

DECLARATION OF BUILDING USE AND RESTRICTIONS

RED POINT SUB DIVISION

PAYSON, UTAH

ENT 95679 BK 3591 PG 209
NINA B REID UTAH CO RECORDER BY AC
1994 DEC 20 4:30 PM FEE 12.00
RECORDED FOR SECURITY TITLE AND ABSTRACT

ALL OF THE LOTS 1 THRU 8 IN RED POINT SUB DIVISION, PAYSON, UTAH SHALL BE MADE SUBJECT TO THE FOLLOWING CONDITIONS AND STIPULATIONS;

1. NO LOTS SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. ONLY SINGLE FAMILY DWELLINGS ARE PERMITTED.
2. ALL DWELLINGS AND GARAGE UNITS SHALL BE CONSTRUCTED OF NEW MATERIALS OF HIGH QUALITY. BUILDING EXTERIORS SHALL HAVE A MINIMUM OF 50% BRICK OR STUCCO. ALL ONE STORY DWELLINGS SHALL HAVE A MINIMUM OF 1,400 SQUARE FEET ON GROUND LEVEL. EXCLUDING BASEMENTS, PORCHES AND GARAGES. TWO STORY OR MULTI-LEVEL DWELLINGS SHALL HAVE A MINIMUM OF 1,800 SQUARE FEET EXCLUSIVE OF BASEMENTS, PORCHES, AND GARAGES. PREFABRICATED HOUSES ARE NOT PERMITTED.
3. NO ANIMAL RIGHTS ARE ALLOWED.
4. ALL DWELLINGS MUST HAVE AT LEAST A DOUBLE CAR GARAGE.
5. ALL DWELLINGS MUST MEET ALL PAYSON CITY BUILDING CODES.
6. 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.

OWNER HAS READ AND AGREES TO ALL PROVISIONS CONTAINED HEREIN:

Rose Meaduhall Page, Trustee

OWNER

Sue Ann Page, Trustee

DATE

12/20/94

STATE OF UTAH)
) SS
COUNTY OF UTAH

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On the 20th day of December, 1994, personally appeared before me REED MENDENHALL PAGE and RAE ANN PAGE, TRUSTEES OF THE REED MENDENHALL PAGE AND RAE ANN PAGE FAMILY TRUST, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.

Janice G. Chamberlain
NOTARY PUBLIC

