

When Recorded Mail to:
KFP Corporation
225 South 200 East #300
Salt Lake City, UT
84111

**WEST JORDAN MEADOWS SUBDIVISION NO. 2
RESTRICTIVE COVENANTS**

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06/12/2001 10:17 AM 74.00
Book - 8467 Pg - 5180-5181
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
KFP CORPORATION
225 S 200 E #300
SLC UT 84111
BY: RDJ, DEPUTY - WI 2 P.

7920080

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 #263 inclusive, WEST JORDAN MEADOWS SUBDIVISION NO. 2, according to the official plat thereof.

Parcel # 20-25-300-055

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 not more than three vehicles attached to the house. All construction to be of new materials, except that used brick may be used with prior written approval of the City of West Jordan. Rear detached garages in addition to those on the home are acceptable, if approved by the city building department and have the same building material requirements as the house.

2. Dwelling Quality & Size

All building specifications as defined in the City of West Jordan's sub-zone 'D' must be complied with on lots 201 through 231, inclusive, excluding lot 217 & 218, and subzone 'E' must be complied with on lots 232 through 263, inclusive. 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.

3. Landscaping

Owners of Lots #204, #205, #232 through #244, inclusive, which are lots that border Bridle Creek Drive, are required by West Jordan City to Landscape the front yard of these lots prior to occupancy of the house. This landscaping must include at least two trees in the park strip, and an automatic sprinkler system.

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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

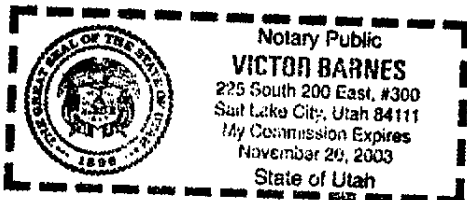
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.


KFP Corporation


Justin V Peterson, President

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

The foregoing instrument was executed before me this 11th day of June, 2001, by JUSTIN V PETERSON, the PRESIDENT of KFP CORPORATION, who duly acknowledged that he executed the same by authority.




Notary Public

My Commission Expires:

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