

PROTECTIVE COVENANTS
SCOTTS DALE SUBDIVISION
DAVIS COUNTY, UTAH
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PROTECTIVE COVENANTS

The undersigned owner of real property heretofore platted and recorded in Book S , Page 130 , Official Records of Davis County, as SCOTTS DALE SUBDIVISION, a subdivision of part of the N. E. $\frac{1}{4}$ of Section 35, Township 5 North, Range 2 West, S. L. B. & M., located in the City of Sunset, County of Davis, State of Utah, for the purpose of establishing protective covenants which shall govern the use of all real property comprising said subdivision, hereby agree as follows:

1. No lot shall be used except for residential purposes, except Lots 1, 2, 3, 4, 5, 6, 10, 11, 12, & 13 in Block "A", and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19 in Block "B" and Lots 1, 2, 3, 4, 5, 6, 7, in Block "C", which have been zoned commercial C-2 in accordance with Sunset City zoning ordinances, for the building of a shopping center. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached one-family dwelling of a type to be approved by the architectural control committee, and a private garage for not more than two cars.

2. No building shall be erected 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 quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence, wall or hedge shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as hereinafter provided. (In any event, fences erected shall not exceed a height greater than six feet.)

2-A. Protective screening shall be provided, including a 10 foot strip of land on the residential lots along the property lines of all lots abutting commercial center. Planting, fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted to remain on such areas. No vehicular access over the area shall be permitted except for the purpose of installation

and maintenance of screening, utilities and drainage facilities.

Sight distances at intersections: No fence, wall, hedge or shrub planting which obstruct sight lines at elevation 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 line and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-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.

3. The ground floor area of the main structure, exclusive of one storey open porches and garages, shall be not less than 1,000 square feet for one storey dwellings, nor less than 800 square feet for a dwelling of more than one storey.

4. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line or nearer than 20 feet to any side street line. No building shall be located nearer than 8 feet to the interior lot line, except that side-yards shall be required for a garage or other permitted accessory buildings located 45 feet or more from the minimum building setback line, in accordance with zoning ordinances. No dwelling shall be located nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on the lot to encroach upon another lot.

5. No lot shall be subdivided or resubdivided, nor shall any building be erected or placed upon any lot having a width less than that shown on the accepted and recorded plat of said subdivision at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area less than that calculated from the dimensions of said lot as shown on said plat.

6. An easement as shown on the recorded plat is reserved over each lot for culinary water pipelines, irrigation and drainage facilities, and for installation and maintenance of other utilities where needed.

7. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
9. No sign of any kind shall be displayed to the public view from any lot except one professional sign of 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 the builder to advertise the property during the construction and sales period of not over 100 square feet.
10. No lot shall be used or maintained as a dumping ground for rubbish or trash, and garbage or other waste material shall not be kept except 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.
11. The architectural control committee is composed of Dale T. Smedley, Syracuse, Utah, C. Richard Barber, Kaysville, Utah, and Wayne T. Smedley, Syracuse, Utah. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.
12. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
13. 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 twenty-five 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, agreeing to change said covenants in whole or in part.