

Western Real Estate
3365 Wash
Ogden, Utah
84401

BOOK 1116 PAGE 742

FILED AND RECORDED FOR

Charles Anderson

1976 MAR 2 AM 11 35

PROTECTIVE COVENANTS

WHEATRIDGE ESTATES

SUBDIVISION

400
658763

RUTH EAMES OLSEN
WEBER COUNTY RECORDER
DEPUTY

Joseph D. ...

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, Great Western Mines Co, owner of the following described real property in Weber County, State of Utah, to wit:

All of Lots 1 through 54, inclusive, Wheatridge Estates Subdivision, according to the official plat thereof.

The residential area covenants in their entirety shall apply to Wheatridge Estates Subdivision.

PART A -- RESIDENTIAL AREA COVENANTS

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purpose. 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 for not more than three vehicles. All to be of new materials except used brick or other acceptable material approved by 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 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 minimum building setback line unless similarly approved. Approval shall be as provided in part B.

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$ 28,000, exclusive of the lot, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality 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 1000 square feet.

4. BUILDING LOCATION. The minimum side yard for any dwelling shall be ten (10) feet and the total width of the two required side yards shall be not less than twenty-four (24) feet. Other main buildings shall have a minimum side yard of twenty (20) feet and the total width of the two required side yards shall be not less than forty (40) feet. The minimum side yard for a private garage shall be ten (10) feet, except that private garages and other accessory buildings, located at least six (6) feet in the rear of the main building may have a minimum side yard of one (1) foot, provided that no private garage or other accessory building shall be located closer than ten (10) feet to a dwelling on an adjacent lot. On corner lots, the side yard, which faces on a street for both main and accessory buildings, shall be not less than twenty (20) feet, or the average of existing building where more than fifty (50) percent of the frontage is developed, but in no case less than fifteen (15) feet.

The minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of ten (10) feet shall be thirty (30) feet, or the average of the existing building where fifty percent (50%) or more of the frontage is developed, but in no case less than twenty (20) feet. All accessory buildings other than private garages shall be located at least ten (10) feet in the rear of the main building.

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09-179-0001 TO 0018
09-177-0001 TO 0018
09-178-0001 TO 0018

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 100 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 15,000 square feet, except that a dwelling may be erected or placed on lots as shown on the recorded plat, provided that all setback and side yard requirements are complied with.

6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities and reserved as shown on the recorded plat and over the rear five 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 activities 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.

8. TEMPORARY STRUCTURES. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

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.

10. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, 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.

11. LIVESTOCK AND POULTRY. The keeping of animals and fowl for family food production as an incidental and accessory use to the residential use of the lot; private stables; horses for private use only, the raising of chinchilla be permissible. Any corral, stable, or building for keeping horses, animals, or fowl shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line. Not more than two (2) horses may be kept for each one-half (1/2) acre within any lot, and no horses shall be kept on any lot of less than one-half (1/2) acre in area. 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.

12. 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 each material shall be kept in a clean and sanitary condition. Backlot and its abutting 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.

13. LANDSCAPING. Trees, lawns, 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.

14. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line with the edge of 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.

PART B -- ARCHITECTURAL CONTROL COMMITTEE

1. MEMBERSHIP. The Architectural Control Committee is composed of C.H. Anderson, Dick Neilson, and Heidi Mandy, 3365 Washington Blvd. Ogden, Utah. 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 shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of the 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.

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

PART C -- GENERAL PROVISIONS

1. TERM. The covenants are to run with the land and shall be binding on all parties and all persons 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 succeeding periods of 10 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 judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

GREAT WESTERN MINES COMPANY

Attest:

John Lindquist
John Lindquist

Clyde J. Buehler
Clyde Buehler

On the 12th day of February 1976, personally appeared before me, Clyde J. Buehler and John A. Lindquist, and after being duly sworn acknowledged to me they are President and Secretary of said Corporation and that they signed it freely and voluntarily and in behalf of said Corporation for the purposes therein mentioned.

May 4, 1976

Commission Expires

Charles H. Lindstrom
Notary Public