

8975334

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

8975334
02/10/2004 04:35 PM 76.00
Book - 8944 Pg - 3674-3677
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
INTEGRATED TITLE INS. SERVICES
BY: SBN, DEPUTY - WI 4 P.

4-60

**JONES MEADOWS SUBDIVISION PHASE 4
RESTRICTIVE COVENANTS AMENDED AND RESTATED**

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 South Jordan, Salt Lake County, State of Utah, to wit:

All of Lots #401 through #341 inclusive, JONES MEADOWS SUBDIVISION PHASE 4, according to the official plat thereof.

Formerly Parcel #27-17-200-016, 27-17-400-024, 029

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 height and private garages attached to the house. Three car attached garages are required unless approved by the developer of this subdivision. All construction to be of new materials, except that used brick may be used with prior written approval of the City of South Jordan. Rear detached garages in addition to those on the home are acceptable if approved by the city building requirements and have the same exterior material requirements as the home.

2. Dwelling Size & Quality, etc.

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 must be 2000 square feet and two-story homes must be 2200 square feet minimum above

grade. Exterior materials must include only brick, stone, or stucco. Siding may be used only on soffet and facia. The roof must have a minimum 5/12 pitch and be shingled with a minimum 25 year architectural shingle. The home must rest on a permanent, pre-poured concrete foundation. All other requirements regarding setbacks, side yards and other related items to be per South Jordan City.

3. Fences may not be constructed of wire or chain link.
4. Other than household pets, animals are not allowed including horses, chickens, pigeons, pigs, etc.
5. Landscaping must be completed in the front yard of a home within one year of completion of the home.
6. The attached legal description (exhibit A) reflects a strip of property at the rear of lots #412 – 425, and at the side of lots #408 – 409, bordering the Jordan Aquaduct pipeline. Said strip of property has an easement owned by the United States Bureau of Reclamation, as recorded Nov. 26, 1971, entry #2423259. A permanent vinyl fence shall be constructed by developer along this easement line, inside the lots. Owners of these lots are not permitted to construct permanent structures or plant trees over the easement area. Any and all encroachments of the easement area requires review and approval by the United States Bureau of Reclamation and the Jordan Valley Water Conservancy District before any construction may begin. Said District can be contacted at (801) 565-4300. No dumping of any kind is permitted on this easement area.

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 the 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

[Signature]
Justin V. Peterson, President

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

The foregoing instrument was executed before me this 10 day of February 2004, by JUSTIN V. PETERSON, the PRESIDENT of KFP CORPORATION, who duly acknowledged that he executed the same by authority.

[Signature]
Notary Public

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INTEGRATED TITLE INSURANCE SERVICES LLC hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

My Commission Expires:
Residing at:

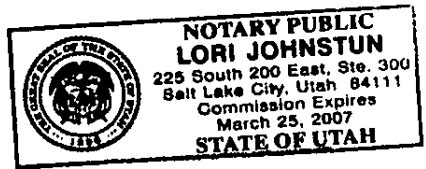


EXHIBIT 'A'

Area within Lots 408-419, Jones Meadows Subdivision Phase 4 that is also within the Jordan Aqueduct Easement, more particularly described as follows:

Beginning at the Northeast Corner of Lot 419, Jones Meadows Subdivision Phase 4, said subdivision is recorded in the office of the Salt Lake County Recorder as Entry no. 8951054, located in Book 2004P, at Page 8, and running;

Thence South $32^{\circ}52'00''$ East 1339.48 feet along the easterly line to the Southeast Corner of Lot 408 of said Jones Meadows Subdivision Phase 4, said point also being on the north line of Day Spring Subdivision, a recorded subdivision in the office of the Salt Lake County Recorder;

Thence North $89^{\circ}44'30''$ West 4.16 feet along the south line of said Jones Meadows Subdivision Phase 4, also being the north line of said Day Spring Subdivision;

Thence North $33^{\circ}06'09''$ West 1337.21 feet to the south line of Willow Valley Road, also being the north line of said Lot 419 of Jones Meadows Subdivision Phase 4;

Thence North $57^{\circ}08'00''$ East 8.99 feet along the north line to the Northeast Corner of Lot 419, Jones Meadows Subdivision Phase 4 to the point of beginning.

Contains 8,343 square feet, 0.192 acres.

Area within Lots 420-425, Jones Meadows Subdivision Phase 4 that is also within the Jordan Aqueduct Easement, more particularly described as follows:

Beginning at the Northerly Most Corner of Lot 425, Jones Meadows Subdivision Phase 4, said subdivision is recorded in the office of the Salt Lake County Recorder as Entry no. 8951054, located in Book 2004P, at Page 8, and running;

Thence South $32^{\circ}52'00''$ East 756.79 feet along the easterly line to the Southeast Corner of Lot 420 of said Jones Meadows Subdivision Phase 4, said point also being on the north line of Willow Valley Road;

Thence South $57^{\circ}08'00''$ West 9.21 feet along the south line of said Lot 420, Jones Meadows Subdivision Phase 4, also being the north line of said Willow Valley Road;

Thence North $33^{\circ}06'09''$ West 745.60 feet to the southerly line of River Heights Drive as platted on the Jones Meadows Subdivision Phase 4, said point also being on the north line of said Lot 425 of Jones Meadows Subdivision Phase 4;

Thence northeasterly 16.62 feet along the arc of a 3033.00 foot radius curve to the left, (center bears North $75^{\circ}04'30''$ West and long chord bears North $14^{\circ}46'05''$ East 16.62 feet, with a central angle of $0^{\circ}18'50''$) along the southerly line of said River Heights Drive, also being along the north line to the Northerly Most Corner of said Lot 425, Jones Meadows Subdivision Phase 4 to the point of beginning.

Contains 8,080 square feet, 0.186 acres.