

5886609

RESTRICTIVE COVENANTS FOR ALLRED ACRES

The following Restrictive Covenants are to apply to all building lots in the Allred Acres Subdivision described as...

BEGINNING AT A POINT WHICH IS N.00640'24"E. 2315.20 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S.89^39'03"E. 1320.00 FEET; THENCE N.00^40'24"E. 69.27 FEET; THENCE S.31^35'40"E. 1248.28 FEET; THENCE N.89^39'03"W. 664.44 FEET; THENCE N.00^40'24"E. 300.00 FEET; THENCE N.89^39'03"W. 661.00 FEET; THENCE S.00^40'24"W. 3300.00 FEET; THENCE N.89^39'03"W. 293.00 FEET; THENCE N.00^40'24"E. 330.00 FEET; THENCE S.89^39'03"E. 294.00 FEET; THENCE N.00^19'34"E. 329.99 FEET; THENCE N.89^39'03"W. 627.00 FEET; THENCE S.00^40'24"W. 660.00 FEET; THENCE N.89^39'03"W. 33.00 FEET; THENCE N.00^40'24"E. 990.00 FEET TO THE POINT OF BEGINNING. CONTAINS: 25.80 ACRES OR 21 LOTS.

1) Each lot shall have two (2) shares of water rights with the Vera Lane Water Users Association. Such rights shall be permanently vested, non-transferable, and shall always remain with the land. Each homeowner shall be a member of the Vera Lane Water Users Association with voting rights proportionate to water shares.

2) Every home shall be at least 1800 square feet of finished space not including finished basements. Two stories must be at least 1200 ft. on the main level with a total of 2000 square feet finished. Multi-levels shall have at least 900 square feet finished on the main level with a total of at least 1800 square feet finished.

3) Every home shall have at least a two car garage attached or unattached.

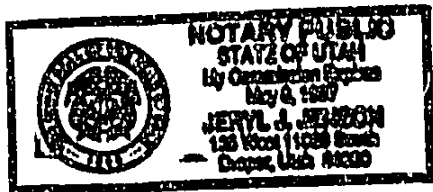
4) Every home shall have at least 50% masonry or stucco exterior finish.

In addition to the above, lots 9, 10, 11, 12, and 13 shall also be restricted as follows:

The retention basin described on the official plat shall not be removed or altered and access shall be given to Bluffdale City Employees for maintenance as needed.

[Signature]

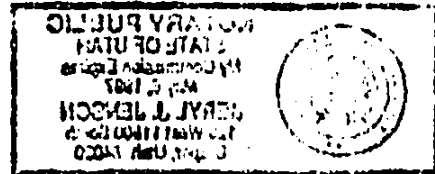
ECO DEVELOPMENT & CONST., INC.
M. Kent Allred/Vice President



Notary: *Jeryl J. Johnson*
My Commission Expires: *May 6, 1997*

BOOK 7115 PAGE 2549

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03/14/95 11:49 AM 30.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
ECO DEVELOPMENT
125 W 11800 S DRAPER, 84020
REC BY:D KILPACK DEPUTY - WI



BK 7115 Pg 2549A