

2990576

DECLARATION OF RESTRICTIVE COVENANTS

Declaration of Restrictive and Protective Covenants, Agreements, Restrictions and Conditions affecting the real property known as EDENBROOKE PHASE I SUBDIVISION, according to the official plat thereof, executed by BRAEMAR CORPORATION, a Utah corporation as owner, recorded July 18, 1977, in the office of the Sale Lake County Recorder, and more particularly described as follows:

Beginning at a point that is North 89 15' 46" West 1341.43 feet from the center of Section 4, Township 3 South, Range 1 West Salt Lake Base Meridian; Thence South 0 00' 40" East 463 feet; Thence South 89 59' 20" feet; West 105.77 feet; Thence North 81 14' 42" West 60.709 feet; Thence South 89 59' 20" West 125.00 feet; Thence South 0 00' 40" East 358 feet; Thence South 89 58' 46" West 561.245 feet; Thence North 0 00' 40" West 812.200 feet; Thence South 89 58' 46" East 852.015 feet to the point of beginning.

WHEREAS, the undersigned is about to sell lots in the above - described property it desires to subject, pursuant to a general plan of improvement, to certain restrictions, conditions, covenants, and agreements between itself and the several purchasers of said property as hereinafter set forth; and

WHEREAS, the undersigned desires to protect EDENBROOKE PHASE I SUBDIVISION, its surroundings and nature from undesirable encroachments, and to provide a means by which such character may be safeguarded and protected.

NOW, THEREFORE, the undersigned declares that the above-described EDENBROOKE PHASE I SUBDIVISION, is held and shall be sold, conveyed, leased, occupied, resided upon, hypothecated and held subject to the following restrictions, conditions, covenants and agreements between the undersigned and the several owners and purchasers of said property and their respective heirs, successors and assigns.

1. Architectural Control Committee:

A. Creation: An Architectural Control Committee consisting of three (3) members has been created by the undersigned for the purpose of approving, rejecting, and requiring modification of any plans or specifications for structures to be erected on lots in said tract and for the enforcement of the covenants and conditions herein specified, so that all structures and properties shall conform to the restrictions and general plans of the undersigned and of the committee for the improvement and development of the whole tract.

B. Members: The Architectural Control Committee, as of the date of these Restrictive Covenants, consists of the following:

David H. Schmidt	Richard F. Schmidt	Howard J. Schmidt
2985 W. 9000 South	8894 So. 1700 West	9184 S. 1700 W.
West Jordan, Utah	West Jordan, Utah	Riverton, Utah

C. Representative and Compensation: A majority of the committee may designate a representative to act for it. Neither the members of the committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to these Restrictive Covenants.

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D. Vacancies: The undersigned may fill vacancies in the committee and remove members thereof at its pleasure; provided, however, that when ninety percent (90%) of the lots in said tract have been sold (either deeded or sold under Contract of Sale) thereafter, upon written designation by eighty-five (85%) of those who are then owners (either under contract of purchase or in fee) of lots in said tract, of some person or persons whom such owners desire to have made a member of said committee, the undersigned will appoint such person or persons on the committee and, if necessary, will remove from the committee existing members thereof in order to create vacancies for the new appointments; provided further, however, that one person designated by the undersigned shall always remain a member of said committee if the undersigned so desires.

E. Action: The Architectural Control Committee may act by affirmative vote of any two (2) of its members, and any authorization or approval made by the committee must be in writing and signed by at least two (2) members thereof. In the event the committee or its designated representative fails to approve or disapprove of plans and specifications only, within fifteen (15) days after plans and specifications have been submitted to them, then approval shall be deemed to have been given.

2. Mutual and Reciprocal Benefits:

All of said restrictions, conditions, covenants and agreements shall be made for the direct and mutual and reciprocal benefit for each and every lot created and the owners thereof, and shall be mutual and equitable servitudes upon each of said lots in favor of each other lot and owner thereof on the aforesaid property and shall be reciprocal rights and obligations between the respective owners of all of the lots so created and shall be a privity of contract and estate between Grantees of said lots, their heirs, successors and assigns and shall, as to the owners of each lot in said tract, their heirs, successors, and assigns, operate as covenants and conditions running with the land for the benefit of all other lots in said tract.

3. Term of Restrictions:

Each and all of the restrictions, conditions, covenants and agreements set forth herein shall continue in full force and effect and be binding until the first day of September 1997, upon which date the same shall be automatically continued for successive periods of ten (10) years each unless it is agreed by vote of the then record owners of a majority of the property owners to terminate and do away with the same; provided, however, that at anytime after September 1, 1997, these restrictions, conditions, covenants, and agreements may be altered or modified by the vote of the then record owners of a majority of the property.

4. Improvements:

A. Type of Structures: No building other than one (1) single family dwelling house shall be erected on any of said lots, nor shall any house constructed on any of said lots be used for any purpose other than a dwelling house, except the Architectural Control Committee can allow to be located in the area churches, schools, and playgrounds.

B. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, by or other out buildings shall be used on any lot at any time as a residency, either temporarily or permanently.

C. Approval: No building shall be erected, placed or altered

on any lot until the construction plans and specifications and the plans showing the locations of the structure have been approved by the Architectural Control Committee as to quality of workmanship in materials, harmony of external design with its existing structures and as to the location with respect to topography and finish grade elevation.

D. Masonry: No structure shall be built with less than 50% masonry unless otherwise approved by the Architectural Control Committee.

E. Size: The ground floor area of the main structure, exclusive one-story open porches and garages, shall be not less than 1,300 square feet, excepting that a two-story home shall not have less than a minimum of 950 square feet on the ground floor area. All the homes shall have double doors on the main floor and a garage of not less than 500 square feet. The Architectural Control Committee may grant a variance from the requirements of this sub-paragraph.

F. Lights: All lots must have a front yard electric light furnished by the builder or owner of the type and design specified by the Architectural Control Committee.

G. Height: No structure shall exceed two stories above the ground level for living space.

H. Resubdivision: None of said lots may be resubdivided except that the undersigned, their successors or assigns may divide any of said lots so as to increase the size of adjoining lots or where one or more of said lots is, in the opinion of the undersigned, its successors and assigns, of such size and character that it may be divided into two (2) or more lots which will each be similar to other lots in said tract, and adequate in size and character to permit development similar to that on said other lots.

I. Diligence in Building: When the erection of any residence or other structure is once begun, work thereon must be prosecuted diligently and it must be completed within a reasonable length of time.

5. Fences: No fence or wall shall be erected, placed or altered on any lot near to any street in the minimum building setback line unless prior approval is given by the Architectural Control Committee. All property owners whose property sides 90th South must place, at their sole expense and of the type and quality approved by the Architectural Control Committee, a four (4) foot high chain link fence along that portion of their respective properties siding 90th South.

6. Pets, Animals, Etc.: No animals other than a reasonable and usual number of household pets shall be kept on any of said lots, and in no case shall horses, cows, or other animals larger than dogs be kept on said lots. All owners of pets under this paragraph shall provide adequate fences, pens, or houses for such animals in order to keep them from straying onto other's property. In addition, all property owners shall be required to maintain said pens or houses for their pets in a sanitary condition in order to prevent odor and the accumulation of breeding insects.

7. 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 (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales. None of these signs may be illuminated.

8. Oil and Mining Operations: No oil drilling, oil development operation, 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 in any lot. No derrick or other structure designed for use in booring for oil or natural gas shall be erected, maintained or permitted upon any lot.

9. Rubbish Control: No rubbish shall be stored or allowed to accumulate on any lot or property, improved or unimproved, in said subdivision. Rubbish shall include, but not be limited to, bushes or weeds, household wastes, and automobiles, campers, trailers, boats, or parts thereof, which have been in a state of disrepair or unassembled for a period exceeding thirty (30) days. Trash, garbage or other wastes shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such rubbish shall be kept in a clean and sanitary condition. Each lot, whether improved or unimproved, shall be kept free of trash, weeds, rubbish 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.

10. Landscaping: Trees, lawns, shrubs or other plantings placed on the property shall be properly nurtured and maintained or replaced at the property owners expense.

11. Obstructions: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway 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 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection at the street property line extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of the street property line with the edge of the driveway or pavement. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

12. Easements: Such easements and rights-of-way shall be reserved to the undersigned, its successors and assigns, in and over said real property for the erection, construction, maintenance, and operation of drainage pipes, irrigation pipes and ditches, conduits and pipes, conduits, poles, wires, and any other means of conveying to and from lots in said tract, gas, electricity, power, culinary and irrigation water, telephone, telegraph services, sewage and other things for convenience to the owners of lots in said tract as may be shown on the recorded plat, and the undersigned, its successors and assigns shall have the right to reserve any further necessary easements for said purposes in contracts and deeds to any or all of the lots shown on the recorded plat. No structure of any kind shall be erected over any of such easements, except upon written permission of the undersigned, its successors or assigns and the various utilities companies which may have said easements running in their favor.

13. Power Lines: All power and telephone lines must be placed underground from each house or other structure to the nearest transformer, pole or vault. No owner shall place or permit to exist any suspended overhead power or telephone lines of any kind.

14. Parking: No campers, boats, or trailers shall be stored in excess of five (5) days in driveways, on the streets, or other areas in open view within this subdivision.

15. 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.

16. Penalties: Violation of any of the restrictions, conditions, covenants, or agreements herein contained, shall give the undersigned,

their successors and assigns, and the Architectural Control Committee the right to enter upon the property, upon or as to which said violations or breach exists, and summarily abate and remove at the expense of the owner, any erection, thing or condition that may be or exist thereon contrary to the provisions hereof without being deemed guilty of trespass, conversion or destruction of property.

The result of every action or omission whereby any restriction, covenant, condition, or agreement is violated, in whole or in part, is hereby declared to be and constitute a nuisance and every remedy allowed by law against a nuisance, either public or private, shall be applicable against such result. This remedy shall be deemed cumulative and not exclusive.

Violation of any of the restrictions, conditions, covenants or agreements herein contained by any of the purchasers of said property or their heirs or assigns, shall give the right to any other owner of property in this subdivision, the Architectural Control Committee or the undersigned, their heirs, successors, or assigns, to prosecute any proceedings at law or equity against such purchaser or purchasers violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages for such violation.

In the event the undersigned, the Architectural Control Committee or any property owner in this subdivision are successful in prosecuting any violation of these restrictive covenants, he may recover, in addition to any other damages, costs and expenses of the litigation, including reasonable attorneys' fees from the party found to be in violation thereof.

Nothing contained herein shall be construed to require the Architectural Control Committee, or the undersigned, to enforce any of the provisions contained herein by commencing legal action or otherwise; and nothing contained herein shall be construed to allow any owner of any lot in this subdivision, their heirs, successors, or assigns, to commence suit against said committee or the undersigned.

17. Voting: In voting pursuant to any applicable provision hereof, each lot owner of record shall be entitled to one (1) vote for each square foot of area owned by him and the action resulting from said vote shall be evidenced by a written instrument signed and acknowledged by such lot owners and the same shall be recorded in the County Recorder's Office of Salt Lake County, Utah.

18. Acceptance of Restrictions: All purchasers of property described above, or any portions thereof, shall, by acceptance of contracts or deeds for any lot or lots shown thereon or any portion thereof, thereby conclusively shall be deemed to have consented and agreed to all restrictions, conditions, and covenants and agreements set forth herein.

19. Severability: It is expressly agreed that in the event any covenant or condition or restriction herein before contained, or any portion thereof, is held invalid or void, such invalidity or voidness shall in no way affect any valid conditions, covenants or restrictions contained herein, all of which shall remain in full force and affect.

20. Paragraph headings: Paragraph headings and phrases at the beginning of certain paragraphs are inserted only as a matter of convenience and for reference, and in no way are, or are they intended to be, part of this Declaration nor are they in any way to define, limit or describe the scope or intent of the particular paragraph to which they refer.

In witness whereof, the owner has caused its corporate name and seal to be hereinto affixed by its duly authorized officers this 31 day of August, 1977.

BRAEMAR CORPORATION

By David H. Schmidt
David H. Schmidt

Attest: Howard J. Schmidt
Howard J. Schmidt, Secretary

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)



On this 31 day of August, 1977, personally appeared before me, David H. Schmidt and Howard J. Schmidt, President and Secretary, respectively, of Braemar Corporation, a Utah corporation, who, being by me duly sworn, did say that the within and foregoing Protective and Restrictive Covenants was signed on behalf of said corporation by authority of a resolution of its board of directors and asaid David H. Schmidt and Howard J. Schmidt duly acknowledge to me that said corporation executed the same that the seal affixed is the seal of said corporation.

Steve P. Miller
NOTARY PUBLIC
Residing in Sandy, Utah

My Commission Expires:

7-24-79

Recorded AUG 31 1977 at 12:16 p m
Request of David Schmidt
KATIE L. DIXON, Recorder
Salt Lake County, Utah
\$ 29.00 By Patricia R. Brown Deputy
Patricia Brown
REF. 2985 W 90th 50
SLC. 84084

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