

PROTECTIVE COVENANTS
SKY WEST ESTATES SUBDIVISION # 1
Dated: October 18, 1979
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FOR LOTS 1 thru 19, inclusive, SKY WEST ESTATES SUBDIVISION # 1, West Point, Davis County, Utah.

These Protective Covenants, mad and entered into this _____ by owners of all the within described property.

WHEREAS, said area comprises an exclusive residential area in the City of West Point

AND WHEREAS, it is the desire of the owners to place restrictive and protective covenants upon said land and parcel of ground for the benefit and protection of the owners or future owners thereof;

NOW THEREFORE, it is stated that the premises to which these restrictive and protective covenants attach is that tract described as follows:

Lots 1 THRU 19, INCLUSIVE, SKY WEST ESTATES SUBDIVISION #1,
West Point, Davis County, Utah.

1. 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 a private garage or carport for not less than two vehicles and for not more than three vehicles; all to be of new materials.
2. 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.
3. No dwelling shall be permitted on any lot at a cost of less than \$56,000.00 including cost of lot, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that 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 main structure exclusive of one-story open porches and garages, shall be not less than 1100 square feet.
4. Nuisances. No noxious or offensive 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 in carports, unless in enclosed areas built and designed for such purposes. No automobiles, trailers, boats, or other vehicles are to be stored on streets or front and side lots unless they are in running condition, properly licensed and are being regularly used.