

10/10/95

PROTECTIVE COVENANTS  
FOR  
SILVER SPUR RANCHETTES  
SUBDIVISION PHASE II  
TOOELE COUNTY, UTAH

ENTRY: 80860 BK 412 PG 0748 BY CEF ✓  
DONNA S. MCKENDRICK TOOELE CO. RECORDER  
REC D/T: 01/18/1996 12:57:08 REC 41.0  
RECORDED FOR: RANCHO TOOELE DEVELOPMENT  
EN ✓ PT ST AD  
PAGE 1 OF 3 PAGES

SIZE:

The minimum total square footage of living area on the first level above ground and located within the area of a foundation for any residential dwelling constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, shall be not less than 1,400 square feet, excepting that a two-story home shall not have less than a minimum of 1,000 square feet on the ground floor area. A double car garage either attached or detached with no less than 500 square feet is required.

MASONRY:

No structure shall be built with less than 25% masonry. The percentage will be determined by taking 25% of the total surface area of the home, including windows and doors.

BUILDING LOCATION:

No building shall be located on any lot nearer to the front lot line than fifty (50) feet therefrom; nor nearer than thirty (30) feet to the rear lot line; nor nearer than thirty five (35) feet to a side lot line.

DILIGENCE IN BUILDING:

When the erection of any residence or other structure is once begun, work thereon must be completed within a reasonable length of time (one year shall be considered reasonable).

LIVESTOCK AND PETS:

No more than five (5) animal units shall be allowed on any lot. An animal unit is defined as follows: A horse or cow or other similar large domestic animal shall be counted as one animal unit. Medium size domestic animals such as sheep or goats shall be counted at a ratio of five (5) per animal unit. Small domestic animals and fowl shall be counted at a ratio of thirty-three (33) per animal unit.

748

The mixture of animal units on any given lot shall include no more than one animal unit of any one type of medium size domestic animal, or more than one animal unit of any one type of small animal and fowl.

No pets other than a reasonable and usual number of household pets shall be kept on any lot. All owners of pets or livestock shall provide adequate fences, pens, barns or houses for such animals in order to keep them from straying onto other's property. All animals and their habitation shall be maintained so as not to be a nuisance, in accordance with the Tooele County ordinances.

#### TEMPORARY OR OTHER STRUCTURES:

No structure of a temporary nature, no trailer home, log homes, basement, vehicle, tent, shack, garage, or other outbuildings shall be used at any time as a residence either temporarily or permanently.

No old or second-hand structures shall be moved onto any lot, it being the intention hereof that all dwellings and other buildings to be erected on any lot shall be new construction of good quality, workmanship, and materials.

#### UNSIGHTLINESS:

No unsightliness shall be permitted within the subdivision. All motor vehicles stored or parked on the lots visible from the streets shall be in running condition and properly licensed. No vehicles, boats, or equipment shall be abandoned within the subdivision. Refuse, garbage, rubbish, or other waste shall be placed and kept at all times in covered containers, and each lot shall be kept free of trash, weeds, rubbish, and other refuse.

#### WATER:

Each lot owner will be allowed to connect to Silver Spurs water company which will be stubbed into lot by developer. Water connection fees are \$1,500.

#### POWER AND TELEPHONE LINES:

All power and telephone lines must be placed underground from each house or other structure to be nearest transformer or vault. No owner shall place or permit to exist any suspended overhead power or telephone lines of any kind.

SEWAGE DISPOSAL:

Each lot owner will be responsible to construct and equip a septic system to serve the residential dwelling. The septic system shall be installed in accordance with the Tooele County Board of Health requirements.

LANDSCAPING:

Within a reasonable length of time (one year maximum) after completion of construction of any home upon a lot, the owner of such lot must have substantially completed the landscaping of the residential landscaped area. Such landscaping shall include but shall not be limited to the planting of lawn or other appropriate ground cover, appropriate shrubbery, and planting of at least six (6) trees in the front yard

SILVER SPUR RANCHETTES  
SUBDIVISION PHASE II

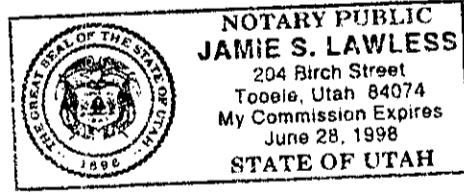
By *Mathew R. Arbshay*  
Mathew R. Arbshay

STATE OF UTAH )  
                  ) :ss.  
COUNTY OF TOOELE )

ON THE 18<sup>th</sup> DAY OF January, 1998,  
PERSONALLY APPEARED BEFORE ME Mathew R. Arbshay, THE SIGNER OF  
THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE  
EXECUTED THE SAME.

My Commission will expire:  
6/28/98

*Jamie S. Lawless*  
Notary Public



ENTRY: 90860 BK 412 PG 0750 BY CBP  
PAGE 3 OF 3 PAGES