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KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

ASSOCIATED TITLE
Edward M. Miska
EDWARD MIKA

4225993 DECLARATION OF PROTECTIVE COVENANTS,
AGREEMENTS, RESTRICTIONS AND
CONDITIONS AFFECTING THE REAL PROPERTY
KNOWN AS EASTRIDGE V

WHEREAS, the undersigned controls and is the owner of record of Lots 1, 2, 8-10, 12, 14-25, 29-56 in that certain tract of land situated in Salt Lake County, State of Utah, described as Eastridge V.

WHEREAS, the undersigned is about to sell the property described heretofore, which it desires to subject, pursuant to a general plan of improvement, to certain restrictions, conditions, covenants and agreements between itself and the several purchasers of said property and between the several purchasers of said property themselves as hereinafter set forth:

NOW, THEREFORE, the undersigned declares that the property described heretofore is held and shall be sold, conveyed, leased, occupied, resided upon, hypothecated and held subject to the following restrictions, conditions, covenants and agreements between itself and the several owners and purchasers of said property as between themselves and their heirs, successors and assigns.

PART A. AREA OF APPLICATION

A-1. FULLY PROTECTED RESIDENTIAL AREA. The Residential Area Covenants in Part B in their entirety shall apply to all lots described above of the Eastridge V Subdivision, as recorded with the Salt Lake County, Utah Recorder's Office.

PART B. RESIDENTIAL AREA COVENANTS

B-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 dwelling not to exceed two stories in height and private attached garages for not less than two vehicles. All land use and buildings shall be in compliance with all zoning and land use ordinances and regulations of the municipalities and agencies governing the subdivision land use and buildings, and all landscaping, grading and drainage of the land in each owner's lot shall be completed so as to comply with the Neighborhood Grading and Drainage Plan, as approved by Salt Lake County Flood Control for the subdivision and the individual lots therein.

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B-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 structure 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 provided in Part C.

B-3. DWELLING QUALITY AND SIZE. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,500 square feet for a one-story dwelling, nor less than 2,000 square feet for a dwelling of more than one story above the curb level.

B-4. BUILDING LOCATION.

(a) No building shall be located on any lot nearer than 30 ft. to the front lot line and no building shall be located on the radius of a cul-de-sac lot nearer than 20 ft. to the front lot line, or nearer than 20 feet to any side street line.

(b) No building shall be located nearer than 8 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the building setback line. No dwelling shall be located on an interior lot nearer than 20 feet to the rear lot line. No accessory or out buildings shall be located to encroach upon any easements.

(c) For the purpose of this covenant, eaves, steps, and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

B-5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 65 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 8,000 square feet, except that a dwelling may be erected or placed on all lots as shown on the recorded plat provided that front, side and rear setbacks required above are complied with. No lot or lots may be redivided for the purpose of creating any additional building sites.

B-6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear seven 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.

B-7. NUISANCES. No noxious or offensive activity shall be carried upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Neighborhood. No automobile or other vehicle is to be parked on the street or front or side of any lot unless it is in running condition, properly licensed and regularly used.

B-8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

B-9. PRIVATE RESIDENCE - MOVING STRUCTURES. Said premises shall be used for private residence purposes only, except as hereinafter set forth and no structure of any kind shall be moved from any other prior residence upon said premises. No incomplete building shall be permitted to remain incomplete for a period in excess of 1 year from the date the building was started unless approved by the Architectural Control Committee, in writing, and then only for reason beyond the control of the Committee.

B-10. SIGNS. No sign of any kind shall be displayed to the public view on any lot except the professional sign of not more than one square foot, one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

B-11. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarry or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or

shafts be permitted upon, or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

B-12. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose and are restricted to the owner's premises or on leash under handler's control.

B-13. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and away from the public view.

B-14. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line within the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

B-15. MAINTENANCE OF SUBDIVISION FENCE. For the first five years from the date of construction, the subdivision fence built under the direction of the undersigned shall be maintained by the undersigned or its successors or assigns. At the end of said five year period, said fence shall be maintained by the lot owners along said fence line with each such lot owner being responsible for the portion of the fence bordering said owner's respective lot.

B-16. OWNER'S UPKEEP OF GENERAL APPEARANCE OF PROPERTY AND LOTS. Each owner shall be responsible for maintaining the general neat appearance of any building or other improvement located on his property. Proper upkeep shall include maintaining the property in good condition and appearance to the satisfaction of the Architectural Control Committee, including but

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not limited to: Regular cleaning, painting and keeping all parts of any building or improvement in good repair.

PART C. ARCHITECTURAL CONTROL COMMITTEE

C-1. MEMBERSHIP. The Architectural Control Committee is composed of David B. Castleton, 2340 South 900 West, Salt Lake City, Utah; Terry Carlston, 1723 West 4160 South, Salt Lake City, Utah; and Morris A. Kjar, 2340 South 900 West, Salt Lake City, Utah. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

C-2. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within 30 days after the plans and specifications have been submitted to it, or thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

PART D. GENERAL PROVISIONS

D-1. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of forty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change the covenants in whole or in part.

D-2. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

D-3. SEVERABILITY. Invalidation of any one of these covenants by judgment or court shall in no wise affect any of the other provisions which shall remain in full force and effect.

D-4. AMENDMENT. These covenants may be amended by the written approval of the fee simple owners of at least two-thirds (2/3) of the lots within the subdivision.

CASTLETONS EMPLOYEE STOCK OWNERSHIP TRUST

By *Grant W. Castleton*
Grant W. Castleton, Trustee

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 7th day of April, 1986, personally appeared before me Grant W. Castleton, who being by me duly sworn did say that he is a Trustee of Castletons Employee Stock Ownership Trust, who duly acknowledged to me that he executed the same in behalf of said Trust.

Sandy
Notary Public
Residing at: Sandy, Utah



My Commission Expires:

2-9-90

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