

DECLARATION OF BUILDING AND USE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, being the owners of the following described real property located in the City of Orem, County of Utah, State of Utah to wit:

Commencing at a point located East along the Section line 809.72 feet and South 25.00 feet from the Northwest corner of Section 3, Township 6 South Range 2 East, Salt Lake Base and Meridian; thence East along the South boundary of 2000 North Street, Orem, Utah, 311.65 feet; thence South 0°05'27" West 130.04 feet.; thence South 31°37'00" East 835.0 feet; thence West 475.0 feet thence North 31°37'00" West 830.0 ft; thence East 160.68 feet; thence North 127.74 feet to the point of Beginning. . . ., do hereby establish the nature of the use and enjoyment of said property and do declare that all uses and conveyances of said property shall be made subject to the following condition, restriction and stipulation:

This covenant shall establish that if said property shall be used for commercial or other than compatible residential purposes, the then owners of the above described property shall build a continuous opaque fence or barrier between the residential and other uses and conforming to the requirements of Orem City, if any, as part of the construction of the non-residential property.

*John A. Redding*  
*Richard L. Cook*  
*Chas. B. Mason*

STATE OF UTAH )  
                  : ss  
COUNTY OF (UTAH)  
PUBLIC NOTARY

On the 1 day of October A.D. 1976, personally appeared before me the signers of the above instrument, who duly acknowledged to me that they executed the same.

Commission Expires: April 1, 1976  
Residing Provo, Utah

*Mary Ann Cook*  
Notary  
1976 OCT -5 PM 4:15  
RECORDED  
DEPUTY  
FILE  
90  
3

BOOK 1503 PAGE 510  
25741