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THE PROTECTIVE COVENANTS & RESTRICTIONS
FRAMING AND 1912 51-81

1. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS WITH A DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWENTY STORIES IN HEIGHT AND A SEPARATE 1 OR 2 CAR GARAGE AND NOT MORE THAN THREE APARTS.
2. NO BUILDING SHALL BE ERECTED, ALTERED OR PLACED ON ANY LOT UNTIL THE ARCHITECTURAL PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY LAYTON CITY.
3. ALL DWELLINGS SHALL BE SET BACK AT LEAST 25 FEET TO ANY SIDE STREET LINE AND DEEPER THAN 25 FEET TO ANY SIDE LOT LINE AND THE TOTAL WIDTH OF THE TWO SIDE YARDS SHALL BE NOT LESS THAN 20 FEET, AND THE REAR YARD SHALL NOT BE LESS THAN 25 FEET. EXCEPT THAT HOMES LOCATED ON CORNER LOTS SHALL BE REQUIRED TO HAVE A REAR YARD OF NOT LESS THAN 10 FEET. FOR THE PURPOSE OF THESE COVENANTS, EAVES, SIPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS PART OF THE BUILDING TO DETERMINE SETBACKS. A DETACHED GARAGE OR OTHER PERMITTED ACCESSORY BUILDING MUST BE LOCATED 40 FEET OR MORE FROM THE SET BACK LINE AND MUST HAVE A MINIMUM REAR YARD OF NOT LESS THAN 10 FEET.
4. NO DWELLING SHALL BE PERMITTED ON ANY LOT WITH THE GROUND FLOOR AREA OF THE BUILDING EXCLUSIVE OF OPEN PORCHES AND GARAGES, TO BE LESS THAN 1000 SQUARE FEET FOR ONE STORY DWELLING. A TWO-STORY DWELLING MUST HAVE 1800 SQUARE FEET ON THE MAIN AND UPPER LEVELS. A SPLIT ENTRY BI-LEVEL, OR SPLIT LEVEL PLAN MUST HAVE 1800 SQUARE FEET IN THE MAIN LEVELS. ALL HOMES MUST HAVE A TWO OR THREE CAR GARAGE. THE CONSTRUCTION MATERIALS FOR EACH HOME SHALL BE OF A QUALITY EQUAL TO OR SUPERIOR TO FHA OR VA REQUIREMENTS.
5. NO BUILDING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING LESS THAN 20% BRICK OR NATIVE STONE WITH SIDING, OR 20% MINIMUM BRICK OR NATIVE STONE WITH THE BRICK OR STONE BEING STUCCO.
6. NO BUILDING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 1000 SQUARE FEET.
7. NO NOISE OR OBSCENE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT. NO SHACKS OR OTHER BUILDINGS OR STRUCTURES WHICH MAY BE OR BECOME ANY ANNOYANCE OR NUISANCE TO NEIGHBORS SHALL BE PLACED OR STORED OR STORAGE OF ANY AUTOMOBILES WHICH ARE UNSIGHTLY IN FACTS, UNLESS IN ENCLOSED AREAS WHICH ARE DESIGNED FOR SUCH PURPOSES. NO AUTOMOBILES, TRAILERS OR ANY OF THESE VEHICLES ARE TO BE STOPPED ON STREETS OF FRAMING AND SIDE LOTS UNLESS THEY ARE IN RUNNING CONDITION, PROPERLY LICENSED AND ARE BEING REGULARLY USED. AUTOMOBILES MUST BE MOVED EVERY 24 HOURS.
8. NO STRUCTURE OF TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY, EXCEPTION: TEMPORARY CONSTRUCTION OFFICE.

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... THE EASEMENT AND ... RESERVED TO THE ... SAID REAL ... AND MAINTENANCE AND ... CONDUITS AND ... WATER, TELEPHONE ... CONVENIENCE TO ... SAID MAP AND ... HAVE THE RIGHT ... SAID MAP. NO ... SUCH EASEMENTS ... THEIR

... THE PUBLIC VIEW ON ... MORE THAN ONE SQUARE ... ADVERTISING THE ... ADVERTISE

... WASTE SHALL BE KEPT IN SANITARY ... EQUIPMENT FOR THE STORAGE OR ... CLEAN AND SANITARY ... BE KEPT FREE ... UNSIGHTLY ... LOT SHALL BE HELD ... ANY LOTS

... STREET LINE THAN THE FRONT HOUSE ... STREET DESIGN ... FEET.

... PLANTING WHICH OBSTRUCTS SIGHT ... FEET ABOVE THE ROADWAYS SHALL ... PROPERTY CORNER FROM THE ... DISTANCES OF ... LINE IS ... OBSTRUCTION OF SUCH SIGHT LINES.

14. NO OIL CRACKING, ... OIL REFINING, QUARRYING OR MINERAL OPERATIONS ... SHALL BE PERMITTED UPON OR IN ANY LOT, ... TUNNELS, MINERAL EXCAVATIONS OR SHAFTS ... OR IN ANY LOT. NO DERRICK

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OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED UPON ANY LOT.

15. WITHIN ONE YEAR OF OCCUPANCY OF ANY HOME BUILT ON A LOT IN SAID SUBDIVISION THE FRONT AND SIDE YARDS SHALL BE PLANTED IN LAWN OR OTHER ACCEPTABLE LANDSCAPING SO AS NOT TO BE AN EYESORE. "ACCEPTABLE LANDSCAPING" AND "LAWN" SHALL BE INTERPRETED BY THE MAJORITY OF THE THEN EXISTING HOME OWNERS IN THE SUBDIVISION.

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 10 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 LAND HAS BEEN RECORDED CHANGING SAID COVENANTS IN WHOLE OR IN PART. ENFORCEMENT SHALL BE BY PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN HIM OR THEM FROM SO DOING, OR TO RECOVER DAMAGES THEREOF. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. ENFORCEMENT SHALL BE BY HOMEOWNERS WHO HAVE PURCHASED LOTS IN SAID SUBDIVISION AND BUILT HOMES ON THEM. THE DEVELOPER ACCEPTS NO RESPONSIBILITY FOR ENFORCEMENT AND SHALL HAVE NO LIABILITY FOR PERSONS VIOLATING THESE COVENANTS.

DATED THIS 4 DAY OF JUNE 1990.

Danny C. Bridenstine
DANNY C. BRIDENSTINE, PRESIDENT
U.S. WEST DEVELOPMENT INC.

STATE OF UTAH)
COUNTY OF DAVIS) SS.

On the 4th day of June, 1990, personally appeared before me, DANNY C. BRIDENSTINE, who being by me duly sworn did say that he is the President of U.S. WEST DEVELOPMENT INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority or its Board of Directors and the said DANNY C. BRIDENSTINE duly acknowledged to me that said corporation executed the same.

Trudi K. Fenner
NOTARY PUBLIC

TRUDI K. FENNER
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires July 10, 1993
87 East Monticelio Drive
Kaysville, Utah 84037

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