

ENT 39554 BK 3174 PG 88
NINA B REID UTAH CO RECORDER BY MB
1993 JUN 17 10:37 AM FEE 52.00
RECORDED FOR GUARDIAN TITLE COMPANY OF U

**DECLARATION OF PROTECTIVE COVENANTS AND
RESTRICTIONS APPLYING TO SOUTHTOWNE ESTATES
Lehi, Utah**

DEDICATION

The undersigned owner in fee of the described real property do hereby make the following declarations as to limitations, restrictions and uses to which the land may be put, hereby specifying that the said declaration shall constitute covenants to run with all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners of the above described land, this declaration of restrictions being designated for the purpose of keeping the said area desirable, uniform, and enhancing and protecting the valued, desirability, and attractiveness of the lands within said area and every part thereof.

DESCRIPTION

SEE ATTACHMENT FOR LEGAL DESCRIPTION

A. AREA COVENANTS

A-1 Land use and Building Type. Land shall be used for residential purposes. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than one permanent, detached single family dwelling not to exceed two stories in height, each having an attached private carport or garage for not less than two automobiles.

A-2. Dwelling Quality and Size. All dwellings shall be of a quality of workmanship and materials substantially the same or better than which can be procured on the date these covenants are recorded. Dwellings shall be of not less than 25% front exterior masonry. No homes shall be permitted to have the sheet metal type of exterior siding. The ground floor area of one story dwellings, exclusive of garages and open porches, shall not be less than 900 square feet. Split level designs, the ground level and the next level above (not including the area above the garage) plus the finished area of the lower level which is open to the main floor living area, will count toward the 900 square footage requirement. The ground floor area of two story dwellings are to have a roof pitch of not less than 4-12 pitch. Log homes and pre-constructed homes are not permitted.

B. GENERAL PROVISIONS

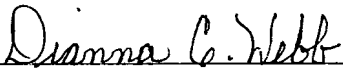
The said covenants, conditions, restrictions and reservations shall be perpetual and shall apply to and be forever binding upon the grantees, successors, executors, administrators and assigns, and are imposed upon the land as an obligation in charge against the same for the benefit of the grantors herein named, its successors and assigns as a general plan for the benefit of the said tract, however, the said covenants can be terminated or amended by agreement in writing signed by two-thirds of the property owners in the said area.

I JOHN L. HADFIELD, TRUSTEE, do hereby execute the above document on this the 20 day of May, 1993.

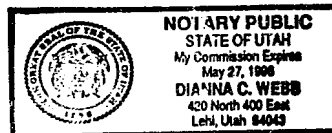


JOHN HADFIELD, TRUSTEE

John L. Hadfield did personally appear before me and execute the above document on this the 20th day of May, 1993



NOTARY PUBLIC



PARCEL #1

BEGINNING AT A POINT WHICH IS SOUTH 00°21'46" EAST ALONG THE SECTION LINE 368.84 FEET AND EAST 1350.296 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°15'40" EAST 254.79 FEET; THENCE NORTH 88°24'00" EAST 105.54 FEET; THENCE SOUTH 00°17'00" WEST 15.01 FEET; THENCE NORTH 88°24'00" EAST 385.11 FEET; THENCE NORTH 68°54'00" EAST 35.16 FEET; THENCE SOUTH 266.14 FEET; THENCE WEST 524.34 FEET TO THE POINT OF BEGINNING.

PARCEL #2

BEGINNING AT A POINT WHICH IS SOUTH 00°21'46" EAST ALONG THE SECTION LINE 368.84 FEET AND EAST 1350.296 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 524.34 FEET; THENCE NORTH 266.14 FEET; THENCE NORTH 68°54'00" EAST 24.61 FEET; THENCE NORTH 88°24'00" EAST 99.19 FEET; THENCE SOUTH 00°30'48" EAST 675.62 FEET; THENCE SOUTH 22°13'51" WEST 17.37 FEET; THENCE SOUTH 88°43'08" WEST 648.05 FEET; THENCE NORTH 00°15'40" EAST 428.40 FEET TO THE POINT OF BEGINNING.

PARCEL #3

BEGINNING AT A POINT WHICH IS SOUTH 00°21'46" EAST ALONG THE SECTION LINE 318.006 FEET AND EAST 2000.046 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°30'48" WEST 266.92 FEET; THENCE NORTH 88°24'00" EAST 0.68 FEET; THENCE NORTH 00°35'00" WEST 266.13 FEET; THENCE NORTH 88°11'36" EAST 191.52 FEET; THENCE NORTH 00°33'33" WEST 268.83 FEET; THENCE NORTH 88°18'10" EAST 447.93 FEET; THENCE SOUTH 00°04'04" WEST 778.24 FEET; THENCE SOUTH 88°26'09" WEST 631.67 FEET TO THE POINT OF BEGINNING.