

When recorded mail to:
Majestic Mountain Meadows LLC
601 West 1700 South Suite A
Logan, Utah 84321

ENT 737787 Bk 942 Pg 1073
DATE 3-MAY-2000 9:23AM FEE 16.00
MICHAEL L GLEED, RECORDER - FILED BY KM
CACHE COUNTY, UTAH
FOR MAJESTIC MOUNTAIN

Majestic Mountain Meadows Restrictive Covenants

Part A: Preamble

KNOWN ALL MEN BY THESE PRESENT:

THAT, WHEREAS, Majestic Mountain Meadows LLC, being the owner of the following described real property located in Logan City, Cache County, State of Utah, to wit:

SEE ATTACHED EXHIBIT "A"

Do hereby establish the nature of the use and enjoyment of all lots in said subdivision and do 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. Garages are optional on lots 1-53, phases 1 and 2 of Majestic Mountain Meadows LLC. The home owners who purchase lots 1-53 have no voice or rights in what the covenants are for lots 54-121 nor will lots 54-121 have a voice or rights concerning the covenants for 1-53. Covenants for lots 54-121 will be approved by the ownership of Majestic Mountain Meadows LLC at a later date and recorded. All construction to be of new materials, except that it be approved by Majestic Mountain Meadows LLC.

2. Dwelling Quality and Size

All building specifications as required by Logan City must be complied with. Exterior materials may include stone, masonry, stucco or siding, and other materials as shall be approved in writing by Majestic Mountain Meadows LLC.

3. Landscaping

The yard is to be landscaped, including area between sidewalk and curb, within one year

after closing and must be in accordance with any additional Logan City Regulations. A minimum of grass will be allowed.

No "fixer-upper" junk cars or junk piles are allowed in the front, rear or side yards.

4. Majestic Mountain Meadows LLC, must approve all homes to be placed on any of the lots in the Majestic Mountain Meadows LLC Subdivision. Any garages to be added on lots 1-53 must also be approved by Majestic Mountain Meadows LLC.

5. Mail Boxes

All mail boxes will be vinyl only and approved by Majestic Mountain Meadows.

6. Fencing

If and when a fence is to be put in, it shall be a white vinyl fence. Only white vinyl fencing will be allowed around any lot unless prior written approval is obtained from Majestic Mountain Meadows LLC.

1. Term

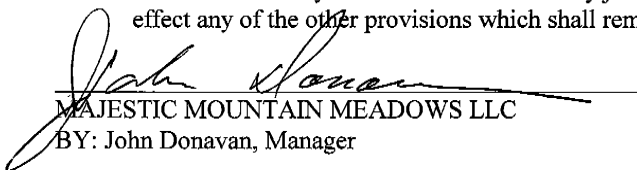
These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

2. Enforcement

Enforcement shall be 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 effect any of the other provisions which shall remain in full force and effect.


MAJESTIC MOUNTAIN MEADOWS LLC
BY: John Donovan, Manager

December 9, 1999

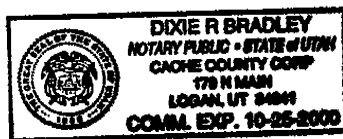
ENT 737787 Bk 942 Pg 1074

State Of Utah
County Of Cache

On the 03 day of May, 2000, personally appeared before me, John Donovan, who being by me duly sworn did say that he, the said John Donovan is the Manager of MAJESTIC MOUNTAIN MEADOWS LLC, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said John Dovavan duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Dixie R. Bradley

Notary Public



ENT 737787 Bk 942 Pg 1075

1999-1306

SURVEYOR'S CERTIFICATE

I, WAYNE CROW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6162, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: _____, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

BOUNDARY DESCRIPTION

PART OF BLOCK 5, PLAT "A" LOGAN FARM SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF 1000 WEST STREET WHICH LIES SOUTH 00°04'50" WEST ALONG THE EAST LINE OF 1000 WEST STREET, 510.00 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK 5; AND THENCE SOUTH 88°22'14" EAST, 858.00 FEET; THENCE SOUTH 01°37'46" WEST, 575.87 FEET; THENCE SOUTH 71°04'32" WEST, 108.83 FEET; NORTH 23°59'11" WEST, 74.32 FEET; THENCE NORTH 69°32'32" WEST, 99.86 FEET; THENCE SOUTH 83°21'42" WEST, 46.52 FEET TO THE SOUTHEAST CORNER OF LOT 21 OF MAJESTIC MOUNTAIN MEADOWS SUBDIVISION PHASE 1 AS RECORDED IN THE CACHE COUNTY RECORDERS OFFICE; THENCE ALONG THE BOUNDARY OF SAID PHASE 1 IN THE FOLLOWING NINE COURSES:
 1) NORTH 03°16'12" WEST, 51.71 FEET; 2) NORTH 01°37'46" EAST, 210.00 FEET; 3) NORTH 88°22'14" WEST, 119.00 FEET; 4) NORTH 01°37'46" EAST, 25.02 FEET; 5) NORTH 88°22'14" WEST, 169.93 FEET; 6) SOUTH 01°37'46" WEST, 0.98 FEET; 7) SOUTH 89°51'29" WEST, 112.63 FEET; 8) NORTH 00°08'31" WEST, 23.51 FEET; 9) SOUTH 89°51'29" WEST, 170.00 FEET; THENCE NORTH 00°08'31" WEST ALONG THE EAST LINE OF 1000 WEST STREET, 221.31 FEET TO THE POINT OF BEGINNING.
 CONTAINING 6.69 ACRES +/-.

ENT 737787 Bk 942 P 1076

SURVEY NARRATIVE