

EXHIBIT A

ENT 131207 BK 5306 PG 733  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1999 Dec 22 12:32 pm FEE 12.00 BY SS  
RECORDED FOR ROBERT L MOODY

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration is made by Robert T. Jackson and Susan P. Jackson, husband and wife ("Jacksons"), as fee title owners of the property legally described as Lot 3, Sundance Mountain Home Development, Plat B, Utah County, State of Utah ("Lot 3").

This declaration shall be recorded in the Utah County Recorder's Office.

The Jacksons make and declare the following limitations, restrictions and covenants running with Lot 3 and binding upon them, their successors, heirs, and assigns, and all other future owners of any part of Lot 3.

The Jacksons acknowledge their obligation under a separate agreement to restore Lot 3 to a condition compatible with the Sundance area generally and in compliance with the standards and requirements of the Home Owners' Association, as soon as possible and no later than June 1, 2000.

1. RESTRICTIONS AND COVENANTS

No temporary or permanent building shall be placed or erected on Lot 3 above the existing grade. As used in this paragraph, the terms "building" shall include without limitation any building, including but not limited to buildings intended for occupancy by persons, storage of property or similar uses such as garages and storage sheds provided however, that the construction of recreational facilities, designed solely for individual non-commercial, recreational summer use shall not be prohibited.

2. BURDENS AND BENEFITS OF THE RESTRICTIONS AND COVENANTS

The burdens imposed hereby upon Lot 3 shall run with the land and be binding

upon each and every successor owner of Lot 3 and the benefits of this declaration shall inure to the benefit of and be enforceable by Sundance Development Corporation.

3. CONSIDERATION GIVEN FOR RESTRICTIONS AND COVENANTS

This declaration is made and recorded for good and valuable consideration received from Sundance Development Corporation, the receipt and sufficiency of which is hereby acknowledged.

Robert T. Jackson  
ROBERT T. JACKSON

Susan P. Jackson  
SUSAN P. JACKSON

ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF Utah ) : SS

On this 4<sup>th</sup> day of December, 1999, personally appeared before me Robert T. Jackson and Susan P. Jackson, who acknowledged to me that they executed the within and foregoing instrument of their free and voluntary act for the uses and purposes therein mentioned.

My Commission Expires:  
\_\_\_\_\_

Lillian B. Moody  
NOTARY PUBLIC  
Residing in Provo UT

