

DECLARATION OF RESTRICTIONS

for

STRAWBERRY VALLEY ESTATES, UNIT IV

Located in Section 20, T38S, R7W, SLB&M.

Kane County, Utah

KNOW ALL MEN BY THESE PRESENTS:

THAT PINE MEADOW ESTATES, INC., a Utah Corporation, duly qualified to do business in the State of Utah, the legal and equitable owner of Strawberry Valley Estates, Unit IV, as shown by that plat thereof duly recorded in the records of Kane County, Utah, do hereby acknowledge, declare, and adopt the following restrictions:

1. All covenants and restrictions herein stated and set forth shall run with the land and shall be binding on all parties and persons claiming any interest in said lots or part thereof until twenty-five (25) years from the date hereof, at which time said covenants and restrictions shall automatically be extended for successive periods of ten (10) years, unless it is agreed by a vote of the majority of the then owners of said lots to change said covenants in whole or in part.

2. No more than one dwelling nor structure shall be erected, altered, permitted, or maintained on any one residential lot except for a garage and the normal utility buildings appurtenant to a dwelling house.

3. Multiple buildings, permitted and in compliance with the ordinances of Kane County, shall be permitted upon property within said subdivision which is designated as commercial property, provided that the plans for any such multiple buildings or structures shall first be approved in writing by the architectural committee, consisting of a committee appointed by the subdivider, prior to the commencement of any construction.

4. Lot sizes, as prescribed by the subdivision plat for said subdivision, are considered minimum lot sizes and no person shall sell, lease or otherwise dispose of said lot in parcels smaller than the original lot as shown on the recorded plat of said subdivision.

5. No old, used, nor existing building nor structure of any kind and no part of an old, used, or existing building nor structure shall be moved onto, placed on, or permitted to remain on any lot. All construction is to be of new materials.

6. Easements are reserved along and within ten (10) feet of the rear line, front line, and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi-public utilities and to trim trees which at any time may interfere or threaten to interfere with the maintenance of such lines with right of ingress and egress across said premises to employees of said utilities. Said easements to also extend along any owner's side and rear property lines in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots, other

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than within the ten (10) foot wide easement strips, as long as such lines do not hinder the construction of buildings on any lots in this subdivision.

7. No residential structure, garage, storage shed, nor building of any type shall be located nearer to the front lot line than fifteen (15) feet, or nearer to the side street lines than fifteen (15) feet, or nearer to the side lot lines or rear lot line than ten (10) feet.

8. No animals nor birds, other than household pets, shall be kept on any residential lot. Commercial lots shall be allowed to keep horses, provided that no corral, pen, stable, or anything of this nature, for horses, animals, or birds, other than household pets, shall be located within fifty (50) feet of any exterior property line adjacent to any other lot. In addition, all areas used by horses, animals, or birds, including household pets, shall be kept in a clean and sanitary condition, in such manner that there is no offensive smell or refuse that in any way bothers any neighbor. This paragraph shall not be interpreted as prohibiting grazing to the property lines, but in the event of any use whatsoever by horses, animals, or birds, due attention shall be given to sanitary requirements. No more than four (4) horses, animals, or birds of any kind allowed per commercial lot without the written permission of the architectural committee.

9. No noxious nor offensive trade nor activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighbors or other lot owners.

10. No vehicle nor trailers shall be parked within any roadway nor waterway located within the boundaries of said subdivision. No mobile trailer nor trailers intended as permanent structures shall be permitted to remain upon any lot in the subdivision for a period exceeding seven (7) months in a calendar year without the written consent of the subdivider or its successors in interest. When permits are granted, the lot owner shall maintain said trailer in as neat, orderly, livable condition as other permanent dwellings located on said subdivision.

11. No commercial business nor enterprises of any kind or nature shall be carried on or upon said premises, which premises shall be restricted to residential use only, unless otherwise marked on the plat map or designated in these restrictions as a commercial lot. Lots 47, 48, 49, 59, 60, 61 are hereby designated as commercial lots.

12. All garbage, food waste, rubbish, trash, ashes, or any other waste materials shall be disposed of in accordance with the requirements of the Utah State Health Department.

13. If a sewage disposal system is constructed in accordance with the requirements of the Utah State Department of Health to serve each dwelling located within said subdivision, all expenses of maintaining and installing such system shall be the responsibility of the buyer or buyers. The affluence from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch, or drain, unless it has first passed through an absorption field approved by the health authority.

14. All structures shall be constructed in such a manner as to protect the natural growth or setting insofar as possible and the natural growth and other conditions of each lot, such as trees, shrubs, streams and natural setting, shall be preserved and remain as nearly as possible in the natural state.

15. Each residence constructed on said premises shall contain no less than four hundred (400) square feet of living area exclusive of carports, porches, storage areas, etc.

16. No shooting of firearms nor bow and arrows within the boundaries of subdivision except on approved ranges, if and when constructed and so designated by the Sellers.

17. If the owners of any lot in said subdivision or any other person, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute and file proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing, or to recover damages or other dues for such violation. If said violation be of a continuing nature, it is agreed that failure to prosecute such a proceeding for any period after such violation occurs will not operate as a waiver of the right to subsequently prosecute a proceeding with respect to said violation, nor bar the seeking of relief, injunctive or otherwise, against other violations occurring on any lot in the subdivision. It is further agreed that all covenants and restrictions set out herein will not be deemed changed or abandoned by change of conditions in the neighborhood, or by any acquiescence in violation or other act or failure to act by any lot owner or other person, except as set out in paragraphs No. 1 and No. 19 herein.

18. No sign or other advertising device of any character shall be erected or maintained upon any part of said property, except that:

(a) On any one residential lot, parcel or building site one (1) sign, not larger than eighteen (18) inches by twenty-four (24) inches advertising the property for sale may be erected and maintained behind the set back area of any lot, and

(b) The subdivider may erect and maintain on said property such signs and other advertising devices as they may deem necessary or proper in connection with the conduct of their operations for the development, improvement, subdivision and sale of said property, and

(c) Signs on commercial property shall be permitted but plans therefore must first be submitted to the architectural committee for approval of size, location and type of construction so that all signs in said subdivision are uniform in construction.

19. Variances from these restrictions may be considered and approved by the architectural committee where the person making application can show that a strict application of the restrictions would result in peculiar and exceptional difficulties or undue hardship on the property because of the exceptional narrowness, shallowness or shape of his property at the time of the enactment of these restrictions or because of exceptional topographic conditions or other conditions peculiar to the lot. The architectural committee shall be appointed by the subdivider.

20. These restrictions shall run with the title of the land and be binding upon each and every successor in interest of any purchaser of any lot located within the boundaries of the subdivision.

21. Invalidation of any one of the covenants and restrictions hereinbefore set forth by judgment or court order shall in no way affect any of the other provisions thereof which shall remain in full force and effect until twenty-five (25) years from the date hereof subject to automatic extensions as

Dated this 20th day of June, 1972.

PINE MEADOW ESTATES, INCORPORATED

By Milton R. Farney President

STATE OF UTAH)

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County of Iron)

I, Floyd D. Pickering, a Notary Public, hereby certify that on the 20th day of June, 1972, personally appeared before me Milton R. Farney, who being first duly sworn, declared that he is the person who signed the foregoing document as President of Pine Meadow Estates, Incorporated, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of June, 1972.

Floyd D. Pickering
Notary Public

