419103 DESCRIBED REAL PROPERTY NOON ALL NEW BY THESE PRESENTS:

THAT WHEREAS, the undersigned being the owners of the following described real property situate in Davis County, State of Utah, and identified as:

VILLA VISTA SUBDIVISION UNIT NO. 1, consisting of Lots numbering from 1 to '46.

In consideration of the premises and as part of the general plan for improvement of said property, we the undersigned do hereby declare that the property hereinabove described, subject to the restrictions and covenants hereinafter set forth, to-wit:

- 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 two stories in height and a private garage or carport for not more than three cars.
- 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 atructure 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 hereinafter provided for in paragraph 15 and 16.
- 3. DWELLING COST, QUALITY AND SIEE. No dwelling shall be permitted on any lot at a cost of less than \$18,000.00 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 size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet.
- 4. BUILDING LOCATION.

 a. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum setback line shown on the recorded plat. In any event, no building shall be located on any lot nearer than 30 feet to the front line or nearer than 30 feet to any side street line.
- b. No building shall be located meaner than 10 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 100 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot meaner than 10 feet to the rear lot line.

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