

... day of June  
... his wife,

...  
... State of Utah, to  
... Don-Its Subdivision

... are the present owners  
... Subdivision #2 to the City of Roy, in  
... present owners of all of Lots 1 to 38,  
... City of Roy, in Weber County, State

... said area comprise  
... er County, State of  
... S, it is the desire  
... upon said lots, and

... said Don-Its Subdivision #2 to the City of  
... which is a residential subdivision; and  
... owners thereof to place restrictive  
... and all of them, for the mutual benefit  
... the owners thereof:

...  
... HEREOF, for and in  
... good and valuable con  
... is or her heirs, exec  
... with each other and th  
... es as follows:

... cession of the mutual covenants herein,  
... tion, each signer hereof for himself or  
... administrators and grantees, doth  
... respective heirs, executors, administrators

... se residential area  
... ba Subdivision #2 to

... shall apply to all the lots in the  
... City of Roy, in Weber County, State of Utah,

All of Lots  
Subdivisi  
Weber Cou

... be 38, inclusive, Don-Its  
... to the City of Roy, in  
... State of Utah.

... lot shall be used exc  
... d, altered, placed, or  
... single-family dwelling  
... and a private garage for  
... building shall be ere  
... tion plans and specific  
... e have been approved by  
... of workmanship and mat

... for residential purposes. No building shall  
... mitted to remain on any lot other than one  
... to exceed two and one-half stories in  
... more than two cars.  
... placed, or altered on any lot until the  
... and a plan showing the location of the  
... architectural control committee as to  
... harmony of external design with existing

structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as hereinafter provided.

4. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 950 square feet for a one-story dwelling, nor less than 700 square feet for a dwelling of more than one story.

5. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat.

6. No building shall be erected or placed on a lot having a width less than its width as shown on the recorded and recorded plat of said building line or the minimum building setback line as shown on said plat, nor shall any dwelling be erected or placed on any lot having an area less than that calculated to the same lines of a lot as shown on said plat.

7. The minimum floor area and minimum lot area of a lot shall be as shown on the recorded plat of said lot, and the minimum lot area shall be not less than 10,000 square feet of such lot.

8. No building shall be erected or placed on a lot having a width less than its width as shown on the recorded and recorded plat of said building line or the minimum building setback line as shown on said plat, nor shall any dwelling be erected or placed on any lot having an area less than that calculated to the same lines of a lot as shown on said plat.

9. No building shall be erected or placed on a lot having a width less than its width as shown on the recorded and recorded plat of said building line or the minimum building setback line as shown on said plat, nor shall any dwelling be erected or placed on any lot having an area less than that calculated to the same lines of a lot as shown on said plat.

10. No building shall be erected or placed on a lot having a width less than its width as shown on the recorded and recorded plat of said building line or the minimum building setback line as shown on said plat, nor shall any dwelling be erected or placed on any lot having an area less than that calculated to the same lines of a lot as shown on said plat.

11. No building shall be erected or placed on a lot having a width less than its width as shown on the recorded and recorded plat of said building line or the minimum building setback line as shown on said plat, nor shall any dwelling be erected or placed on any lot having an area less than that calculated to the same lines of a lot as shown on said plat.

12. No building shall be erected or placed on a lot having a width less than its width as shown on the recorded and recorded plat of said building line or the minimum building setback line as shown on said plat, nor shall any dwelling be erected or placed on any lot having an area less than that calculated to the same lines of a lot as shown on said plat.

13. No building shall be erected or placed on a lot having a width less than its width as shown on the recorded and recorded plat of said building line or the minimum building setback line as shown on said plat, nor shall any dwelling be erected or placed on any lot having an area less than that calculated to the same lines of a lot as shown on said plat.

requirements, standards and recommendations of the City of Roy, Weber County, State of Utah. Approval of such system as installed shall be obtained from such authority.

13. No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the City of Roy, Weber County, State of Utah. Approval of such system as installed shall be obtained from such authority.

14. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

15. The architectural control committee is composed of Harold E. Smith, 548-24th Street, Ogden, Utah, G. Frank Thompson, Roy, Utah, and Vern L. Thompson, 548-24th Street, Ogden, Utah. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

16. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

17. These covenants are to run with the land and shall be binding on all

