

735 180

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: That we, Lee K. Hanson, Frank C. Eliason and
Moroni E. DeHann of Ogden in Weber County, State of Utah, being the owners of the
real property hereinafter described, do hereby certify and declare that the
following restrictive covenants are hereby imposed upon all lots embraced within
Ridgewood Estates #1, a sub-division of Roy, Utah, as platted and described as follows:

All the lots in Ridgewood Estates #1, a subdivision of the
City of Roy, Weber County, Utah.

The covenants hereinafter specifically set forth are to run with the
land and shall be binding on all parties and all persons claiming under them
until thirty years from date, at which time said covenants shall be automatically
extended for successive periods of ten years unless by a vote of a majority
of the then owners of said lots it is agreed to change said covenants in
whole or in part.

If any party hereto, their heirs or assigns shall violate or attempt
to violate any of the covenants herein contained to be kept by them it shall
be lawful for any other person or persons owning any real property situated
in said sub-division to prosecute any proceedings at law or in equity against
the person or persons violating or attempting to violate the same, either to
enjoin or prohibit any such violation or for damages or other compensation
or both for any such violation.

In the event any of the covenants herein contained or any part thereof
be declared invalid by any court of competent jurisdiction, the remainder
thereof shall in now ways be effected by such judgement, but shall remain in
full force and effect.

1. All lots in said tract shall be known and described as residential
lots. No structures shall be erected, altered, placed or permitted to remain
upon any lot other than one detached single family dwelling; such dwelling not
to exceed one and one-half stories in heights, a private garage or carport for
no more than two cars and other out buildings approved in advance in writing by the
committee.

2. No building shall be erected, placed or altered upon any lot in said
subdivision until the building plans and specifications and the plot plan, showing
the location of such building upon such lot, shall have been approved, in writing,

as to the conformity and harmony of external design with existing structures in the subdivision and as to location of the structure with respect to topography and finished ground elevation. The committee authorized to examine the same shall consist of Lee K. Hanson, Frank C. Eliason and Moroni E. DeHaan all of Ogden, Weber County, Utah. Said committee may, in writing, designate by a majority of its members, a representative to act in the place and stead of said committee. In the event of their death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove any design or location presented to them or to designate a representative to act for them and in their stead. In the event any plans, specifications or locations shall not be approved or disapproved in writing within 30 days after the same have been submitted to the committee, or in any event, if not suit to enjoin the erection of any proposed structure or the making of any such alteration has been commenced prior to the completion thereof, the same shall be considered and this covenant fully complied with. Neither the members of this committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of said committee and the members thereof shall cease on and after ten years from date. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in the subdivision and duly recorded extending or continuing the duration of said committee and its powers.

3. No structure shall be located on any lot nearer to the front line or side line than the minimum building setback lines. 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. No building shall be located nearer than 8 feet to an interior lot line except a detached garage or other out buildings locate 45 feet or more from the minimum building setback line and shall not be located nearer than 2 feet to any side lot line nor nearer than 15 feet to any dwelling, and no dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line.

4. No residential structure shall be erected or placed on any building lot which has an area of less than 8000 square feet or a width of less than 70 feet at the front building setback line with no exceptions.

5. No noxious or offensive trade or activity and no nuisance shall be carried on upon any lot nor shall anything be done which may be or become an annoyance in the neighborhood.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding, erected in the subdivision shall, at any time, be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence, nor shall any structure be placed upon any lot in said subdivision except by constructing the same on the site of said lot.

7. No dwelling shall be erected upon any lot in said subdivision, the main ground floor area of which, (exclusive of one story, open porches and garages), shall be less than 850 square feet, in the case of a one story structure, nor less than 700 square feet in the case of one and one-half story structure.

8. The foundation line of all buildings shall be eighteen inches above the street sidewalk level.

9. No structure erected in said subdivision shall be built upon a foundation higher than thirty inches above the finished grade of lot.

10. No fence shall extend beyond the front setback line of dwellings.

11. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the record 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 change the direction of flow of drainage channels in the easements, 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.

IN WITNESS WHEREOF the parties hereto have set their hands and
affixed their signatures at Ogden, Utah this 21 day of Feb. 1963.

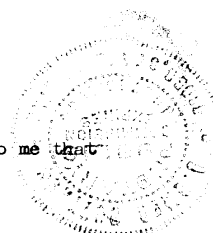
Frank C. Eliason
Lee K. Hanson
Moroni E. DeHaan

STATE OF UTAH)
) : SS
COUNTY OF WEBER)

On the 21 day of Feb. 1963, personally appeared
before me.

Lee K. Hanson
Frank C. Eliason
Moroni E. DeHaan

the signers of the foregoing instrument who duly acknowledged to me that
they executed the same



D. D. Burtars
NOTARY PUBLIC
Residing at Ogden, Utah

My Commission Expires:

July 15 1964

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Platted Indexed
Recorded Abstracted
Compared Page

610 - 42nd St.

STATE OF UTAH)
COUNTY OF WEBER) 520

Lee K. Hanson
FEB 21 1 40 PM '63

BOOK 735 OF RECORD
PAGE 180-183
RUTH EAMES OLSEN
COUNTY RECORDER.

Ruth Eames Olsen