

PROTECTIVE COVENANTS
DIAMOND HILLS SUBDIVISION
DAVIS COUNTY, UTAH
RECORDED: SEPTEMBER 19, 1960
BOOK: 194 PAGE: 355
INSTRUMENT NO.: 212140

Restrictions for Diamond Hills Subdivision, a subdivision of Davis County, Utah, consisting of the following described property:

All of the Lots 1 to 247, both inclusive, Diamond Hills Subdivision, according to the official plat on file in the office of the County Recorder, executed by Diamond Hills Development Corporation, William D. Hill, President and H. Robert Worthen, Secretary,

A. All of the lots in said subdivision above mentioned shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling and a one or two car garage.

B. No building shall be located on any residential plot nearer than 30 feet to the front lot line, nor nearer than 30 feet to any side street line. No building shall be located nearer than 8 feet to any side lot line. Location of a detached garage, carport or patio must conform with the Layton City Building Code in effect this date, August 16, 1960.

C. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plans showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of William D. Hill, Jerry F. Bach and Diamond R. Adams or by a representative or by representatives designated by a majority of the members of said committee. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or in any event, if no suit to enjoin the erection of such building or the making of such alterations have been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. In the event of death or resignation of any member of said committee the remaining member, or members, shall have full authority to approve or disapprove such design or location or to designate a representative with like authority. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The Powers and duties of such committee, and its designated representative, shall cease on and after February 1st, 1990, thereafter, the approval described in this covenant shall not be required unless prior to the said date and effective thereon, a written instrument shall be executed by the then owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives who shall thereafter exercise the same power's previously exercised by said committee.