BUILDING AND USE RESTRICTIONS
Lots 41-80 inclusive, EASTLAYTON HILLS NO.2 SUBDIVISION
Dated   May 1, 1979
Recorded May 11, 1979
Entry #531649
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PART A.   PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

        THAT, WHEREAS, the undersigned, being the owners of the following described
real property located in the City of __East Layton_____, __Davis_____
County, State of Utah, to-wit:

Lots __41__ to __80__ inclusive, __EAST LAYTON HILLS NO. 2 SUBDIVISION_____;
according to the plat thereof, as recorded in the office of the County Recorder
of said County.

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

PART B.   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.   Dwelling Size. Each dwelling erected on one of the above described
residential lots shall have a minimum area above ground of 1200 square feet,
exclusive of garages and open porches.

3. Architectural Control. No building shall be erected, placed, or altered
on any lot until the construuction 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 approve. Approval shall be as provided in Part C.