

DECLARATION OF PROTECTIVE COVENANTS FOR WOODLAND SPRINGS PLAT B recorded Aug. 27, 1980.

**575399**

Know All Men By These Presents:

That WHEREAS, the undersigned being the owners of the following described real property situated in Davis County, State of Utah, to-wit:

ALL of Lots 1B to 29B inclusive, WOODLAND SPRINGS PLAT B, according to the official plat thereof.

In consideration of the premises and as part of the general plan for improvement of said property, do hereby declare the property herein above described, subject to the restrictions and covenants herein recited.

**PART A. RESIDENTIAL AREA COVENANTS:**

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage is mandatory. No carports.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered 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 quality of workmanship and materials, 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. No cement slabs for parking of vehicles, without approval of Architectural Control Committee. Approval shall be as provided in part B.

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$90,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages shall be not less than 1,800 square feet for a one-story dwelling, nor less than 1,500 square feet for a dwelling of more than one story.

4. LOT AREA. No lot shall be reduced in size from the size as shown on the recorded plat.

5. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement areas of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

6. NUISANCES. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any property within Woodland Springs and no odors shall be permitted to arise therefrom so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any such property so as to be offensive or detrimental to any other property in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any such property without the prior written approval of the Committee. No automobiles, trailers, boats, or other vehicles are to be stored on streets or front and side lots unless they are in running condition, properly licensed and are being regularly used.

Recorded at request of *Staramount Title*  
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By *Carol Dean Page*  
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