

ENGLISH MEADOWS NORTH HIGHLAND, UTAH



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RECORDED FOR PROPERTIES OF UTAH VALLEY

Protective Covenants

M 80 Box 395
American Fork

WE, The undersigned owners of the following described real property: Lots 1 through 8 inclusive, English Meadows North Subdivision, Plat 'A', located in Highland, Utah, do hereby make the following declarations as to protective covenants and property uses for the purpose of developing and preserving the subdivision in a desirable, uniform, and suitable way.

NOW THEREFORE, all of the land described above is held and shall be conveyed subject to the covenants hereinafter set forth, and all persons and entities who hereafter own or have any interest in any lot in the subdivision shall take and hold the same subject to these covenants with the other owners, their heirs, successors and assignees.

I. Dwellings

A. Size

1. Single-story

Single-story dwellings (rambler style) must have a minimum of 1600 square feet of living area above grade, exclusive of garages, porches and steps, patios, decks, walkways and basements.

2. Two-story

Two-story dwellings must have a minimum of 2100 square feet of living area above grade, with at least 1200 square feet of that space on the main floor, exclusive of garages, porches and steps, patios, decks, walkways and basements.

B. Materials

1. Exterior

Dwelling exterior shall be constructed of brick, stone, stucco (high-grade synthetic type), or a combination thereof. No other types of finish materials are allowed, with the following exception:

An architectural style such as Victorian or Cape Cod, which mandates a siding-look exterior, may use high-quality wood siding or a material of comparable or better appearance, quality and durability.

2. Windows
Wood windows, high-quality vinyl or aluminum windows or equivalent must be used.
 3. Roofing
Roofing material must be of either wood shake, bartile, or 25 year asphalt shingle or equivalent. All roofs must have a minimum of a 3/12 pitch.
 4. Soffits & Facia
Aluminum soffit and facia material or equivalent must be used.
- C. Architecture
1. General Style
 - a) To protect the investment of homeowners in this subdivision, homes of outstanding design are requisite. Designs shall be limited to those prepared by a professional designer or architect.
 - b) No modular homes, prefabricated or pre-built homes, round homes, dome homes, earth homes, mobile homes, steel homes, aluminum homes, or homes with split entries shall be built.
 2. Roof-mounted Structures
Any roof-mounted structures, devices, flues, vents, intakes, or exhaust ports must be situated on the back side of he house so as not to be visible above the roof line from street viewpoints.
 3. External Mechanical Equipment
Evaporative cooling devices will be allowed, however, they must be located in accordance with the restrictions given in Section 2 above. Central heating/cooling related devices shall not be located in front of the house.

II. Exterior Improvements

- A. Street-side Lamp
To provide a safer environment, a lamp post will be required in the front yard of each lot.
- B. Landscaping
 1. Planter Strip Maintenance
The planter strips between street curbs and sidewalks in front yards (or side yards of corner lots) shall be maintained in an aesthetic manner and so as to pose no safety hazard to pedestrians, bicyclists, or motor vehicles.

2. Completion Requirements

The front and side yards of each lot shall be landscaped with at least a grass lawn within a period of 12 months following completion or occupancy of the dwelling, whichever occurs first.

3. Weed Control


All owners shall endeavor to maintain landscaped portions of their lots in a reasonable state of upkeep and orderliness so as not to detract from the appearance of the subdivision. Also, portions of any lot not yet landscaped shall be maintained so as to avoid a fire hazard.

III. Miscellaneous

We would like to remind the residents of English Meadows that the subdivision is located in a predominately rural area, and many adjacent land owners will have large animals which could damage personal property left within their reach.

It is important that residents and their children treat the animals with respect and recognize the right of their owners to keep large animals.

Signed in the presence of


Eric Holman

STATE OF UTAH)

: ss.

COUNTY OF UTAH)

On the 1st day of November A.D. one thousand nine hundred and ninty four personally before me Eric Holman the signer of the foregoing instrument, who duly acknowledge to me that they executed the same.


NOTARY PUBLIC

Residing: Am Fork, UT

My Commission Expires:

