

32206

RESTRICTIVE COVENANTS

RECORDED AT THE OFFICE OF
THE COUNTY CLERK OF
UTAH COUNTY
DEPUTY CLERK
BY
1983 OCT 21 AM 10:31

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Paul G. Smith

32206

Glade Gillman

, fee owner of the following

described real property located in the City of Orem, County of Utah, State of Utah, same being the real property now duly

Lots 1-7 Plat "A"

platted as Cameron Square Subdivision, a subdivision of the City of Orem, as such plat is now recorded in ~~book~~ *entry # 33172* ~~at page~~ *plat # 2730*

of the records in the office of Recorder of the County of Utah, State of Utah, hereby makes the following declarations as to limitations, restrictions, and uses to which the lots or tracts constituting such subdivision may be put, and hereby specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations on all future owners in such subdivision, this declaration of restrictions being designed for the purpose of keeping the subdivision desirable, uniform, and suitable in architectural design and use as specified herein.

PURPOSE

The purpose of these restrictions is to insure the use of the property for attractive commercial purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the community, and thereby to secure to each site owner the full benefit and enjoyment of his property with no greater restriction on the free and undisturbed use of his site than is necessary to insure the same advantages to the other site owners.

COVENANT NUMBER 1

ARCHITECTURAL COMPATABILITY

No commercial building or other structure shall be erected on the conveyed property, or landscaping undertaken until the plans and specifications with the proposed site therefor have been submitted to and approved by the site plan approval commit-

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tee as to outward appearances and design, and a written permit issued therefor; provided, however, that if the approving authority fails to approve or disapprove such plans and specifications within sixty (60) days after same have been submitted, or if no suit to enjoin the erection of such structures has been commenced prior to the completion thereof, such approval shall not be required.

The site plan approval committee shall consist of all of the owners of property subject to these restrictive covenants.

COVENANT NUMBER 2

PARKING & TRAFFIC FLOW

No commercial building or other structure shall be erected on the conveyed property unless the site plan review committee shall both review and approve in writing a parking and traffic flow plan for each proposed development.

Each such plan shall be in written form and include maps, charts, or photographs where appropriate.

If the site plan review committee fails to approve or deny any proposed parking and traffic flow plan within sixty (60) days of being submitted or if no suit to enjoin the erection of such structure has been commenced prior to the completion thereof, such approval shall not be required.

COVENANT NUMBER 3

LANDSCAPING

When any building shall be constructed on any portion of the lands and premises conveyed by the within deed, the owner of the portion of the land on which such building is constructed shall cause landscaping (grass and or decorative shrubs) to be installed in accordance with municipal requirements.

All landscaping surrounding any given site shall be completed within one hundred and eighty (180) days of the beginning of construction on that site.

COVENANT NUMBER 4

INGRESS AND EGRESS

All property owners or their tenants or assigns shall maintain at all times free and clear automobile access between any and all parking areas and the access roadway.

COVENANT NUMBER 5

COMPATABILITY OF BUSINESS PURPOSES

There shall not be erected on any part of the property herein conveyed any building in which shall be carried on any business offensive, noxious, or detrimental to the use of the land within the subdivision, nor shall the conveyed premises be used for any purposes that, as a matter of common experience, tend to create a nuisance.

COVENANT NUMBER 6

ENGINEERING DETAILS

All developers, their successors, tenants or assigns, of the subject property shall cause to be constructed, or if already constructed, maintain the following:

1. A high back curb on the access road through the development.
2. A thirty (30) foot radius at the intersection of 12th No. and State Street.
3. Twenty-five (25) foot radii on all parking entrances onto State Street.
4. Each access road shall be thirty-four (34) feet wide and constructed and developed to Orem City standards.

COVENANT NUMBER 7

SIGNS

No signs, billboards, or advertising devices of any kind shall be placed or otherwise installed on any lot or building in

the subdivision except those signs used in the sale of the property or such signs of a reasonable nature as may be necessary to identify the commercial enterprises in the subdivision.

COVENANT NUMBER 8

NO HEAVY INDUSTRY OF DANGEROUS SUBSTANCES

There shall not be erected, maintained, on any part of the subdivision, any factory or facility of any kind or nature whatsoever for engaging in heavy industry or for the manufacture or sale of any inherently dangerous substance.

ENFORCEMENT

These restrictions shall operate as covenants running with the land for the benefit of any and all persons who now may own, or who may hereafter own, property in Cameron Square Subdivision, and such persons are specifically given the right to enforce these restrictions through any proceedings, at law or in equity, against any person or persons violating or threatening to violate such restrictions, and to recover any damages suffered by them from any violations thereof.

OWNER:

Blade Gillman

STATE OF UTAH)


) ss

COUNTY OF UTAH)

On the 15th day of September, 1983, personally appeared before me Blade Gillman, the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:

7/6/85

Clark Peterson
Notary Public
Residing in: 7485


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