Return to:

BOGA 2324 PAGE 401 LeR Burton 4511 Bruce St Salt Lake City, Utah

Recorded MAY 7 1965 at 10:15 h

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PROTECTIVE COVERANTS Lynn Jones don't

KNOW ALL MEN BY THESE PRESENTS:

The undersigned VALLEY INVESTMENT CO., a Utah Corporation, the owners of that certain tract of real property located in Salt Lake County, State of Utah, and hereinafter particularly described, in consideration of the parcels to be created within said property do hereby covenant with any and all persons who may become owners of the parcels of lend within or a part of said property for a period of twenty years from April 1, 1965, to any who may purchase from or through the undersigned, and do hereby restrict the use of said property as hereinafter set forth:

1. Each parcel of said property shall be used for Agriculture purposes. 2. No building shall be erected, placed, or substantially altered on any lot within said premises until the construction plans and specifications and plans showing location of the structure with respect to said lot have been approved by an Architectural Control Committee consisting of not less than 3 nor more than 5 members each of Salt Lake City, and identified now as Mr. William D. Callister, Mr. Alton C. Melville and Mr LeR Burton, with the provision that a majority of the then existing committee may from time to time increase or replace the herein designated members. Applications for approval may be made to any of the members of said committee, a majority of whom may act in approving or disapproving said plans and specifications. In the event of the failure of the committee to act within ninety days after the submission of such plans and specifications by either approving or disapproving the same, the plans shall be deemed to be approved. Said Architectural Control Committee shall in considering any application for approval specifically consider the type of materials specified for use, and the harmony of the external design and use plan with the existing structures and location with respect to topography and finished grade elevation. Fences or walls, corrals, outbuildings or barns to be erected within any parcel or any perimeter lot line shell be considered an improvement requiring approval of the said Architectural Control Comittee.

3. The premises shall not be used or occupied for any use which constitutes a public nuisance or for any use which is publicly noxious or offensive by reason of emission of dust, odor, gas or fumes.

4. Said premises shall at all times be kept free and clear of all debris and in a neat and orderly manner consistant with the best interects of the development of the agricultural area including the removal of weeds and unattrictive growth. No temporary buildings shall be placed upon the subject property, nor shall any construction be moved onto the property without the written approval of the said Architectural Control Committee. No trailer houses, nor trailer houses converted to permanent dwellings shall be placed on subject property without written approval of sain committee. The property shall not be used for the raising of mink, nutria or other offensive animals to the extent determined by said Architectural Control Committee as may adversely affect the subject property.

5. Farcels of ground within the subject property may not be further divided or subdivided without the written approval of the Architectural Control Committee, it being understood and acknowleged by each owner that some of the parcels are served by private streets, divided private ground accross private rights of way with mutual responsibility for care and maintenance. Rights of way as needed for use of public utilities, irrigation water, drainage, and use of equipment in preparing and maintaining said rights of way are hereby established as may be needed in the development and best interests of developing said property as directed by the Architectural Control Clmmittee.

6. The restrictions herein above listed shall be binding upon any and all parties occupying or using said property or constructing or placing buildings, improvements or appurtenances thereon. Should any use be made of the above described property which is contrary to any of the provisions herein, any two members of the Architectural Control Committee shall give written notice of the existance of such defect and the party or occupants responsible for the same shall initiate imediate corrective action. If said defects or violations of this agreement are not corrected

within 10 days after written notice the

Architectural Control Committee may at its ortion correct the defects or cause the same to be corrected and the fee owner of the area in violation shall be assessed with the cost of correction of the defect together with all costs of enforcing collection of payment of same including resonable attornies fees, and said costs shall be assessable as a lien against the property involved in the offense.

The property herein referred to is particularly described as follows:

Commencing at the Northwest corner of Section 14, Township 3 South, Range 1 mast, Salt Lake Base and Meridian, and running thence South 160 rods, more or less, to the West quarter corner of said section 14, thence East 2220 feet, more or less, to the west boundry of a County Road; thence Forth along the west line of said county road to a point South 75°12' 18" West 506.20 feet and South 4° 23' 27" East 831.40 feet and South 2°57'12" East 617.00 feet and South 4°59'03" West 8.88 feet and South 87°16' West 33.30 feet from the Northeast corner of the Northwest ¼ of said Section 14, and running thence South 87 16' West 870.42 feet; thence North 2°44' West 250 feet; thence North 87°16' East 131 feet; thence Morth 12°51' West 193 feet; thence North 26°31' West 195.8 feet; thence North 19°17' East 78.9 feet; thence North 1°40' West 340 feet; thence North 73°17' West 103.3 feet; thence North 10°25' East 530.7 feet; thence est 1350 feet, more or less, to the place of beginning.

IN WITNESS WHEREOF VALLEY INVESTMENT CC., has executed this instrument this 30th day of March, 1965.

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VALLEY INVESTMENT CO.

Attest:

Secretary

STATE OF UTAH

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County of Salt Lake

On the 30th day of March, A.D. 1965 personally appeared before me Alton C. Melville and William D. Callister who being by me duly sworn did say each for himself that he, the said Alton C. Melville is the Fresident, and he, the said William D. Callister is the Secretary of VALLEY INVESTMENT CO., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board or Directors, and said Alton C. Melville and William D. Callister each duly acknowledged to me that said corporation executed the same.

Notary Fublic

Salt Lake City, Utah

President

COMMISSION Expires pril 1, 1966