

3

SECURITY TITLE COMPANY

3294152

RESTRICTIVE COVENANTS

THESE RESTRICTIVE COVENANTS are made by Prowswood, Inc., a Utah corporation (hereinafter "Prowswood") on the 13th day of June, 1979.

R E C I T A L S:

A. Prowswood is the owner of the following described real property ("the Property") situate in the County of Salt Lake, State of Utah:

Beginning at a fence corner which is North 1010.23 feet and East 302.37 feet from the Southwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 81°49'09" East along a fence line 135.91 feet; thence South 20°00' East 106.68 feet; thence North 81°49'09" West 152.26 feet to a fence; thence North 11°42'59" West along a fence line 100.00 feet to the point of beginning.

Contains 13,548 square feet or 0.311 acres.

B. Prowswood is the developer of a condominium project known as Fairmeadows Condominium Project (hereinafter ("Fairmeadows")) which is, or will be, on the following described real property in Salt Lake County, State of Utah, to-wit:

Beginning at a point on the East line of 700 East Street said point being North 372.45 feet and East 61.45 feet from the Southwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°01'56" West along said East line 508.86 feet to a point on a curve to the right, the radius point of which is South 36°53'28" East 25.0 feet; thence Easterly along the arc of said curve 24.64 feet to a point of tangency which is the South line of Enchanted Dr.; thence South 70°25' East along said South line 282.56 feet to a point of a 251.24 foot radius curve to the left; thence Easterly along the

196979
SECURITY TITLE COMPANY
Charlie

KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

JUN 14 11 07 AM '79

9050

SECURITY TITLE CO.
SEP
C. Wayne Maberry

arc of said curve and South line 188.92 feet to a point of a compound curve to the left, the radius point of which is North 23°30' West 122.0 feet; thence Northeasterly along the arc of said curve and South line 139.47 feet; thence South 89°00' East 203.29 feet; thence South 71°15' East 310.83 feet; thence South 22°30' West 22.51 feet; thence South 69°05'40" East 609.55 feet to the West line of 900 East Street; thence South 0°01'30" East along said West line 337.21 feet; thence West 122.83 feet; thence South 6°30' West 71.89 feet; thence North 65°00' West 91.84 feet; thence South 75°01'38" West 63.20 feet; thence South 9°11'52" West 61.23 feet; thence North 80°44'14" West 192.62 feet; thence North 80°35'28" West 200.00 feet; thence North 80°27'20" West 137.01 feet; thence North 81°18'37" West 190.00 feet; thence North 81°33'15" West 25.02 feet to the Northerly line of Baker Drive, which is also on a curve to the left, the radius point of which is South 85°01'25" West 51.86 feet; thence Northwesterly along the arc of said curve and Northerly line 68.78 feet to a point of tangency; thence North 80°58' West along said Northerly line 537.54 feet to a point of a 25.0 foot radius curve to the right; thence Northwesterly along the arc of said curve and North line 12.12 feet to the point of beginning. Contains 20.274 acres.

Also the Maintenance Area described as follows:

Beginning at a point on the North line of Enchanted Drive, said point being East 338.27 feet, and North 837.07 feet from the Southwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 11°42'59" West 76.84 feet; thence South 81°49'09" East 152.26 feet; thence South 20°00' East 69.82 feet to a point on a curve to the right, the radius point of which is North 17°08'56" West 211.24 feet; thence Westerly along the arc of said curve and North line 135.43 feet to a point of tangency; thence North 70°25' West along said North line 27.48 feet to the point of beginning. Contains 0.278 acres.

C. Prowswood desires to impose certain restrictions on the Property for the primary use of the unit owners of

Fairmeadows in parking of certain recreational vehicles, boats, and the like for so long as Fairmeadows shall exist as a condominium project under the Utah Condominium Ownership Act (Sections 57-8-1 through 57-8-36, Utah Code Annotated (1953), as the same may be amended from time to time).

NOW, THEREFORE, in pursuance of the foregoing, Prowswood hereby imposes the following limitations, restrictions and uses to which the Property may be put:

1. Use Restrictions. The use of the Property shall be restricted to parking recreational vehicles, equipment, boats, trucks larger than 3/4 ton, motor homes and similar items by unit owners of Fairmeadows and by others, if any space shall be available, as Prowswood may determine, subject to payment by users of such rental as may be satisfactory to Prowswood, and subject, also, to strict observance by such users of the rules and regulations as Prowswood may from time to time prescribe regarding such parking.

2. Duration. The restrictions imposed hereby shall continue for so long as Fairmeadows shall continue to exist as a condominium project under the Utah law aforementioned. Upon the cessation of Fairmeadows as a condominium project, the restrictions and covenants hereby imposed shall terminate by the unilateral filing of an Affidavit by Prowswood, its successors or assigns, certifying that (i) Fairmeadows has terminated its status as a condominium project, and, (ii) declaring that the restrictions and covenants imposed upon the Property by this instrument are thereby removed.

3. Covenants Running With Land. The declarations

hereof shall constitute covenants running with the Property, and shall be binding on all parties and all persons claiming under Prowswood, and for the benefit of and limitations upon, all future Condominium unit owners in Fairmeadows, subject to the right of Prowswood, its successor or assigns, to remove such restrictions and covenants upon the termination of Fairmeadows as a condominium project as above provided in Section 2.

The officer who signs this instrument hereby certifies that this instrument was duly authorized under a resolution duly adopted by the Board of Directors of Prowswood at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, Prowswood has caused its corporate name to be hereunto affixed by its duly authorized officer on the day and year first above written.

PROWSWOOD, INC
By Richard S. Prows
RICHARD S. PROWS
Its President

STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 13th day of June, 1979, personally appeared before me RICHARD S. PROWS, who, being by me duly sworn, did say that he is the President of Prowswood, Inc.; that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and he duly acknowledged to me that said corporation executed the same.

Donna K. Corak
NOTARY PUBLIC
Residing at Salt Lake City, Utah

My Commission Expires:

