

AMENDED PROTECTIVE COVENANTS
FOR DEVELOPMENT OF
RON-CLARE VILLAGE NO. 2

PART A. PREAMBLE

For the purpose of sound development of this area to maintain value levels and contribute to the character of this neighborhood, Simmons & Wiberg Investment Corporation, the legal owners of the within described land, cause these restrictions and protective covenants to be placed upon this property:

All of LOTS 113 through 223, RON-CLARE VILLAGE NO. 2, a subdivision located in Section 9, Township 6 North, Range 1 West, Salt Lake Base and Meridian, in the City of Ogden, County of Weber, State of Utah according to the official plat thereof.

PART B. AREA OF APPLICATION

The residential area covenants in Part C in their entirety shall apply to the above described property.

PART C. RESIDENTIAL AREA COVENANTS

C-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 one story in height and a private garage for not more than two cars.

C-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 D.

C-3 Dwelling Cost. Quality and Size. No dwelling shall be permitted on any lot at a cost less than \$9,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant 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 sizes. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,000 square feet.

C-4 Building Location. 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 set-back and side-lot restrictions prescribed by Ogden City Zoning Ordinances. In no event shall any building be located on any lot nearer than thirty (30) feet to the front lot

line, or nearer than twenty (20) feet to any side street line. No building shall be located nearer than eight (8) feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located thirty (30) feet or more from the minimum building set-back line. No dwelling shall be located on any interior lot nearer than eight (8) feet to the rear lot line. 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.

C-5 Lot Area and Width. No lot shall be resubdivided into, nor shall any dwelling be erected or placed on, any lot having a width of less than sixty (60) feet at the building set-back line or containing less than six thousand (6000) square feet.

C-6 Easements. Easements for installation and maintenance of utilities, irrigation and drainage facilities are reserved as shown on the recorded plat.

C-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.

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

PART D. ARCHITECTURAL CONTROL COMMITTEE

D-1 Membership. The architectural control committee is composed of Rudolph E. Tribett, Grant J. Price, and Joseph L. Norfleet. 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 shall have full authority to designate 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.

D-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 thirty (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 duly complied with.

PART E. GENERAL PROVISIONS

E-1 Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) 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.

