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McGHEE LAND TITLE CO.

Recorded at Request of

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KATIE L. DIXON, Recorder,

Salt Lake County, Utah, By

C. Wayne Maberry

Dept. Date

MAY 19 1978

DECLARATION OF BUILDING AND USE RESTRICTIONS

PIONEER ESTATES SUBDIVISION NO. 4

PART A. PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the undersigned being the owners of the following described real property located in Salt Lake County, State of Utah, to wit:

All lots of Pioneer Estates Subdivision No. 4 in the Southwest Quarter of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U. S. Survey.

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 for not less than two or more than three vehicles. All construction to be of new materials, conventional stick frame only.

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 structure, 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 \$50,000.00 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 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 1150 square feet for a one-story dwelling, nor less than 950 square feet for a dwelling of more than one story.

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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 5 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 60 feet or more from the minimum building setback line. All buildings shall conform to county back yard requirements.

(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 in 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 65 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 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 maintenance of utilities, 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 maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

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 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.

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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 of 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 street 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 obstruct or retard the flow of water through drainage channels. The slope control areas of each lot and all improvements in them shall be maintained 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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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 after five years from recording date, 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 Heber Nelson, Richard Nuttall and Frank Nelson.
2. **Procedure.** The Committee's approval of 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 fully complied with.

PART D. GENERAL PROVISIONS

1. **Terms.** Those covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of forty years from the time they are recorded and will automatically be renewed every 10 years until 85% of the property owners vote otherwise.
2. **Violation of Restrictions, Penalties:** Violation of any of the restrictions, conditions, covenants or agreements herein contained shall give the undersigned, its successors and assigns, the right to enter upon the property upon or as to which said violation or breach exists, and to 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. The result of every action or omission whereby any restriction, covenant, 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. Such remedy shall be deemed cumulative and not exclusive.
3. **Acceptance of Restrictions:** All purchasers of property described above shall be acceptancy of contracts or deeds for every lot or lots shown therein, or any portion thereof, thereby be conclusively deemed to have consented and agreed to all restrictions, condition, covenants and agreements set forth.

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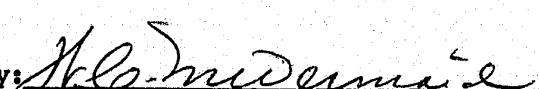
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4. Invalidity: It is expressly agreed that in any event any covenant or condition or restriction herein before contained, or any portion thereof, is held invalid or void, such invalidity or voidness shall in no way effect any valid covenant, condition or restriction.

McGHIE LAND TITLE COMPANY

By:   
P. J. Sullivan  
President

By:   
W. C. McDermaid  
Vice President

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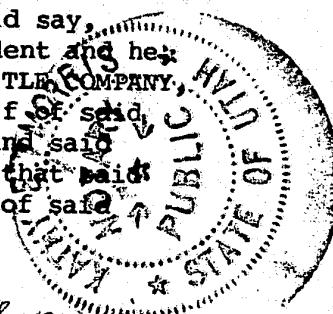
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H N MANAGEMENT, INC.

By *Heber D. Nelson*  
Heber D. Nelson

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

On the 17<sup>th</sup> day of May, A. D. 1978, personally appeared before me P. J. SULLIVAN and W. C. McDERMAID who being by me duly sworn did say, each for himself, that he, the said P. J. SULLIVAN is the president and he, the said W. C. McDERMAID is the vice-president of MCGHIE LAND TITLE COMPANY, and that the within and foregoing instrument was signed in behalf of said company by authority of a resolution of its board of directors and said P. J. SULLIVAN and W. C. McDERMAID each duly acknowledged to me that said company executed the same and that the seal affixed is the seal of said company.



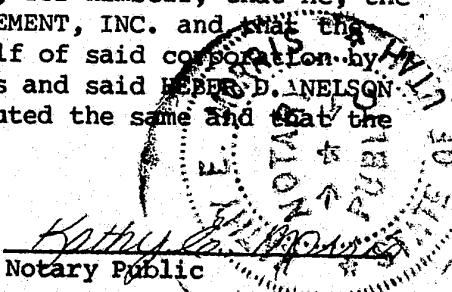
*Kathy L. Morris*  
NOTARY PUBLIC

My Commission Expires: 4/26/80

Residing at: Salt Lake City, UT

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

On the 17<sup>th</sup> day of May A. D. 1978, personally appeared before me HEBER D. NELSON who being by me duly sworn did say, for himself, that he, the said HEBER D. NELSON is the President of H N MANAGEMENT, INC. and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said HEBER D. NELSON duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



My Commission Expires: 4/26/80

Residing at: Salt Lake City, UT