

AMMENDED

DECLARATION OF BUILDING AND USE RESTRICTIONS

2912147

of the one's recorded February 9, 1977 as Entry
No. 2907213 in Book 4447 at Page 1268

PART A. PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the undersigned, being the owners of the following described
real property located in

McHEATHER SUBDIVISION NO. 1

do hereby establish the nature of the use and enjoyment of all lots in said subdivision
and do declare that all conveyances of said lots shall be made subject to the following
conditions, restrictions and stipulations:

PART B. RESIDENTIAL AREA COVENANTS

1. Land use and building type. 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 detached single-family dwelling not to exceed two stories in height and a
private garage and carport for more than three vehicles. All construction to be of new
materials.

2. Architectural Control. 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 location with respect to topography and finish 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. Approval shall be
as provided in Part C.

3. Dwelling Cost Quality, and Size. No dwelling shall be permitted on any lot at a cost
of less than \$ 28,000 including lot, based upon cost levels prevailing on
the date these covenants are recorded, it being the intention and purpose of the
covenants to assure tha 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 950 square feet.

4. Building Location.

(a.) No building shall be located on any lot nearer to the front lot line or
nearer to the side street line than the minimum building setback lines shown on the
recorded plat. In any event no building shall be located on any lot nearer than 30
feet to the front lot line, or nearer than 20 feet to any side street line.

(b.) No building shall be located nearer than 8 feet to any interior lot line,
except that a one-foot minimum side yard shall be required for a garage or other
permitted accessory building located 40 feet or more from the minimum building set-
back line. No building shall be located on any interior lot nearer than 25 feet to the
rear lot line.

(c.) For the purpose of this covenant, eaves, steps, and open porches shall not
be considered as a part of a building provided however that this shall not be construed
to permit any portion of a building on a lot to encroach upon another lot.

5. Lot Area and Width. No dwelling shall be erected or placed on any lot having a
width of less than 80 feet at the minimum building setback line nor shall any dwelling
be erected or placed on any lot having an area of less than 8000 square feet, except
that a dwelling may be erected or placed on all corner and cul-de-sac lots, as shown on
the recorded plat, provided that the above front and side yard clearances are maintained.

6. Easement. Easements for the installation and maintenance of utilities and drainage
facilities are reserved as shown on the recorded plat and over the rear five feet of each
lot. Within these easements, no structure, planting or other material shall be placed
or permitted to remain which may damage or interfere with the installation and mainten-
ance of utilities, or which may change the direction of the flow of drainage channels in
the easements, or which may obstruct or retard the flow of water through drainage channels
in the easements. The easement area of each lot and all improvements in it shall be main-
tained continuously by the owner of the lot, except for those improvements for which a
public authority or utility company is responsible.

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7. Nuisances. 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. No clothes drying or storage of any articles which are unsightly in the opinion of the Architectural Control Committee will be permitted in carports, unless in enclosed areas built and designed for such purpose. No automobiles, trailers, boats, or other vehicles are to be stored on streets or front and side lots unless they are in running condition, properly licensed and are being regularly used.

8. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

9. Signs. 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 a builder to advertise the property during the construction and sales period.

10. Livestock and Poultry. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose and are restricted to the owner's premises or on leash under handler's control.

11. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Each lot and its abutting street are to be kept free of trash, weeds and other refuse by the lot owner. No unsightly materials or other objects are to be stored on any lot in view of the general public.

12. Sight Distance at Intersection. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in case of a rounded property corner from the intersection of the property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

13. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts 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.

14. Landscaping. Trees, lawns, shrubs or other plantings provided by the developer shall be properly nurtured and maintained or replaced at the property owner's expense upon request of the Architectural Control Committee.

15. Slope and Drainage Control. No structure, planting or other material shall be placed or permitted to remain or other activities undertaken which may damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. Each lot and all improvement for which a public authority or utility company is responsible.

PART C. ARCHITECTURAL CONTROL COMMITTEE

1. Membership. 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 of the committee shall have full authority to select 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 record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. The Architectural Control Committee is composed of CHARLES C. MOORE, STEVE MARSHALL, AND MARGARET MOORE.

2. Procedure. 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 fully complied with.

PART D. GENERAL PROVISIONS

1. Term. These covenants are to run with the land and shall be binding on all parties and

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all persons claiming under them for a period of forty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years 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.

2. Enforcement. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

3. Severability. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

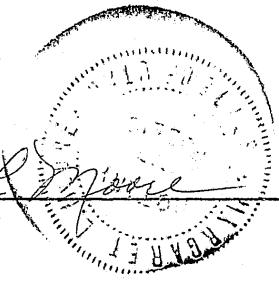
AMERICAN TIERRA CORPORATION

BY *[Signature]*, PRESIDENT

STATE OF UTAH)
COUNTY OF SALT LAKE)ss

On this 11th day of Feb 1977, personally appeared before me *[Signature]*
_____ the signer of the within instrument who duly acknowledged to me
that they executed the same.

[Signature]
notary public



My commission expires: March 19, 1979
Residing in Salt Lake County

Recorded FEB 24 1977 at 8:47A m.
Request of Utah Title & Abstract Company
KATIE L. DIXON, Recorder
Salt Lake County, Utah
\$ 4.00 By *[Signature]* Deputy
REF. _____

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