 634, PAGE 196, DAVIS COUNTY RECORDS; THENCE S00°07'40"W, ALONG THE WEST BOUNDARY LINE OF SAID MEADOW PARK NO. 9, 566.96 FEET; THENCE N89°56'33"W 696.10 FEET; THENCE N00°03'27"E 1066.74 FEET TO A LINE PREVIOUSLY KNOWN AS THE NORTHERLY BOUNDARY LINE OF THE OREGON SHORT LINE RAILROAD RIGHT-OF-WAY 99 FEET WIDE; THENCE N72°12'37"E, ALONG SAID RAILROAD RIGHT-OF-WAY, 209.76 FEET; THENCE N00°09'27"E 188.97 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE S89°56'33"E, ALONG SAID NORTH LINE 163.00 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS: 634,781.78 S.F. OR 14.573 ACRES.