

Office of the Davis County Recorder

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
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Recorder
Richard T. Maughan

Chief Deputy
Lalle H. Lomax

12-709-051 thru 0513

DOCUMENT FRONT PAGE

The accompanying document contains insufficient blank space in the appropriate place for the official recording information. This front page is added for that purpose only, and becomes the first recorded page of the document.

PROTECTIVE COVENANTS
HARVEST POINT SUBDIVISION PHASE V
12-709-0501 THROUGH 0513

The protective covenants of Harvest Point Subdivision, Phase 5, inclusive. Syracuse City, Davis County, Utah, Dated, September 13, 2007

1. All lots in the tract shall be known and described as residential lots for a detached single family dwelling not to exceed two stories in height and an attached private 2 or more car garage consisting of not less than 500 square feet, and an additional 300 square feet on a 3 car garage.
2. No building shall be erected, altered or placed on any lot until the construction plans and specifications and a plan showing the location of the structure have been **approved by the architectural control committee** as to the quality of workmanship and materials. Harmony of external design with existing homes and as to location with respect to topography and finish elevation.
3. The architectural control committee, (the committee), initially is composed of Blake Hazen and Chris Thurgood, a majority of the committee may designate a representative to act for the committee. The members shall have full authority to designate their successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant, other than a plan check fee. Nor shall they have any liability for their decisions.
4. All plans and specifications **must be approved by the committee prior to starting construction**. Two complete sets of plans shall be submitted to the committee along with the plan review fee of \$50.00 before construction can commence. An approved set will be signed and returned to the contractor and one signed set will be retained in a permanent file by the owner/developer. Construction on all lots must commence within 18 months of the date of closing. In the event that construction has not been commenced within the 18 months, written approval must be obtained from the above mentioned committee for an additional 12 months. The committee is entitled to approve plans and specifications which are not in strict compliance with these covenants. If the committee determines such would be in the best interest of the subdivision.
5. All dwellings shall be set back according to Syracuse city setback standards: Front: 25'; Sides: 8'; Back: 30'. The architectural control committee must approve all accessory buildings.
6. No dwelling shall be permitted on any lot with the ground floor area of the main structure of a one story, (rambler), exclusive of open porches with a 3 car garage of not less than 1350 square feet, or not less than 1500 square feet with a 2 car garage on a one story. Not less than 1500 square feet for a dwelling of more than one story (two story). A split entry or bi-level dwelling with garage under must exceed 1600 square feet on main levels above outside finished grade. The construction materials for each home shall be of superior quality.

7. All roofing shall be a minimum of 30 year architectural asphalt shingle, wood shingles, tile shingles. All roofs shall have a minimum of 6-12 pitch.
8. All buildings erected or placed on any lot will comply to the following :
 - A) Any dwelling will have a minimum of 80% brick or cultured or native stone with the balance being stucco or hardy plank, prodigy, or equivalent siding on the front. The two sides will have at least 35% brick or cultured or native stone with the balance being stucco or hardy plank, prodigy, board & batten or equivalent siding. The rear of the home can have hardy plank, prodigy, board & batten or equivalent siding, native stone, brick, or stucco.

Syracuse City has regulations for Residential Construction that must be followed:

“A minimum of 38 percent of the exterior wall construction for all single family detached, duplex, and single family attached town homes shall be constructed of brick, rock, or stone. The 38 percent coverage requirement shall be calculated by measuring all facades of the structure, from the foundation to the top plate line of the uppermost level, excluding openings for windows, doors, and trim, and by multiplying that figure by 38 percent. The builder of the structure shall be authorized to satisfy the 38 percent requirement by placing the brick, rock or stone on one or more facades of the structure, provided that the facade that faces the public street or private road that services the structure shall have a minimum of 38 percent of that facade covered with brick, rock or stone.”

B) No aluminum siding is allowed on any elevation of the home. The siding must be hardy plank, prodigy, board & batten or equivalent on sides and rear of home.


C) The architectural control committee has the right to approve plans that do not meet the above mentioned requirements. The architectural control committee has the right to require more exterior upgrades than those listed above if it deems necessary.

9. No previously erected, used, or temporary structure, mobile home, trailer house, or any other non-permanent structure may be installed or maintained on any lot. No prefabricated housing may be installed or maintained on any lot.
10. No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood. No clothes drying or storage of any articles which are unsightly on patios, unless in enclosed areas built and designed for such purposes. No automobiles, trailers, boats or other vehicles are to be stored on streets of front and side lots unless they are in running condition, properly licensed, and are being regularly used. Automobiles must be moved every 24 hours. All RV storage to be to side or rear of home and must not protrude from the front plane of home or garage. All roof mounted heating and cooling equipment to be set back to the back side of the roof out of view from the street. All T.V. antennas are to be placed in the attic out of view. Satellite dishes, etc., to be hidden from view from the street.

11. No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently. Exception: Temporary construction office.
12. Such easement and rights of way shall be reserved to the undersigned. Its successors and assigns, or 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 said map and the undersigned, its successors, and assigns, shall have the right to so reserve any or all of the lots shown on said map. No structures of any kind shall be erected over any of such easements except upon written permission of the owner of the easement. Their successors or assigns.
13. No sign of any kind shall be displayed to the public view on any lot except one sign used by a builder to advertise during the construction and sale period or signs by developer for the subdivision sale of the property.
14. No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Each lot, and its abutting street, are to be kept free of trash, and other refuse by the lot owner. No unsightly materials or other objects are to be stored on any lot in view of the general public. Purchaser or contractor of lot shall be held responsible for damages caused by him or his contractor to any lots in the subdivision.
15. No fence, wall, or other object of similar design may be constructed on any lot nearer the street line than the front house line, nor shall any fence, wall or other object of similar design be constructed on any lot to a height greater than 6 feet.
16. No fence, wall, hedge or shrub planting which obstructs from 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 line connecting them at points 20 feet from the intersection of the street lines. Or in the case of a rounded property corner from the intersection of the street 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.
17. No oil drilling, oil development operations, oil refining, quarrying or minimum operations of any kind shall be permitted upon or in any lot. Nor shall oil well, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
18. Within the first planting season of occupancy of any home built on a lot in said subdivision, the front and side yards shall be planted in lawn or other acceptable landscaping so as not to be an eyesore. "Acceptable landscaping" and "lawn" shall be interpreted by the majority of the then existing home owners in the subdivision.

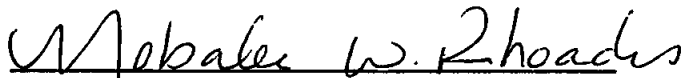
- 19. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 20 years from the date these covenants are recorded. After which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded changing said covenants in whole or in part. Enforcement shall be by persons violating or attempting to violate any covenants either to restrain invalidation of any one of these covenants by judgement of court order shall in no way affect any of the other provisions which shall remain in full force and effect. Enforcement shall be by homeowners who have purchased lots in said subdivision and built home on them. The developer and or architectural control committee accepts no responsibility for enforcement and shall have no liability for persons violating these covenants. The successful party to any litigation based upon or resulting from these covenants shall be entitled to reasonable attorneys fees and costs for the enforcement of these covenants.

DATED this 17th day of September 2007


 THR Investments, LLC
 By: Chris w Thurgood

STATE OF UTAH)
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 COUNTY OF DAVIS

On the 17th day of September 2007, personally appeared before me CHRIS W THURGOOD, who being by me duly sworn did say that he is the Member/Manager of THR INVESTMENTS L.L.C. and that the within and foregoing instrument was signed in behalf of said company by authority of a resolution of its members, and the said CHRIS W THURGOOD duly acknowledged to me that said company executed the same.


 NOTARY PUBLIC

