

441304

DECLARATION OF BUILDING AND USE RESTRICTIONS

187

MAUREAS, NLOD DEVELOPMENT COMPANY, a California Corporation, is the Owner, Possessor, and Developer of the following described tract of land situated in Kaysville, Davis County, State of Utah:

All of Lots 1 to 51, inclusive, PALOS VERDES ESTATES SUBDIVISION, PLAT "A", a subdivision of part of Sections 3 and 10, Township 3 North, Range 1 West, Salt Lake Meridian, in the City of Kaysville, according to the official plat thereof.

AND do hereby establish the nature of the use and enjoyment of all lots in said subdivision, and do declare that all conveyances of said lots shall be made subject to the following conditions, restrictions, and stipulations:

RESIDENTIAL AREA COVENANTS:

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 private garages and/or carports for not more than three vehicles. All construction to be of new materials, except that used brick may be used with prior written approval of the Architectural Control Committee.
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 front building setback line unless similarly approved. Approval shall be as hereinafter provided.
3. DWELLING SIZE: The main floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 950 square feet.
4. BUILDING LOCATION: 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 in the event the lot is a corner lot. No dwelling shall be located nearer than 3 feet to any interior lot line, except that a one-foot minimum side yard shall be permitted for a garage or other permitted accessory building located 45 feet or more from the front building setback line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. Detached garages, or other permitted accessory buildings, may be located 7 feet or more from the rear lot line, so long as such buildings do not encroach upon any easements. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of any building on a lot to encroach upon another lot.
4. LOT AREA AND WIDTH: No dwelling shall be erected or placed on any lot having a width of less than 70 feet at the front building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 8000 square feet, except that a dwelling may be erected or placed on all corner and cul-de-sac lots as shown on the recorded plat, provided that the above yard clearances are maintained.
6. EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 7.0 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.
7. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No clothes drying or storage of any articles which are unsightly in the opinion of the Architectural Control Committee will be permitted in carports, unless in enclosed areas designed for such purpose. No automobiles, trailers, boats, or other vehicles are to be stored on streets or front or side lots unless they are in running condition, properly licensed and are being regularly used.
8. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently. No Mobile Homes are permitted.

Plotted Abstracted
 On Margin Indexed
 Compared Entered

9. SIGNS: No sign of any kind shall be displayed to the public view on any lot except one 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.

10. 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 purposes and are restricted to the owner's premises, or on leash under handler's control.

11. 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. Each lot and its abutting street are to be kept free of trash, weeds and other refuse by the lot owner. No unsightly materials or other objects are to be stored on any lot in view of the general public.

12. 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 case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

13. OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying 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.

14. LANDSCAPING: Trees, lawns, shrubs, or other plantings provided by the developer shall be properly nurtured and maintained or replaced at the property owner's expense upon request of the Architectural Control Committee.

15. SLOPE AND DRAINAGE CONTROL: No structure, planting or other material shall be placed or permitted to remain or other activities undertaken which may damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slope control areas of each lot and all improvements in them shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

16. ARCHITECTURAL CONTROL COMMITTEE: There shall be, and hereby is, established a committee composed of F. Heber Kimball, C. P. Lodder, and Marie Lodder, of Bountiful, 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 of the committee shall have full authority to select 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 record 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. 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 plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.

17. GENERAL PROVISIONS: 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 40 years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change and amend these covenants in whole or in part. 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 such violation, or to recover damages.

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

WITNESS our hand and seal this 6 day of August, A.D. 1976.

KLOD DEVELOPMENT COMPANY, a corporation

BY: C. P. Lodder
C. P. LODDER, Vice President

STATE OF UTAH ↓
 SS.
COUNTY OF DAVIS ↓

On the 6 day of August, A.D. 1976, personally appeared before me C. P. LODDER, who being by me duly sworn, did say, that he is the Vice President of KLOD DEVELOPMENT COMPANY, the within named corporation, that he signed this instrument for and on behalf of said corporation by authority of a resolution of its Board of Directors, and said C. P. LODDER duly acknowledged to me that said corporation executed the same.

Kenneth R. ...
NOTARY PUBLIC

Residing at: Bountiful, Utah

My Com. Expires: April 4, 1978