

WALTON R. FARMER

55 WEST NOVA DR.

AM. FORK UT 84603

ENT 96674 BK 4786 PG 435  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1998 Sep 23 4:16 pm FEE 28.00 BY SS  
RECORDED FOR SECURITY TITLE AND ABSTRACT

REVISED RESTRICTIVE BUILDING AND USE COVENANTS September 21, 1998

WHEREAS, the undersigned are the owners in fee or in trust of the following described property located in Utah County, State of Utah, to-wit:

LAKEVIEW HILLS SUBDIVISION  
Plat D  
990 NORTH 540 WEST  
AMERICAN FORK, UTAH

AND, WHEREAS, it is the desire and intention of the undersigned to restrict the use of the same during the effective term hereof,

NOW, THEREFORE, the following declaration as to limitations and restrictions in use to which the property may be put specifying that said declaration shall constitute covenants to run with the land as provided by law binding upon all parties claiming under them and for the purpose of limiting the use of said property by all future owners for the purpose of keeping development of said property uniform and compatible architectural design with surrounding properties and uses as specified hereafter, these covenants are hereby declared:

1. No structure whatever other than one private, single family dwelling together with an attached garage for not more than three (3) cars, a guest house, or extra garage, frame, block or ICU block construction with the entire front of home faced with brick, stucco or stone and remainder of home faced with vinyl siding, brick, stucco or stone shall be erected, placed or permitted to remain on any of the property described.
2. The principal dwelling for a one story dwelling shall have a minimum finished and fully enclosed floor area devoted to living purposes, exclusive of porches, terraces, garage, guest house and servant quarters, of 1400 square feet above the ground level not counting any finished floor space in basement..  
The principal dwelling for a two level or multi level dwelling shall have a minimum finished and fully enclosed floor area devoted to living purposes, exclusive of porches, terraces, garage, guest house and servant quarter, 1600 square feet above the ground level not counting any finished floor space in basement..

Deviation from this standard may be approved by the Architectural Control Committee provided herein. Fred England 492-9404 and Walt Farmer 756-3222.

3. The following building location restrictions shall apply: (A) No structure shall be located nearer than 30 feet to any street property line, or fail to meet minimum requirements of American Fork City, (B) No structure shall be located nearer than 10 feet to any side property line; (C) No structure shall be located nearer than 25 feet from any rear property line except a garage or out building as per City code. For the purpose of this restriction, eaves, steps and open porches shall be considered as a part of the structure. Where the topography or location of the property lines of any lot prevents reasonable construction of the permitted structures within the specified area, the Architectural Control Committee, hereinafter described, may, by affirmative action, permit a variation from the requirements of this restriction.
4. No structure shall be erected, altered, placed or permitted which exceeds in height 32 feet from the highest finished grade line immediately adjoining the foundation of the structure. Structures shall be 1 or 2 stories.

WALTON/FARMER &amp; ASSOCIATES

By

Walton R. Farmer, Pres

LAKEVIEW HILLS SUBDIVISION, INC.

*Fred L. England*  
 Fred L. England, Trustee

By

By

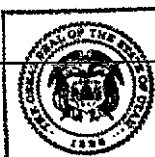
*Diana H. England*  
 Diana H. England, Trustee

STATE OF UTAH )

: ss.

COUNTY OF UTAH )

On the 22 day of September, 1998, A.D., personally appeared before me, Fred England & Walter Farmer who being by me duly sworn did say that he is the President of LAKEVIEW HILLS SUBDIVISION, INC. and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Fred England & Walter Farmer duly acknowledge to me that said corporation executed the same and that the seal affixed is the seal of the corporation.

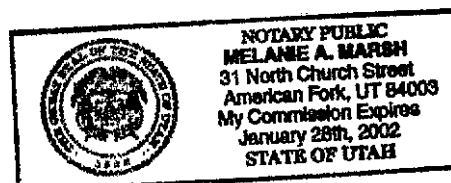


NOTARY PUBLIC  
 WESTON GARRETT  
 55 E. Center  
 Provo, UT 84606  
 My Commission Expires  
 July 1st, 2000  
 STATE OF UTAH

My Commission Expires:

January 28, 2002

NOTARY PUBLIC Melanie A. Marsh  
 Residing at 31 North Church Street  
American Fork, UT 84003



a:\covenant

Subscribed and sworn to before me a Notary Public, Walton R. Farmer, Pres of Walton R. Farmer & Associates and Fred L. England, Trustee and Diana H. England, Trustee three of the signers of the foregoing instrument.

*Weston Garrett*  
 Notary Public

[illegible]