

DECLARATION OF RESTRICTIONS  
PLEASANT GROVE MOBILE HOME ESTATES  
A private planning Community

AMENDED

ENT 35314 BK 2644 PG 740  
NINA B REID UTAH CO RECORDER BY MB  
1989 NOV 21 9:54 AM FEE 48.00  
RECORDED FOR DONALD L MORSE

1. Only one mobile home per lot.
2. No offensive business, trade, or activity, shall be carried on upon any lot, nor shall anything be done thereon which shall be or become annoying or a nuisance to the neighborhood.
3. No tent, shack, barn, or any outbuilding of any kind shall be erected on any lot to be used as a residence.
4. Each mobile home must be a complete modern living unit, equipped with plumbing for toilet and bath facilities according to State and City Health Department regulations. All occupied mobile homes shall have inside plumbing and shall be connected to utilities...water, sewer, electricity, and natural gas. Within 90 days after a mobile home is installed upon a lot, it shall be equipped with a complete undercarriage coverage known as skirting, of painted metal or wood, or masonry.
5. No poultry, fowl, livestock, or animals of any nature shall be kept on any lot, except the normal and usual household pets, and none shall be raised commercially thereon.
6. All mobile homes or structures are required to have a front set back a minimum of ten feet.
7. Wrecked cars or trucks cannot be stored on any lot.
8. No advertising signs except FOR RENT, FOR SALE, CAR OR TRUCK FOR SALE, GARAGE SALE, shall be allowed on any lot.
9. All garbage, refuse, and debris, shall be kept in receptacles and disposed of according to the laws of the State of Utah. Every resident is responsible for his own garbage.
10. The owner of each lot in this development will by virtue of this ownership also own a portion of the storage and park area; and pay a yearly assessment.
11. No lot shall be subdivided into smaller lots, nor conveyed in less than the full original dimension of such lot as shown by the plat of Pleasant Grove Mobile Home Estates.
12. An Elected Committee is established which shall consist of five persons serving the residents of Pleasant Grove Mobile Home Estates; and no husband and wife or relatives are allowed on the Committee at the same time.
13. In all general meetings, every election shall be decided by the members present at said meeting.
14. There will be a minimum charge of \$30.00 levied per year, on NON-RESIDENTS renting a storage space.

The foregoing restrictions and covenants run with the land and shall be binding on all lot owners in Pleasant Grove Mobile Home Estates until January 1, 2000, at which said restrictions and covenants shall be automatically extended for ten years; unless a general meeting is held and necessary changes are voted on and approved.

Elected Committee Members (July 11, 1989)  
PLEASANT GROVE MOBILE HOME ESTATES

Donald L. Morse, Chairman.....65 Smith Lane, Pl. Grove Donald L. Morse

Ardith Haskell, Vice-Chairman...100 Smith Lane, Pl. Grove Ardith Haskell

Ellen Brown, Treasurer.....70 Smith Lane, Pl. Grove Ellen B. Brown

Pauline Carter, Storage Area....80 Smith Lane, Pl. Grove Pauline Carter

Bob Mathews, Secretary.....475 Turley Ave, Pl. Grove Bob Mathews

On this 10th day of October, 1989, before me, a Notary Public, personally appeared Donald L. Morse, Ardith Haskell, Ellen Brown, Pauline Carter, and Bob Mathews, the signers of the foregoing instrument who duly executed the same.

My Commission expires:

6-5-91

Elaine Ludwig  
American Fork, UT  
Marriott Bank, 74 Street  
 Signature and address of Notary Public

