

RETURNED

SEP 22 1988

DECLARATION OF PROTECTIVE COVENANTS  
FOR  
HUGHES HILLSIDE

SUBDIVISION PLAT A

E# 837163 BK 1256 PG 616  
DOL DEAN PAGE, DAVIS CNTY RECORDER  
1988 SEP 22 9:45 AM FEE 14.50 DEP SW  
REC'D FOR CHECKETTS, BRENT L.

KNOW ALL MEN BY THESE PRESENTS:

That whereas the undersigned, being the owners of the following described real property situated in Davis County, State of Utah, to wit:

All of lots 1 through 10 (except lot 8) of Hughes Hillside Subdivision, Plat A, in the City of Farmington, according to the official plat thereof.

In consideration of the premises and as part of the general plan for improvement of the property comprising Hughes Hillside Subdivision, we do hereby declare the property herein- above described subject to the revised restrictions and covenants herein recited.

07-136-6t

PART A  
RESIDENTIAL AREA COVENANTS

1. Planned use and Building type - All Lots Zoned R-1-10

No lot shall be used except for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than a detached single family dwelling not to exceed two stories in height with a private garage for not less than two vehicles and for not more than three vehicles. Off-street parking must be provided for an equivalent number of vehicles to the number of vehicles garaged. Fifty per cent (50%) of all construction to be of new brick, stone or stucco, except that used brick may be used with prior written approval of 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 upon the lot have been approved by the Hughes Hillside Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and the overall aesthetic plan for Hughes Hillside Subdivision, and as to location in respect with typography 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 Quality and Size.

No dwelling shall be permitted on any lot where the ground floor area of the main structure, exclusive of open porches and garages is less than 1,500 square feet for a single story, split level or split entry

structures; or less than 1,200 square feet on the main floor with the aggregate footage of above ground floors of the structure to total a minimum of 2,200 square feet for two story structures.

4. Building Location.

All set backs, side yards and rear yards shall be in conformance with Farmington City Ordinance in effect at the time of construction of any building on any lot.

5. Easements.

For installation of and maintenance of utilities and drainage facilities, areas are reserved as shown on the recorded plat. 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 or flow of drainage channels in the area, or which may abstract or retard the flow of water through drainage channels or easements. The easement area of each of the lots 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.

6. Nuisances.

No noxious or offensive activity shall be carried on upon any lot, or shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No clothes line, outbuildings or storage of any articles which are unsightly in the opinion of the Hughes Hillside Architectural Control Committee will be permitted unless it is in an enclosed area built and designed for such purposes. No automobiles, trailers, motor homes, recreational vehicles, boats or other vehicles are to be stored on the streets. Nor shall such vehicles be stored on front or side lots unless they are in running condition, properly licensed, and are being regularly used.

7. Temporary Structures.

No structure of a temporary character, trailer, basement home, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence, either temporarily or permanently.

8. Garbage and Refuse Disposal.

No lot shall be used as or maintained as a dumping ground for rubbish, trash, garbage, or other waste and such materials shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, refuse or construction debris may be burned on any lot at any time, neither in an incinerator nor open fire. Each lot and its abutting street is to be kept free of trash, weeds and other refuse by the lot owner. No unsightly material or objects are to be stored on any lot in view of the general public.

9. Animals and Pets.

E# 837163 BK 1256 PG 618

No livestock, poultry, or animals other than dogs, cats or other household pets may be kept on the premises as permissible within current zoning regulations. A total of two dogs and/or cats are permissible provided that they are not kept, bred or maintained for any commercial purpose and are restricted to the owners' premises and under handlers control.

If, in the opinion of the Hughes Hillside Architectural Control Committee, any of the aforementioned animals or pets become an annoyance, nuisance, obnoxious or a danger to other owners throughout the subdivision, the committee may require the elimination of any such animal or pet considered dangerous or unsafe to the neighborhood. All pets must be restrained on their owners property.

10. Landscaping.

All existing natural and cultivated foliage is to be preserved whenever possible. Top soil is to be scraped and stockpiled before excavation for foundations or footings. The top soil is to be replaced at the time of finish grading on each lot.

Each lot is to be landscaped within 12 months of the occupancy date of any structure built upon said lot. Landscaping of lots shall be considered complete when the first 30' of the lot or the front yard is planted with grass and maintained, and the remainder of the lot is cultivated or planted and kept free of weeds and debris.

Trees, lawns, shrubs and other plantings provided by the owner either before or after construction of a dwelling unit, replaced at the owner's expense upon request of the Hughes Hillside Architectural Control Committee.

11. Signs.

*upon said lot shall be properly nurtured and maintained as*

No signs 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 signs used by a builder or developer to advertise the property during the construction and sales period.

**PART B**  
**HUGHES HILLSIDE ARCHITECTURAL CONTROL COMMITTEE**

1. Membership.

The Hughes Hillside Architectural Control Committee is comprised of Brent L. Checketts, Evans G. Ray and Edward D. Green. 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 their designated representative shall be entitled to any compensation for services pursuant to this covenant.

2. Procedure.

ES 837163 BK 1256 PG 619

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 the event there is no suit to enjoin the construction which 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 PROVISION

1. Term.

These covenants are to run with the land and should and shall be binding upon all parties and all persons claiming under them for a period of 20 years from the date these covenants are recorded. After which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded changing said covenants in whole or in part. Enforcement shall be by proceeding at law or in equity against any person or person violating or attempting to violate any covenants, either to restrain him or them from so doing, or to cover damages thereof.

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

Dated this 7<sup>th</sup> day of September, 1988

Brent L. Checketts

Evans G. Ray

Edward Green

STATE OF UTAH,

County of DAVIS

} ss.

On the 7th day of September, A. D. 1988  
personally appeared before me BRENT L. CHECKETTS, EVANS G. RAY, and EDWARD GREEN,

the signers of the within instrument, who duly acknowledged to me that they executed the same.

My commission expires Jan. 21, 1991

Residing in Centerville, Utah

