

24002

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS

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JUL 28 AM 10:27
Alpine City
CLERK OF DISTRICT COURT
SALT LAKE COUNTY, UTAH

THIS DECLARATION, made this 22nd day of July, 1986,
by Eastview Corporation, Inc. as follows:

Eastview Corporation Inc., is the owner of real property
in the County of Utah, State of Utah described as:

Lots 1 through 26, Eastview Subdivision, Plat D.

Eastview Corporation Inc., has deemed it desirable to
impose a general plan for the development of all the property des-
cribed herein and the establishment of covenants upon said real
property for the purpose of enhancing and protecting the value and
attractiveness of said tract.

Eastview Corporation Inc., will convey title to all of
the lots in this plat D, subject to these protective covenants,
conditions and restrictions as set forth below.

1. For the purpose of administering these covenants a
committee, called the Architectural Control Committee, of three
selected by the original developers of this plat, shall have full
authority to administer and pass upon all conditions specified in
these protective covenants.

2. These covenants are to run with the land and shall be
binding on all parties and all persons claiming under them until
December 31, 1999, after which time said covenants shall be auto-
matically extended unless an instrument signed by a majority of the
then owners of the lots has been recorded, agreeing to change said
covenants in whole or in part. Enforcement shall be by proceeding
at law or in equity against any person or persons violating or
attempting to violate any covenant.

3. The principal dwelling shall have a minimum fully
enclosed floor area devoted to living purposes, exclusive of
porches, terraces, garage, guest house and servant quarter, of
1,100 square feet above the ground level. Deviation from this
standard must first be approved by the Architectural Control
Committee.

4. No outbuildings may be higher than 20 feet. Any build-
ings constructed of wood or any material that needs painting must
have at least two coats of paint and be maintained in good order,
repair and appearance.

5. No building nor structure shall be erected or placed
on any lot without the written approval first having been obtained
from the Architectural Control Committee as to location, height, design,
and harmony with existing structures.

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Page 2, Declaration of Covenants, Conditions and Restrictions:
Eastview Subdivision, Plat D.

IN WITNESS WHEREOF, Eastview Corporation, Inc. has
executed this instrument the day and year first hereinabove
written.

EASTVIEW CORPORATION, INC.

[Signature] *President of Eastview Corporation*
President

ATTEST:

[Signature]
Secretary

STATE OF UTAH)
COUNTY OF) ss

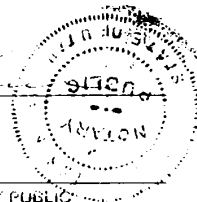
On July 22, 1986, 1986, before me, the undersigned,
a Notary Public in and for Utah County, State of Utah, personally
appeared Alpine G. Hansen, known to me to be the President
of Eastview Corporation, the corporation that executed the
within instrument, and know to me to be the person who executed the
within instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC
Residing in:

My Commission Expires:

C. F. ANDERSON NOTARY PUBLIC
RESIDING IN ALPINE, UTAH
COMMISSION EXPIRES 10-3-88



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