

BUILDING AND USE RESTRICTIONS
Chelsea Cove, Plat No. 9A
Dated May 11, 1977
Recorded May 22, 1977
Entry # 462503
Book 650 Page 504

PART A. PREAMBLE

The undersigned, CHELSEA DEVELOPMENT COMPANY, being the owner of land herein-after described as Chelsea Cove Plat No. 9A located in Davis County, Utah, desiring to develop a residential area of distinctive and individual character and to provide means by which such character may be safeguarded and protected, does hereby make this Declaration of Protective Covenants, Agreements, Restrictions, and Conditions as follows, to-wit:

WHEREAS, the undersigned is the legal and beneficial owner of a certain tract of land situated in Davis County, State of Utah, described as follows:

Chelsea Cove Plat No. 9A.

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

NOW THEREFORE, the undersigned declare 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, and agreements between it and the several owners and purchasers of said property as between themselves and their heirs, successors and assigns.

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 a detached single-family, single story dwelling and a private garage for not less than two or more than three cars. Depending on the topography and finish grade levels, certain lots may qualify for two story dwellings if, in the opinion of the Architectural Control Committee, the view of neighboring homes and adjacent subdivisions are not adversely effected, and blend harmoniously within the subdivision.

B-2 ARCHITECTURAL CONTROL.

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plot 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 materials, colors, and size 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 setback line unless similarly approved. approval shall be as provided in Part C.

B-3 DWELLING COSTS, QUALITY AND SIZE.

No dwelling shall be permitted on any lot at an appraised value of less than \$50,000, excluding the lot, 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 a quality of workmanship and materials substantially the same or better than 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 mainstructure, exclusive of one-story open porches and garages, shall be not less than 1,500 square feet for a one story dwelling without a basement of 1,250 square feet for a dwelling with a full basement, including split levels and split entries. No structure shall present an unfinished appearance for a period of more than twelve months from the beginning of construction. All construction must be completed within one year after the commencement of construction, including all exterior site improvements. The Architectural Control Committee may conduct a final inspection to insure final completion.

B-4 BUILDING LOCATION.

(a) No building shall be located on any lot nearer than 30 feet to the front lot line or nearer than 25 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 60 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 30 feet to the rear lot line.

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

(d) With written approval of the Architectural Control Committee, a one-story attached garage may be located nearer to a street than above provided, but not nearer than 15 feet to any street line, where the natural elevation of the lot along the established minimum building setback line is more than ten (10) feet above or below the established roadway level along the abutting street and where in the opinion of said committee the location and architectural design of such proposed garage will not detract materially from the appearance and value of other properties. Furthermore, under similar conditions and approval, a dwelling may be located nearer to a street than above provided, but not nearer than 15 feet to any street line.

B-5 LOT AREA AND WIDTH.

No dwelling shall be erected or placed on any lot having a width of less than 70 feet at a distance of 30 feet back from the front lot line. Nor shall any dwelling be erected or placed on any lot having an area of less than 8,000 square feet.

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,

unless otherwise specified on the recorded plat. 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 obstruct or retard the flow of 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 trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may 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, unless in enclosed areas built and designed for such purpose. No automobiles, trailers, boats, or other vehicles are to be stored on street or front and side lots unless they are in running condition, properly licensed and are being regularly used. No trucks larger than pickups, trailers, house trailers, campers, mobile or mobilized homes or boats shall be permitted to remain parked in front of or at the side of any residence building for a period longer than three days unless previous approval has been granted by the Architectural Control Committee.

B-8 TEMPORARY STRUCTURES.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

B-9 SIGNS.

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 5 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-10 OIL AND MINING OPERATION.

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.

B-11 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 or in unreasonable quantities. As used herein, "unreasonable quantities" shall be deemed to limit the number of dogs and cats to two (2) each. All such pets are to be restrained to the owners premises unless on a leash under handler's constraint.

B-12 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 out of sight from the general traffic.

B-13 FENCES AND SIGHT DISTANCE AT INTERSECTIONS.

No fence or wall shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line. Furthermore, 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 property line extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with 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 efficient height to prevent obstruction of such sight lines.

B-14 ANTENNA.

No large or otherwise unusual exterior radio and/or television antennas shall be erected or maintained on the property without the written approval of the Architectural Control Committee. Their decision will be final in each instance.

B-15 NO FURTHER SUBDIVIDING.

No lot may be further subdivided nor any easement or other interest therein less than the whole be conveyed by the owner thereof without the prior written approval of the Architectural Control Committee; provided, however, that nothing herein shall be deemed to prevent or require the approval of the Architectural Control Committee for the transfer of sale of any lot to more than one person to be held by them as tenants in common or joint tenants.

PART C. ARCHITECTURAL CONTROL COMMITTEE.

C-1 MEMBERSHIP.

The Architectural Control Committee is composed of Bruce V. Broadhead, PO Box 247, Bountiful, Utah; William Nelson c/o 510 South 600 East, Salt Lake City, Utah, 84102; and J. McRay Johnson, c/o 510 South 600 East, Salt Lake City, Utah, 84102. 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. However, this compensation provision shall not apply to the declarant or his designated representative for a period of three years after the date this document is recorded. 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 to 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 plans and specifications have been submitted to it, or in any event, if no suit 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 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 said 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 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.