

DECLARATION OF PROTECTIVE COVENANTS FOR WASATCH VILLAGES SUBDIVISION PHASE 5 AND PHASE 6

Whereas Lanse Chournos dba Silverstone Home Development is the fee title owner of certain real property situated in Davis County, Utah, being described in Exhibit "A" attached hereto,

It is the desire and intent of Lanse Chournos dba Silverstone Home Development to place certain restrictions on the lots included within said subdivisions to insure a uniform development and to enhance the future value thereof.

Now therefore, I do hereby state and declare that all of said lots in said subdivision shall be henceforth conveyed, subject to the following covenants which shall run with the land:

- 12-684-0501
Thru 0520
12-685-0601
Thru 0612
1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not less than 3 cars. (Lots 510, 511, 601, 602, 608, 609, 610, 611, 612 are excluded from the 3 car garage requirement).
 2. All structures constructed within the subdivisions shall be of good quality workmanship and materials. The following minimum finished square foot living area requirements shall apply:
 - A. One Story Dwellings: The finished main floor area of the structure shall be no less than 1600 square feet, exclusive of porches, garages and bonus rooms.
 - B. Two Story Dwellings: The combined finished floor area above the curb level shall not be less than 2400 square feet (1400 on the main level), exclusive of porches, garages and bonus rooms.
 3. The exterior shall be composed of brick, stone, stucco and/or cement board siding or a combination of these materials and shall comply with Syracuse City building ordinances. An architectural grade asphalt shingle shall be the minimum roof quality. No chimney on rooftop shall be constructed of tin or metal, but rather of those materials composed of either brick, stone or stucco. All owners shall strictly comply with all state laws and city ordinances pertaining to the fire hazard control.
 4. The construction time from start to finish for the exterior portion of any structure shall not exceed twelve months from the date of building permit issuance. The front yard of each lot shall be landscaped within one year of the occupancy date of any structure built upon said lot. Any remaining portions of the lot shall be landscaped within two years of the occupancy date of any structure built upon said lot. Should fencing be desired on any lot, it must be vinyl fencing.

- 5. These covenants are to run with the land and shall be binding on all persons or parties claiming under them for a period of thirty years from the date these covenants are recorded. Thereafter, these covenants will automatically extend for successive periods of ten years, unless an instrument signed by the majority of the owners of the lots have been recorded changing these covenants in whole or in part.

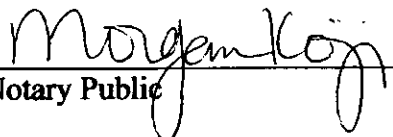
In witness whereof Lanse Chournos dba Silverstone Home Development has caused its name to be signed as of this 24th day of ~~February~~ ^{April}, 2007.



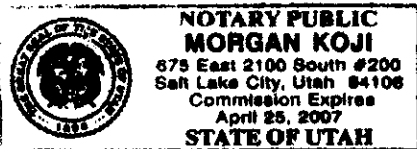
Lanse Chournos dba Silverstone Home Development

STATE OF UTAH)
 ss.
COUNTY OF DAVIS)

On this ^{24th April, 2007} day personally appeared before me LANSE CHOURNOS dba SILVERSTONE HOME DEVELOPMENT to me known to be the individual, or individuals described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned. Given under my hand and official seal this 24th day of April, 2007.



Notary Public



**LEGAL DESCRIPTION
EXHIBIT "A"**

All of Lots 501 thru 520, WASATCH VILLAS SUBDIVISION PHASE 5, according to the Official Plat thereof, recorded in the Office of the County Recorder of Davis County, State of Utah. (12-684-0501 thru 12-684-0520)

All of Lots 601 thru 612, WASATCH VILLAS SUBDIVISION PHASE 6, according to the Official Plat thereof, recorded in the Office of the County Recorder of Davis County, State of Utah. (12-685-0601 thru 12-685-0612)