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**PROTECTIVE COVENANTS FOR  
COOK'S COUNTRY COVE PHASE # 1**

**RETURNED  
FEB 06 2004**

THE PROTECTIVE COVENANTS OF COOK'S COUNTRY COVE PHASE # 1. LOT 101 - 130  
INCLUSIVE.

SYRACUSE CITY, DAVIS COUNTY, UTAH  
DATED FEBRUARY 5, 2004

**E 1960188 B 3470 P 482**  
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER  
2004 FEB 5 1:44 PM FEE 45.00 DEP MEC  
REC'D FOR WAYNELL INVESTMENT CO LLC

- 12 537 ... 0101 thru 0130
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 height 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 Waynell Investment Co., L.L.C. / Wayne G. Hall & Charon H. Bird. 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 decision. 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 it to 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 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 committee. Any building on any lot shall be completed, meeting all building requirements, within 12 months of commencement of construction. The Committee is 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 at least 30 feet to any front street line, not nearer than 8 feet to any side lot line and the total width of the two side yards shall not be less than 16 feet, and the rear yard shall not be less than 30 feet. Except that homes located on corner lots shall be required to have a side yard at street side of not less than 20 feet. For the purpose of these Covenants, eaves, steps and open

porches shall not be considered as part of the building to determine setbacks. A detached garage or other permitted accessory building must be located 40 feet or more from the set back line, and shall have a minimum side yard of not less than 3 feet. Any additional requirements must meet with Syracuse City code.

6. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of the open porches and garages, of less than 1,800 square feet for one story dwelling, nor less than 2,000 square feet for a dwelling of more than one story. On multiple level dwellings, A total of 1,800 square feet must be finished on levels with window sills above grade ( Basements with window sills below on a 4'0" X 3'6" minimum window do not meet this requirement. )
7. No dwelling or garage shall be erected on any lot having less than 100% brick or stone or stucco or a combination thereof. Percentage of brick or stone must meet with Syracuse City code. Other exterior materials must be approved by The Committee. Roofing materials shall be cedar, shake or bartile, or architectural grade shingles or as approved by The Committee.
8. No modular or move-on dwellings will be accepted on any lot. All dwellings shall have a minimum roof pitch of 7/12.
9. No building shall be erected or placed on any lot having an area of less than 10,000 square feet.
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 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 or 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 homes. 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 dishes 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, it's successors and assigns, or any other 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 or lots in said tract. As may be shown on said map and the undersigned, it's 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 the 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 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 materials 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 keeping lot clear and weeds mowed down at all times before and during construction. 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 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 heights 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 one year of occupancy of any home built on a lot in said subdivision, the front, side and back 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. The required chain-link fencing will be provided by the Developer to separate agricultural areas from residential areas. All other fencing is to be constructed of vinyl and is the homeowners responsibility.
- 20. 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 the instrument signed be 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 or 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 a home on them. The Developer and/or the 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.

Wayne G. Hall  
 Wayne G. Hall, President - Waynell Investment Co., L.L.C.  
 State of Utah

County of Davis SS:

On the 29<sup>th</sup> day of January, 2004 personally appeared before me, Wayne G Hall, who being by me duly sworn, did say, for himself, that he, Wayne G. Hall is the President of Waynell Investment Co., L.L.C., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said

WAYNE G. HALL

duly acknowledge to me that said corporation executed the same and that the seal applied is the seal of the said corporation.

Notary Public Kathryn W. Holt My commission expires 2-05-06

