

PROTECTIVE COVENANTS
OAK HAVEN VILLAGE

231940

205

all Lots Oak Haven Village

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one two family dwelling not to exceed one and two stories in height and a private garage and/or carport for not more than three cars, with the exception of lots 11 and 12 upon which the construction of a single family dwelling not to exceed one and two stories in height and a private garage for not more than two cars, may be permitted.

An exception to the afore mentioned paragraph shall be to allow the construction of a one story building to be used for a community recreation facility, on that portion of lot 9 which fronts on 400 East Street and to a depth of 89.90 feet, only upon the condition that an Oak Haven Village Home Owners Maintenance Association be formed to assure the maintenance of said recreational facility.

2. No building shall be erected, placed, or altered 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 locations with respect to topography and finished grade elevation.

No fence or wall shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

The Architectural Control Committee is composed of Richard S. Prows, Robert W. Wood, and Reed V. Harding. 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

Plotted ☐ Abstracted ☐ On Margin ☐ Compared ☐
 needed at request of SECURITY TITLE COMPANY, Order No. 500
 to JAN 25 1952 at 4 08 P.M. EMILY L. ELDREDGE Recorder Davis County
 Book 235 Page 245
 Deputy Richard S. Prows

In Amendment to Book 237 Page 518

206

change the membership of the committee of, to withdraw from the committee or restore to it any of its powers and duties. 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 duly complied with.

3. No single family dwelling shall be permitted on any lot at a cost of less than \$8,000.00 nor a two family dwelling at a cost of less than \$16,000.00 based upon the cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet per single dwelling unit or for two-level dwellings, and 1000 square feet for single-level or split-level dwellings.

4. No building shall be located on any lot nearer than 25 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 an interior lot line. The minimum distance from the main building to the rear lot line shall be 15 feet. For the purpose 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 a lot to encroach upon another lot. A detached garage or other permitted accessory building may be located next to a side lot line in accordance with the Bountiful City Zoning Ordinance.

5. No lot shall be resubdivided into, nor shall any dwelling be erected or placed on any lot having a width of less than 65 feet at the minimum building setback line or an area of less than 8,000 square feet.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear five feet of each lot as shown on plat.
7. No noxious or offensive activity 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 temporary character, trailer, basement, tent, shack, garage, barn or other out buildings 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 on 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.
10. No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall 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.
11. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
12. These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants are to be automatically extended for successive periods of ten years unless an instrument signed by a majority of the owners of lots has been recorded changing said covenants in whole or in part.