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BOOK 2780 PAGE 186

Recorded AUG 12 1969 at 1:35 P.M.
Request of WESTERN STATES TITLE
Fee Paid HAZEL TAGGART CHASE
Recorder, Salt Lake County, Utah
\$ 10.00 By [Signature] Deputy
Ref. _____

DECLARATION OF PROTECTIVE
COVENANTS, AGREEMENTS, RESTRIC-
TIONS AND CONDITIONS AFFECTING
THE REAL PROPERTY KNOWN AS
PLAT "C", VIRGINIA HEIGHTS
SUBDIVISION.

KNOW ALL MEN BY THESE PRESENTS:

The undersigned owners, being the owners of the land hereinafter described as Plat "C", Virginia Heights Subdivision, Salt Lake County, Utah which is protected by its surroundings and nature from undesirable encroachments, desiring to develop a residential area of distinctive and individual character and to provide a means by which such character may be safeguarded and protected, does hereby make this Declaration of Protective Covenants, Agreements, Restrictions and Conditions as follows, to-wit:

ALL OF PLAT "C", VIRGINIA HEIGHTS SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

WHEREAS, the undersigned is about to sell the property as described heretofore, which it desires to subject, pursuant to a general plan of improvements, to certain Restrictions, Conditions, Covenants and Agreements between the owners and the several purchasers of said property and between the several purchasers of said property themselves as herein-after set forth:

NOW, THEREFORE, the undersigned declares that the property described heretofore is held and shall be sold, conveyed, leased, occupied, resided upon, hypothecated and held subject to the following restrictions, conditions, Covenants and Agreements between the owners and the several purchasers of said property as between the owners and their heirs, successors and assigns:

Mutual and reciprocal benefits, etc.

1. All of said restrictions, conditions, covenants and agreements shall be made for the direct and mutual reciprocal benefit of each and every lot created on above described property and shall be intended to create mutual and equitable servitudes upon each of said lots in favor of each other lot created on the aforesaid property and to create reciprocal rights and obligations between the respective owners of all of the lots so created and to create a privity of contract and estate between the grantees of said lots, their heirs, successors and assigns and shall, as to the owners of each lot in said tract, their heirs, successors and assigns, operate as covenants running with the land for the benefit of all other lots in said tract.

Terms of Restrictions

2. Each and all of said restrictions, conditions, covenants and agreements shall continue in full force and effect and be binding until the last day of March 1990, upon which date same shall be automatically continued for successive periods of ten years each unless it is agreed by the vote of the then record owners of a majority of the property to terminate and do away with same; provided, however, that any time after March 31, 1990, these restrictions, conditions, covenants and agreements may be altered or modified by the vote of the then record owners of a majority of the property.

Pets, Animals Etc.

3. No animals other than a reasonable and usual number of household pets shall be kept on any of said lots.

Signs

4. No signs shall be displayed on any of said lots except as follows: the name and profession of any professional man may be displayed at any dwelling house upon a sign not exceeding 200 square inches in size; sign shall not be illuminated. There may also be displayed a sign not exceeding 18 inches by 24 inches advertising the fact that said lot or said dwelling house is for sale, or to let, or to lease.

Private Residence; moving of structures

5. Said premises shall be used for private residence purposes only, except as hereinafter set forth and no structure of any kind shall be moved from any other place upon said premises.

Excavating

6. No excavation for stone, gravel or earth shall be made on said property unless such excavation is made in connection with the erection of a building or structure thereon.

Rubbish Control

7. No rubbish shall be stored or allowed to accumulate thereon.

Easements

8. Such easements and rights of way shall be reserved to the undersigned, its successors and assigns, in and over said real property for the erection, construction and maintenance and operation therein or thereon of drainage pipes or conduits and pipes, conduits, poles, wires and other means of conveying to and from lots in said tract, gas, electricity, power, water, telephone and telegraph services, sewage and other things for convenience to the owners of lots in said tract, as may be shown on the recorded plat and over the rear 5 feet of each lot, and the undersigned, its successors and assigns, shall have the right to reserve any further necessary easements for said purposes in contracts and deeds, to any or all of the lots shown on the recorded plat. No structure of any kind shall be erected over any of such easements, except upon written permission of undersigned, its successors or assigns.

Set Backs

9. No dwelling house or other structure shall be constructed or situated on any of said lots created, except in conformity with the "set back" lines as established in each instance by the Architectural Supervising Committee and in conformity with any additional "set back" lines which may be fixed by the undersigned, its successors and assigns, in contracts or deeds to any or all of the lots created on said property. The "set back" of any building or other structure as to any line shall be deemed to be the minimum distance between said building or other structure and said line. - The "set back" of any building or other structure as to any street shall be deemed to be the minimum distance between said building or other structure and the nearest line of said street.

**Re-subdivision
of Sites**

10. None of said lots may be re-subdivided except that the undersigned, its successors or assigns, may divide any of said lots so as to increase the size of adjoining lots; or where one or more of said lots is, in the opinion of the undersigned, its successors and assigns, of such size and character that it may be divided into two or more lots which will each be similar to other lots in said tract, and adequate in size and character to permit development similar to that on said other lots, then such lot or lots may be divided by the undersigned, its successors and assigns, or permission may be granted by the undersigned, its successors or assigns, to the owner of such lot or lots, as the case may be, to so divide such lot or lots, but in no event, shall any lots be so divided so as to create a parcel having an area of less than one-quarter acre, including in the calculation of such area, the street upon which it abuts to the center line thereof. Should two or more contiguous lots be acquired by the same grantee, such lots will, unless otherwise stipulated, be treated and considered by the undersigned and/or said grantee as one entire lot for the purpose of these restrictions.

**Fences, Walls
and Trees**

11. No fence, wall or hedge over four feet in height shall be erected or grown at any place on said premises; provided, however, that the restrictions set forth in this paragraph may be waived or modified as to any parcel by the Architectural Supervising Committee hereinafter referred to. Said Architectural Supervising Committee shall also supervise the planting and growth of trees on lots in said tract in order to prevent one lot owner from planting trees, or allowing trees to grow, so that the view from other lots may be obstructed or impaired. The grantee agrees to abide by any order of said committee directing him not to plant any trees or to cut down or cut back or remove any trees which may have been planted. The agreement contained in the last preceding sentence shall be construed as a covenant running with the land and not as a condition which might cause the grantee's title to be forfeited. The grantee further agrees that the members of said Committee may at any time institute or prosecute in the name of any member of said Committee any suit or suits which the Committee may consider advisable in order to compel and obtain a decree for specific performance by the grantee of his or her agreement to remove, cut down or cut back any tree which the committee has ordered removed, cut down or cut back. Should any such suit be instituted, the grantee agrees to pay reasonable attorney's fees for the plaintiff's attorneys as may be fixed by the court.

**Manner of
Voting**

12. In voting, pursuant to the provisions of Paragraphs 2 or 12 hereof, each lot owner of record shall be entitled to one vote for each square foot of area owned by him and the action resulting from such vote is to be evidenced by a written instrument signed and acknowledged by such lot owners and recorded in the County Recorder's office of the County of Salt Lake, State of Utah.

13. An Architectural Supervising Committee consisting of three members has been created by the undersigned and the undersigned may fill vacancies in the committee and remove members thereof at its pleasure; provided, however, that when ninety percent of the lots in said tract have been sold (either deeded or sold under contract of sale) thereafter, upon written designation by eighty-five percent of those who are owners (either under contract of purchase or in fee) of lots in said tract, of some person or persons

whom such owners desire to have made a member or members of said Committee, the undersigned will appoint such person or persons on the Committee and if necessary will remove from said Committee existing members thereof in order to create vacancies for the new appointments; provided, further however, that one person designated by the undersigned shall always remain a member of said Committee if undersigned so desires. The functions of said Committee shall be, in addition to the functions elsewhere in this Declaration set forth, to pass upon, approve or reject any plans or specifications for a structure or structures to be erected on lots in said tract so that all structures shall conform to the restrictions and general plans of the undersigned and of the Committee for the improvement and development of the whole tract. At least one of the members of the Architectural Supervising Committee shall be a licensed architect in the State of Utah who has had at least five years of practice in the State of Utah. Nothing in this paragraph shall be construed as authorizing or empowering the committee to change or waive any restrictions set forth in this Declaration except as herein specifically provided. The committee may act by any two of its members and any authorization, approval or power made by the Committee must be in writing signed by at least two members thereof.

Improvements

14. (A) Type of Structures: No building other than one single family dwelling house and appropriate outhouses shall be erected on any of said lots, nor shall any house constructed on any of said lots be used for any purpose other than a dwelling house or appurtenant outhouses, except the Architectural Supervising Committee can allow to be located in the area, churches, schools and two family residences.

(B) Before the ARchitectural Supervising Committee may approve any plan for construction work of any kind on the premises, the lot owner or purchaser must submit to said Architectural Supervising Committee an accurate survey showing one foot contour intervals and in addition thereto, the four corner points of the lot involved must be located at site by a licensed surveyor. No construction of any kind or nature on any of the lots shall be commenced until curb grade has been established.

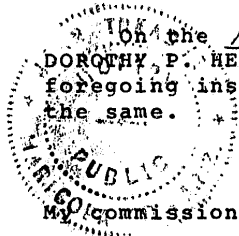
(C) Approval of Plans: No structures, either residence, outhouse, school, church, tennis court, swimming pool, wall, fence or other improvements shall be constructed upon any of the said lots, neither shall amateur communications antennas ("ham") radio antennas be constructed on any of said lots without the written approval as to location, height and design thereof first having been obtained from the Architectural Supervising Committee. Before construction work of any kind is started, the plans of the exterior design of any building to be constructed on any of said lots shall first be submitted to the Architectural Supervising Committee for their approval, and said plans shall show the four exterior elevations of said building together with the floor plan plotted on a map of said lot and any additional details of house construction the Architectural Supervising Committee may require.

(D) Landscaping: No landscaping shall be begun on said property nor planting of trees take place until the plans and specifications therefore have been first approved in writing by the Architectural Supervising Committee.

(E) Diligence in Building: When the erection of any residence or other structure is once begun, work thereon must be prosecuted diligently and it must be completed within a reasonable length of time.

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| Violation of Restrictions: Penalties | 15. Violation of any of the restrictions, conditions, covenants or agreements herein contained shall give the undersigned, its successors and assigns, the right to enter upon the property upon, or as to which said violation or breach exists and to summarily abate and remove at the expense of the owner, any erection, thing or condition that may be or exist thereon contrary to the provisions hereof without being deemed guilty of trespass. The result of every action or omission whereby any restriction, condition, covenant or agreement is violated, in whole or in part, is hereby declared to be and constitute a nuisance and every remedy allowed by law against a nuisance, either public or private, shall be applicable against such result. Such remedy shall be deemed cumulative and not exclusive; violation of any of the restrictions, conditions, covenants, or agreements herein contained by any of the purchasers of said property or their heirs or assigns, shall give the right to any other purchase or purchasers, their heirs or assigns, of any property in Virginia Heights Subdivision in those areas in said subdivisions on which a Declaration of Protective Covenants, Agreements, Restrictions and Conditions affecting the real property has been recorded in the office of the Salt Lake County Recorder, to prosecute any proceedings at law or equity against such purchaser or purchasers violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. |
| Minimum Building Costs | 16. The undersigned reserves the right for the owners of Virginia Heights Subdivision, their successors and assigns to set a minimum figure for the cost of square foot floor area of any dwelling house to be erected on any of said lots in contracts and deeds, to any or all of the lots created in above described property. This cost or minimum square foot floor area may also be set from time to time by the ARchitectural Supervising Committee. |
| Acceptance of Restrictions | 17. All purchasers of property described above shall, by acceptance of contracts or deeds for any lot or lots shown thereon or any portion thereof, thereby be conclusively deemed to have consented and agreed to all restrictions, conditions, covenants and agreements set forth therein. |
| Invalidity | 18. It is expressly agreed that in the event any covenant or condition or restriction hereinbefore contained, or any portion thereof is held invalid or void, such invalidity or voidness shall in no way affect any valid covenant, condition or restriction. |
| Heating | 19. All dwellings shall have a central heating plant and all fuel burned in central plant shall be smokeless. |
| Marginal Notes | 20. The marginal notes and phrases as to the contents of particular paragraphs are inserted only as a matter of convenience and for reference and in no way are, or are they intended to be, part of this Declaration or in any way to define, limit or describe the scope or intent of the particular paragraph to which they refer. |

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)



On the 17th day of June, 1969, A.D. personally appeared before me DOROTHY P. HESS, a married woman, one of the signers of the within and foregoing instrument who duly acknowledged to me that she had executed the same.

John F. Headwell
Notary Public
My Commission expires March 30, 1971 Residing in Phoenix, Arizona

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)

On the 7th day of August, 1969, A.D. personally appeared before me Frank E. Diston, Vice President and Trust Officer of TRACY COLLINS BANK and TRUST COMPANY, Trustee for Dean F. Brayton, one of the signers of the within and foregoing instrument who duly acknowledged to me that he executed same with full authority and on behalf of Tracy Collins Bank & Trust Co., Trustee.



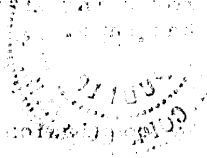
John F. Headwell
Notary Public
My Commission expires 2/6/73 Residing in Salt Lake County

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