

REC - 111 50000
RED. NOTE 248
300596

DECLARATION OF COVENANTS AND RESTRICTIONS ASSOCIATED TITLE CO

88 NOV 30 PM 4: 35

ALAN SPRIGGS
SUMMIT COUNTY RECORDER

This Declaration is made this 31st 1988, by the Pine Meadow Ranch Owners Association, a Utah non-profit corporation, as the owner of the following described real property located in Summit County, Utah.

Commencing N 89°26' W along the section line 2,564.58' North 2.97' from the S.E. corner of Section 21, T1N, R4E, SLB&M, thence N 76°38' W 200.0' to the East boundary of Lot 78, Plat A, Pine Meadow Ranch subdivision; thence North along said lot line 290.35', thence S 48°45'11" E 245.45'; thence S. 3°17'15" East, 175.05' to the Point of Beginning.

The land described above ("the subject property"), shall hereafter be purchased, sold, held, conveyed and transferred subject to the following restrictions and covenants which run with title to the land and are legally enforceable and binding as a contract on all parties having an interest of any kind in the subject property whether legal or beneficial among their heirs, successors and assigns:

1. The Subject property shall not be subdivided and each and every conveyance, deed, deed of trust or mortgage with less than all of the area of the subject property shall be null and void.
2. Restricted water service to the subject property is provided through Lot 78, Plat A, Pine Meadow Ranch, according to the official plat thereof on file in the office of the Summit County Recorder and will be terminated in the event any use of the water service is commenced within the boundaries of Lot 78, Plat A as set forth more specifically above or in the event that the owner of Lot 78, Plat A is other than the owner of the subject property.

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