

WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Attorney  
8000 South Redwood Road  
West Jordan, Utah 84088

5865441  
07/01/94 12:45 PM 33.00  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST JORDAN CITY  
REC BY: B GRAY DEPUTY - WI

DECLARATION OF BUILDING AND USE COVENANTS,  
CONDITIONS, AND RESTRICTIONS

PART A. PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, being the present owner and the developer of the following described real property located in the City of West Jordan, Salt Lake County, State of Utah, to-wit:

Lots 1 to 18 inclusive, "Courtney Meadows Subdivision," according to the official plat thereof, as recorded in the office of the County Recorder of said County.

CONTAINS: 5.75 acres, 18 lots.

SUBJECT TO and together with any and all easements, rights-of-way and reservations of record.

does hereby establish the nature of the use and enjoyment of all lots in said subdivision and does 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 attached garages for at least two 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. Architectural Control. 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 the quality or 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 approved. Approval shall be as provided in Part C.
3. Dwelling Cost, Quality, and Size. No dwelling shall be permitted on any lot at a cost of less than \$35,000 exclusive 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 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 minimum permitted dwelling size is as follows:

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	Minimum Horizontal Living Space	Minimum Total Living Space
One Level Dwelling	1,200 Sq. Ft.	1,900 Sq. Ft.
Split Level Dwelling	1,100 Sq. Ft.	2,100 Sq. Ft.
Multi-Level Dwelling	1,000 Sq. Ft.	2,400 Sq. Ft.

All dwellings must have off street parking for at least 2 cars.

#### 4. Building Location.

(A) No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 30 feet to any side street line.

(B) No dwelling shall be located nearer than 8 feet to any interior lot line, except that a one-foot minimum side yard shall be permitted for a garage or other permitted accessory building located 45 feet or more from the front building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line (10 feet for corner lots). Detached garages or other permitted accessory buildings may be located seven feet or more from the rear lot line, so long as such buildings do not encroach upon any easements.

(C) For the purpose of this covenant, Eaves, Steps, and open porches shall not be considered as a part of building.

5. Lot Area and Width. No dwelling shall be erected or placed on any lot of less than 8,000 square feet (9,000 square feet for corner lots), or any lot having a width of less than 80 feet at the building setback line.

6. Easement. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 7 feet of each lot. 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 change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through 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.

7. 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 storage of any articles which are unsightly in the opinion of the Architectural Control Committee will be permitted on lots unless in enclosed areas designed for such purpose. No automobiles, trailers, boats or other vehicles are to be stored on streets or front or side lots unless they are in running condition, properly licensed and are being regularly used.

8. Temporary Structures. No structure of a temporary character; trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot any time as a residence either temporarily or permanently. No mobile homes are permitted.

9. Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot. One sign of not more than five 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.

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10. **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 and are restricted to the owner's premises or on leash under handler's control.

11. **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. Each lot and its butting street are to be kept free of trash, weeds and other refuse by the lot owner. No unsightly materials or other objects are to be stored on any lot in view of the general public.

12. **Sight Distance at Intersection.** 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 lines or in case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

13. **Oil and Mining Operation.** No oil drilling, oil development operation, 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.

14. **Landscaping.** Trees, lawn, shrubs or other plantings provided by the developer shall be properly nurtured and maintained or replaced at the property owner's expense upon request of the Architectural Control Committee. Front yards of all single family houses shall be landscaped with a minimum of two trees, five shrubs and grass and/or appropriate landscape ground cover in remaining area or similar combination subject to approval.

15. **Slope and Drainage Control.** No structure, planting or other material shall be placed or permitted to remain or other activities undertaken which may damage or interfere with established slope ratios, create erosion or sliding problems or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slope control areas of each lot and all improvements in them shall be maintained continuously by the owner of the lot, except for those improvements for which public authority or a utility company is responsible.

#### **PART C. ARCHITECTURAL CONTROL COMMITTEE**

1. **Membership.** 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 of the committee shall have full authority to select a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to the covenant. 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 or restore to it any of its power and duties. The Architectural Control Committee is composed of Bill Gaskill and Jeff Gertino.

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 to enjoin the construction has been commenced prior to the completion thereof, approval will not be

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required, and the related covenants shall be deemed to have been fully complied with.

PART D. GENERAL PROVISIONS

1. Term. These covenants are to run with the land and shall be binding in all parties and all person claiming under them for a period of forty years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of ten 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.

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.

3. Severability. Invalidation of any one of these covenants by judgement or court order: shall in no way affect any on the other provisions which shall remain in full force and effect.

AMSOURCE RESIDENTIAL PROPERTIES, L.L.C.  
a Utah Limited Liability Company

By: William Gaskill  
Its: Managing Member

ATTEST

By: [Signature]  
Its: \_\_\_\_\_

STATE OF UTAH                    )  
  : SS.  
COUNTY OF SALT LAKE        )

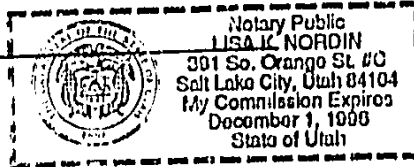
On the 29<sup>th</sup> day of November, 1993 personally appeared before me William Gaskill who being by me duly sworn did say, that he is the Managing Member and that the within and foregoing instrument was signed on behalf of said company by authority of the bylaws and/or a resolution of its Board of Directors and said WILLIAM GASKILL duly acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal this 29 day of November, 1993

Lisa K. Nordin  
Notary Public

Residing In: \_\_\_\_\_

My Commission Expires:  
\_\_\_\_\_



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