

7556125

MERCED ESTATES SUBDIVISION PLAT "A"
RESTRICTIVE COVENANTS

7556125
01/19/2000 09:10 AM 66.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
PETERSON DEVELOPMENTS
225 S 200 E
SUITE 300
SLC UT 84111
BY: ARG, DEPUTY - WI 2 P.

PART A: PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, being the majority owners of the following described real property located in the City of Riverton, Salt Lake County, State of Utah, to wit:

All of Lots #1 through #55 inclusive, MERCED ESTATES SUBDIVISION PLAT "A", according to the official plat thereof.

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. All construction to be of new materials, except that used brick may be used with prior written approval of the City of Riverton. Rear detached garages in addition to those on the home are acceptable if approved by the city building requirements.

2. Dwelling Size & Quality, etc

The main floor of the main structure, exclusive of one-story open porches and garages, shall be not less than 1600 square feet for ramblers. Multi-levels must be 2000 square feet and two-story homes must be 2200 square feet minimum above grade. Exterior materials must include only brick, stone, masonry or stucco. Siding may be used only on soffet and facia. The roof must have a minimum 5/12 pitch. The home must rest on a permanent, pre-poured concrete foundation. All other requirements regarding setbacks, side yards and other related items to be as per Riverton City.

3. Fences may not be constructed of wire or chain link.

4. Other than household pets, animals are not allowed including horses, chickens, pigeons, pigs, etc.

5. Landscaping must be completed in the front yard of a home within one year of completion of the home.

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PART C: GENERAL PROVISIONS

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 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 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

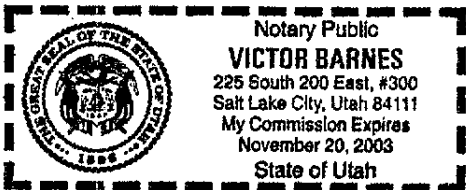
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

KFP Corporation

Justin V Peterson
Justin V Peterson, President

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

The foregoing instrument was executed before me this 5th day of January, 2000, by JUSTIN V PETERSON, the PRESIDENT of KFP CORPORATION, who duly acknowledged that he executed the same by authority.



Victor Barnes
Notary Public

My Commission Expires: 11-20-03

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