

John U. Webber
2600 Mainway

FILED AND RECORDED FOR
Cardon Land Title
1972 SEP 8 PM 2 15

578196

#350

Plotted Indexed
Resurveyed Abstracted
Categorized Fees

DECLARATION

OF

RUTH EAMES OLSEN
WEBER COUNTY RECORDER
DEPUTY *Robert D. Baker*

COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION of covenants, conditions and restrictions is made and executed in Weber County, State of Utah, this 10 day of August, 1972, by JOHN U. WEBBER and RUTH M. WEBBER, husband and wife, hereinafter called "Declarants," with regard to the real property situate in Weber County, State of Utah, described as follows:

Part of Section 22, Township 6 North, Range 1 East, Salt Lake Meridian, U. S. Survey: Beginning 392.3 feet North of Southeast Corner of Section 22, thence North to Northeast Corner of Section 22, thence West to Northwest of Northeast Quarter thence South to a point 3260.8 feet north of South section line thence South 47°39'59" East to beginning.

ALSO:

Part of Section 23, Township 6 North, Range 1 East, Salt Lake Meridian, U.S. Survey: Beginning at a point 2019.50 feet South 89°20' West of the Southeast corner of said Section 23, and running thence West 700.00 feet, thence North 500 feet thence West 474.24 feet thence South 500 feet, thence West 1514.25 feet thence North 17°48'35" West 551 feet, thence North 47°39'59" West 543.9 feet thence North 4387.8 feet to the Northwest corner of said Section 23, thence East 3600 feet, thence South 2640 feet thence East 1680 feet thence South to a point 1004.45 feet North of the Southeast corner of said Section 23, thence North 88°57'42" West 742.69 feet thence South 2°04'15" East 60.00 feet, thence South 6°37' West 162.59 feet, thence South 75°18'18" West 958.58 feet, thence South 30°00' West 666.00 feet to a point of beginning. Except 22.84 acres more or less in Weber County for road purpose. (135-634). Except two parcels of land conveyed to Windsor Hills Inc. (959-53 & 54) and two parcels of land conveyed to John U. Webber (960-756-758) Also except the 5.2 acres more or less of land conveyed to J. Robert Webber and wf. Mary E. (967-585). Containing 436.29 acres more or less net.

20-034-0003
20-035-0005

All of the above property shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following conditions which shall run with the land and be a burden and a benefit to all having an interest therein, their successors, assigns, heirs, executors, administrators, grantees and devisees, to-wit:

In connection with the over-all development of this real property and property in the area thereof any time during the next fifteen (15) year period from date hereof, the owner or owners thereof shall pay pro-rata his or their share of the costs and expenses of off-site improvements including but not limited to roads, water systems and sanitary systems as determined and developed by Declarants and the said land shall be subject to liens for the costs thereof.

Declarants, their successors and assigns, shall have the exclusive right during said period of time to determine and develop the off-site improvements as aforesaid.

The owners shall join with the other owners of parcels of land in the described area in the formation of an owners association for the purpose of the maintenance of private community facilities and related matters of mutual interest, and each of the said owners shall pay pro-rata his or their share of the costs required by the said association.

The owners shall not construct, or cause to be constructed, on their property, a structure of any kind whatsoever without first obtaining approval of the plans and specifications therefore from an Architectural Control Committee composed of the following, or their designees or successors as selected by the survivors, to-wit: John U. Webber, Richard M. Webber and Thomas C. Webber.

The owners shall not commit or suffer to be committed any waste, destruction or unnecessary cutting upon their premises, will maintain the said premises in good condition, and will not burn in the open nor allow burning to occur thereon.

WITNESS the hands and seals on the dates first above written.

[Signature]
JOHN U. WEBBER

[Signature]
RUTH M. WEBBER

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On the 11th day of August, 1972, personally appeared before me JOHN U. WEBBER and RUTH M. WEBBER, signers of the foregoing Declaration, who acknowledged to me that they executed the same.

[Signature]
NOTARY PUBLIC

Residing at: CORNER 1000 E. 1700 N.

My Commission Expires: _____

