

7679092

STONE HOLLOW ESTATES NO. 2 SUBDIVISION  
RESTRICTIVE COVENANTS

7679092  
07/14/2000 11:40 AM 36.00  
Book - B374 Pg - 8652-8654  
NANCY WORKMAN  
RECODER, SALT LAKE COUNTY, UTAH  
KFP CORP  
225 S 200 E #300  
SLC UT 84111  
BY: ZJM, DEPUTY - WI 3 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 West Jordan, Salt Lake County, State of Utah, to wit:

All of Lots #201 through #223 inclusive, STONE HOLLOW ESTATES NO.2 SUBDIVISION, according to the official plat thereof.

20-36-200-011

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 heights and private garages for at least three vehicles attached to the house. (Two car garages may be approved by the Architectural Review Committee). All construction to be of new materials, except that used brick may be used with prior written approval of the Architectural Review Committee. Rear detached garages in addition to those on the home are acceptable if approved by the Architectural Review Committee and the City Building Department.

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 of 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 C.

3. Dwelling Size & Quality, etc

All house plans, including exterior colors and materials, must be approved by the Architectural Review Committee. 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 and two-story homes must be 2000 square feet minimum above grade. Exterior

BK 8374 PG 8652

materials must include only brick, stone, masonry or stucco. Siding may be used only on soffet and fascia. The roof must have a minimum 5/12 pitch with minimum 25 year architectural shingles. 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 West Jordan City.

Landscaping must be fully completed within one year of completion of the home. Landscape must include at least 6 trees, 2 in the front yard. Lots 201, 202, 216, 217, & 223 must plant trees every 30 feet on Amethyst Dr. in the park strip according to the city P-C Zone requirements. (See Architectural Review Committee or Building Department for details). Fences may only be constructed of vinyl, masonry (except basic gray cinder block), tongue and groove double sided wood fence, or other material approved by the committee.

#### **PART C: ARCHITECTURAL REVIEW COMMITTEE**

##### **1. Membership**

The Architectural Review Committee shall consist of three members and shall be selected by the Developer. After 50% of the lots are built on in Stone Hollow Estates No.1, No. 2 and No 3, the Developer may elect to select members of the Architectural Review Committee from home owners and the review process will become the responsibility of the home owners. 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 this covenant.

##### **2. Procedure**

Construction plans and specifications and a site plan showing the location of the structure on the lot must be submitted to the Committee prior to the beginning of construction. 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 thirty (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 D: 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. Zoning Restrictions

All lots are subject to the requirements placed on the subdivision as part of the Stone Creek Master Development Plan and P-C Zone.

3. 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.

4. Severability

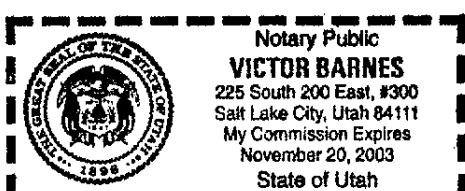
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

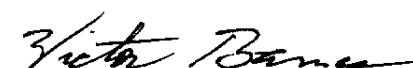
KFP Corporation

  
\_\_\_\_\_  
Justin V Peterson, President

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

The foregoing instrument was executed before me this 13<sup>th</sup> day of July, 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:  
Residing at:

BK8374 PG8654