

Richard E. and Arleta S. Nielsen own and have possession of the following described real property situated in Centerville, Davis County, Utah, to wit:

Lots 1 through 27 of "The Pines," a subdivision of the land Beg at NE cor of Lot 4, Blk 1, Plat BC, running W 13.07 chs, S 5.44 chs, E 13.07 chs, N 5.44 chs to pt of beg; cont. 7.11 Acres, situated in Centerville City, Davis County, Utah.

The following Restrictive Covenants are hereby created and impressed upon all of said lots in said subdivision for the purpose of enhancing and maintaining the value thereof, and to provide a uniform and desirable development of said property.

The following Restrictive Covenants shall run with the land and shall be binding upon all parties and persons claiming an interest in any lot or lots forming a part of the subject real property for a period of twenty years from and after the date this Declaration of Restrictive Covenants is recorded.

1. LAND USE. All lots shall be used solely for residential purposes. No permanent building shall be erected, placed upon or permitted to remain on any lot other than one single family dwelling with an attached carport, or an attached or unattached private garage, each accomodating at least one automobile. In the event a carport is constructed, it shall be required to have a roof conforming with that of the main house.

2. CONSTRUCTION STANDARDS AND SIZE. All residential dwellings shall be of good quality in workmanship and materials. No used buildings of any kind shall be placed upon any lot. All construction shall be completed within a period of not more than one year from the date said construction commences. The main floor area of all residential dwellings, exclusive of one-story porches and garages, shall be not less than Twelve Hundred Fifty (1250) square feet. However, split-level or two level dwellings shall have a total floor area of not less than Two Thousand (2000) square feet.

3. FENCES. No fences shall be constructed in the front yard of any lot, the front yard being defined in the zoning ordinances of Centerville, Utah. Hedges or other continuous growth of shrubs or trees shall not be construed as a fence and shall not be subject to

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Date JAN 9 1978 at 11:35 AM MARQUESE S. REEDER, Recorder, Davis County
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those restrictions. Unless the prior approval of the Architectural Control Committee is obtained, the fences permitted in side and rear yards shall be constructed only of masonry, chain link, cedar, redwood or grapestake materials, or may be a hedge or continuous growth of shrubs or trees. Court yards as permitted by the zoning ordinances of Centerville, Utah are also permitted.

4. HOUSEHOLD PETS. No animals or fowls shall be kept, housed or permitted to be kept on any lot except household pets customarily permitted in the house and which are, in fact, primarily kept in the house by the owner, and which are not kept or used for breeding purposes. Household pets permitted do not include any inherently or potentially dangerous animals, birds, or reptiles.

5. RECREATIONAL CHATTELS. Campers, trailers, boats, snowmobiles and other recreational chattels may be parked and stored or housed only in rear and side yards, and in that portion of front yards directly in front of side yards and extending not more than five feet in front of the nearest part of the dwelling, garage or carport. The definitions of side yard, rear yard and front yard as set forth in the zoning ordinances of Centerville, Utah shall apply to those terms as used in these covenants.

6. ARCHITECTURAL CONTROL COMMITTEE. An Architectural Control Committee is hereby established to consist of Richard E. and Arleta S. Nielsen, owners of the subject real property, and Ginger Nielsen, Secretary, or of owners of lots within the subject real property, not to exceed three in number, who may be appointed by the three members named above. The above named members, or any owners of lots appointed by them to serve on the Architectural Control Committee, shall serve for a period of five years from the date these Restrictive Covenants are recorded and until their successors have duly been elected. Five years after the date of recording of these Restrictive Covenants, the right to elect and remove members of the Architectural Control Committee shall pass to the persons then owning lots in the subject real property. The new members then elected, and all succeeding Architectural Control Committee members, shall serve for a period of two years from the date of their election. In voting for members of the Architectural Control Committee, owners of lots shall have one vote per lot owned per committee member to be elected. A majority of the Architectural Control Committee members shall be required to be present at any meeting of the Committee to constitute a quorum.

tural Control Committee may designate a representative to act for the committee. In the event of the death, resignation or inability to act of any member of the Architectural Control Committee, the remaining two members shall have full authority to designate a successor or alternate Committee member. All persons serving on the Architectural Control Committee shall serve without compensation for services performed.

7. POWERS AND DUTIES OF ARCHITECTURAL CONTROL COMMITTEE.

No residential dwelling shall be erected, placed, or altered on any lot until the building plans, specifications and plot plan showing the location for the proposed building have been approved in writing by the Architectural Control Committee. The Architectural Control Committee shall be guided by the building codes and zoning ordinances of Centerville, Utah in making a determination as to whether to approve a set of plans, specifications and plot plan or in requiring any changes to be made thereto, and shall, in addition, give consideration to the conformity and harmony of the external design of the proposed building with existing structures in the subdivision and the proposed location of the building with respect to topography and finished ground elevations. The committee shall have full authority to approve or disapprove designs, building materials, and locations. Plans, specifications, and plot plans shall be submitted to the Architectural Control Committee in duplicate. One approved set shall be returned to the owner with the approval of the Committee or Committee's designated representative endorsed thereon in writing. In the event the Committee or its designated representative shall fail to approve or disapprove or to require changes to be made in the proposed construction, design, or location within two weeks after the plans, specifications and plot plan have been submitted, the Architectural Control Committee shall be deemed to have approved the building plans, specifications, and plot plan as submitted.

8. PROHIBITION OF NUISANCES AND OFFENSIVE TRADES AND ACTIVITIES.

No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which constitutes an annoyance or nuisance to the neighborhood, or which may be or become an annoyance or nuisance to the neighborhood, including but not limited to, activities which create annoying amounts of noise, dust, night-time artificial lights or traffic.

9. LOT APPEARANCE - SANITATION. All lots shall be kept free of rubbish, accumulation of trash, and accumulations of weeds or debris. Upon failure or neglect of any owner to remove such materials from his property within ten days of receipt by such lot owner of a notice to remove or abate such condition sent to such lot owner by the Architectural Control Committee or by any owner of a lot within the property, the Architectural Control Committee, or the owner of any other lot may remove or abate the condition. In such event, the owner of the lot violating this requirement shall be required to pay the reasonable expense of such removal or abatement, and such expense shall be and constitute a mechanics lien upon the lot in favor of the Architectural Control Committee or the owner of any other lot in the subdivision who shall have removed or abated the condition and shall be enforceable in the manner and under the terms and conditions provided by the laws of the State of Utah respecting mechanics liens.

10. PINE TREES. Every lot within the subject real property shall be required to have planted within its boundaries at least one pine tree. One such tree shall be provided to each lot owner by Richard Nielsen, owner of the subject real property. This tree shall be planted at the discretion of the lot owner, provided it is planted within the boundaries of his own lot or lots, and shall also be maintained by the lot owner.

11. STREET DAMAGE. Each lot owner shall be responsible for payment of any repairs of any damage done to the street, sidewalk, curb, or gutter which is a result of any work being done during construction on his lot or lots.

12. AMENDMENT. These Restrictive Covenants may be amended, altered, or removed by appropriate action in writing undertaken by the owners of seventy-five (75%) percent of the lots covered by these Restrictive Covenants. In acting upon any proposal to amend, alter, or remove these Restrictive Covenants, the owners of lots shall be entitled to one vote for each lot owned.

13. ENFORCEMENT RIGHT. Except as otherwise specifically provided above, enforcement of the provisions of these Restrictive Covenants shall be by legal proceedings taken against any person or persons violating or attempting to violate any covenant herein contained, either to restrain violation or to recover damages. And, in

the event such action is successful, the party bringing such action shall be entitled to recover the costs and expenses of bringing such action, including reasonable attorneys fees.

14. SAVINGS PROVISION. Any invalidation of any one or more of these Restrictive Covenants by a judgment of a Court of competent jurisdiction shall in no wise affect any of the other provisions of these Covenants, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, Richard E. and Arleta S. Nielsen, owners of the above described property have executed this Declaration of Restrictive Covenants this 5th day of January, 1978

"The Pines" Subdivision

By Richard E. Nielsen
Richard E. Nielsen, Owner

& Arleta S. Nielsen
Arleta S. Nielsen, Owner

ATTEST:

Ginger Nielsen
Ginger Nielsen, Secretary

STATE OF UTAH)

ss,

COUNTY OF DAVIS)

1978

On the 5th day of Jan., 1978, personally appeared before me Richard E. and Arleta S. Nielsen, who being by me duly sworn did say, each for himself, that he, the said Richard E. Nielsen is an owner, and she, the said Arleta S. Nielsen is an owner of the above described real property, and that the within and foregoing instrument was signed on behalf of said owners.

Malou M. Lewis
Notary Public residing at

Farmington, Utah

My commission expires:

9-9-79