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JAMES ASHAUER, DAVIS CNTY RECORDER  
1997 MAR 20 11:20 AM FEE 91.00 DEF MT  
REC'D FOR WESTERN STATES TITLE COMPANY

PROTECTIVE COVENANTS  
FARM MEADOWS SUBDIVISION PLAT A  
LOTS 69  
NEIGHBORHOOD PARKS & DETENTION BASIN

THE PROTECTIVE COVENANTS OF FARM MEADOWS SUBDIVISION PLAT A,  
LOTS 101 THUR 169 INCLUSIVE, WOODS CROSS CITY, DAVIS COUNTY, UTAH,  
DATED NOVEMBER 25, 1996.

1. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS  
RESIDENTIAL LOTS FOR A DETACHED SINGLE FAMILY DWELLING. WHICH  
DWELLING SHALL NOT EXCEED TWO STORIES IN HEIGHTS AND SHALL HAVE A  
PRIVATE 2 OR MORE 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 CLARK H. JENKINS, STEPHEN L. BLASER, 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.  
A THREE QUARTERS MAJORITY OF THE THEN RECORDED OWNERS OF THE LOTS  
SHALL HAVE THE POWER THROUGH A DULY RECORDED WRITTEN INSTRUMENT, TO  
CHANGE THE MEMBERSHIP OF THE COMMITTEE OR WITHDRAW FROM THE  
COMMITTEE OR RESTORE TO IT ANY OF ITS POWERS AND DUTIES, AND TO  
AMEND, CHANGE OR ALTER THESE PROTECTIVE COVENANTS.

4. ALL PLANS AND SPECIFICATIONS MUST BE APPROVED BY TWO MEMBERS OF  
THE COMMITTEE PRIOR TO STARTING CONSTRUCTION. TWO COMPLETE SETS OF  
PLANS SHALL BE SUBMITTED TO THE COMMITTEE ALONG WITH THE PLAN  
REVIEW FEE 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 24 MONTHS OF THE DATE OF CLOSING.  
IN THE EVENT THAT CONSTRUCTION HAS NOT COMMENCED WITHIN THE 24  
MONTHS, WRITTEN APPROVAL MUST BE OBTAINED FROM THE ABOVE MENTIONED  
COMMITTEE. 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 AND ACCESSORY BUILDINGS SHALL CONFORM TO THE SETBACK AND SIDE YARD REQUIREMENTS OF THE WOODS CROSS CITY ZONING ORDINANCE.

6. NO DWELLING SHALL BE PERMITTED ON ANY LOT WITH THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, AND BASEMENTS OF LESS THAN 1,100 SQUARE FEET FOR ONE STORY DWELLING, NOR LESS THAN 1,750 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.

7. THE FRONT OF EACH DWELLING SHALL HAVE AN EXTERIOR FINISH OF 30% BRICK OR STONE. THE BALANCE OF THE SIDING SHALL CONSIST OF DURABLE, WEATHER RESISTANT MATERIALS APPROVED FOR DWELLING CONSTRUCTION IN THE UNIFORM BUILDING CODES SUCH AS MASONRY, STUCCO, WOOD, VINYL AND ALUMINUM RESIDENTIAL SIDING.

8. MANUFACTURED HOUSES WILL BE ALLOWED IN THE SUBDIVISION. ALL MANUFACTURED HOMES WILL COMPLY WITH THE FOLLOWING REGULATIONS.

(A) MANUFACTURED HOME DEFINED. MANUFACTURED HOME SHALL MEAN A FACTORY BUILT HOUSING UNIT CONSTRUCTED IN ACCORDANCE WITH THE FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS ACT, SET FORTH IN 42 U.S.C. S 5401, AS AMENDED, (HEREINAFTER "FEDERAL STANDARDS"), WHICH IS TRANSPORTABLE IN ONE OR MORE SECTIONS AND BUILT ON A PERMANENT CHASSIS DESIGNED TO BE USED AS A DWELLING WITH OR WITHOUT A PERMANENT FOUNDATION WHEN CONNECTED TO REQUIRED UTILITIES, AND INCLUDES THE PLUMBING, HEATING, AIR-CONDITIONING, AND ELECTRICAL SYSTEMS. THE PERMANENT FOUNDATION OF A MANUFACTURED HOME GENERALLY CONSISTS OF PLACED CONCRETE WHICH ACTS AS THE ONLY SOURCE OF SUPPORT AND ATTACHMENT OF THE HOME TO THE GROUND AS OPPOSED TO SITE-BUILT HOMES CONSTRUCTED ON-SITE AND WHICH HAVE A PERMANENT FOUNDATION CONSISTING OF A SYSTEM OF SUPPORTS, INCLUDING PIERS, EITHER PARTIALLY OR ENTIRELY BELOW GRADE.

(B) FEDERAL STANDARDS. THE HOME MUST BE CERTIFIED UNDER THE FEDERAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT AND APPROVED AND ISSUED AN INSIGNIA BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE HOME MAY NOT BE ALTERED IN VIOLATION OF THE FEDERAL STANDARDS.

- (C) REAL PROPERTY. THE REAL PROPERTY AND THE MANUFACTURED HOME THEREON MUST BE HELD IN COMMON OWNERSHIP AND TAXED AS REAL PROPERTY. AN AFFIDAVIT MUST BE FILED WITH THE STATE TAX COMMISSION IN ACCORDANCE WITH UTAH CODE ANN. S 59-2-602, AS AMENDED.
- (D) PERMANENT FOUNDATION. THE HOME MUST BE ADEQUATELY SECURED TO A PERMANENT CONCRETE FOUNDATION AND SHALL MEET ALL STATE AND FEDERAL REGULATIONS REGARDING INSTALLATION OF MANUFACTURED HOMES.
- (E) UTILITIES. THE HOME MUST BE PERMANENTLY CONNECTED AND APPROVED FOR ALL REQUIRED UTILITIES.
- (F) ENCLOSURE. ANY SPACE BENEATH THE STRUCTURE MUST BE ENCLOSED AT AND SECURED TO THE PERIMETER OF THE DWELLING AND CONSTRUCTED OF MATERIALS THAT ARE WEATHER RESISTANT AND AESTHETICALLY CONSISTENT WITH CONCRETE OR MASONRY FOUNDATION MATERIALS. THE ENCLOSURE MUST PROVIDE ADEQUATE VAPOR BARRIER AND FOUNDATION VENTILATION.
- (G) REMOVAL OF EQUIPMENT. ALL RUNNING GEARS, TONGUES, AXLES, AND WHEELS MUST BE REMOVED FROM THE HOME AT THE TIME OF INSTALLATION. AT EACH EXIT DOOR, THERE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE A LANDING THAT IS A MINIMUM OF THIRTY-SIX INCHES BY THIRTY-SIX INCHES (36" X 36").
- (H) EXTERIOR SIDING. EXTERIOR SIDING AND TRIM MATERIALS SHALL CONSIST OF DURABLE, WEATHER RESILIENT MATERIALS APPROVED FOR DWELLING CONSTRUCTION IN THE UNIFORM BUILDING CODES SUCH AS MASONRY, STUCCO, WOOD, VINYL, AND STEEL OR ALUMINUM RESIDENTIAL SIDING. IN NO CASE MAY CORRUGATED METAL, FIBERGLASS, PLASTIC OR TYPICAL TRAILER COACH OR RECREATIONAL VEHICLE TYPE COVERING BE USED.
- (I) INTERIOR FINISH: WALLS WITHIN THE STRUCTURE SHALL BE COMPRISED OF 1/2 INCH GYPSUM BOARD. THE GYPSUM BOARD SHALL BE PAINTED OR COVERED WITH AN APPROPRIATE COVERING.
- (J) ROOF: THE ROOF OF THE HOME MUST BE PITCHED AT A MINIMUM OF FOUR TO TWELVE (4:12) AND SHALL HAVE A ROOF SURFACE OF WOOD SHAKES FOR SHINGLES, ASPHALT SHINGLES, CONCRETE, OR METAL TILES OR

SLATE. THE ROOF OVERHANG MUST BE AT LEAST TWELVE INCHES (12") MEASURED FROM THE VERTICAL SIDE OF THE DWELLING AND EXCLUDING RAIN GUTTERS.

(K) ACCESSORY USES. ALL ACCESSORY USES OR APPENDAGES, SUCH AS STEPS, CARPORTS, GARAGES, STORAGE BUILDINGS, PATIOS, AWNINGS, ADDITIONS AND ALTERATIONS MUST BE BUILT IN COMPLIANCE WITH ALL STATE BUILDING CODES AND FEDERAL MANUFACTURED HOME REGULATIONS.

9. ACCESSORY BUILDINGS AND STRUCTURES.

(A) ACCESSORY BUILDINGS SHALL MEET ALL SET BACK REQUIREMENTS OF THE WOODS CROSS ZONING ORDINANCE. ACCESSORY BUILDINGS SHALL NOT BE BUILT OVER UTILITY EASEMENTS THAT MAY RUN ALONG THE SIDE AND REAR PROPERTY LINES.

(B) EQUIPMENT OR MATERIALS STORED OR LOCATED IN ACCESSORY BUILDINGS OR YARDS SHALL BE PERMITTED ONLY FOR THE PERSONAL USE OF THE OCCUPANTS OF THE PROPERTY. NO SUCH STORAGE OR USE RELATED TO A COMMERCIAL BUSINESS SHALL BE ALLOWED.

10. NO NOXIOUS 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 OR 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 TRAILERS AND RV STORAGE TO BE TO SIDE OR REAR OF HOMES AND CONCEALED FROM FRONT OF STREET. 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 TV 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 ON THE 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. 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. ALL SIGNS SHALL CONFORM WITH THE REQUIREMENTS OF THE WOODS CROSS CITY SIGN ORDINANCE.

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 THIS SUBDIVISION.

15. ALL WALLS, FENCES OR HEDGES SHALL CONFORM WITH THE REQUIREMENTS OF THE WOODS CROSS CITY ZONING ORDINANCE.

16. 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 WELLS, 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.

17. PRIOR TO OCCUPANCY OF ANY HOME BUILT ON A LOT IN SAID SUBDIVISION, THE FRONT YARD 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. IF THE HOME IS TO BE OCCUPIED IN THE WINTER MONTHS SUFFICIENT FUNDS SHALL BE ESCROWED WITH THE LENDING INSTITUTION TO COVER THE LANDSCAPING IN THE FRONT YARD WHEN WEATHER PERMITS.

18. 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. THESE COVENANTS CAN BE AMENDED AT ANY TIME BY AN INSTRUMENT SIGNED BY THREE FOURTHS OF THE OWNERS OF THE LOTS. SAID INSTRUMENT SHALL BE RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER. ENFORCEMENT SHALL BE DIRECTED TOWARDS PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN HIM OR THEM FROM SO DOING, OR TO RECOVER DAMAGES THEREOF. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR 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 HOMES ON THEM. THE DEVELOPER AND/OR ARCHITECT CONTROL COMMITTEE ACCEPTS NO RESPONSIBILITY FOR ENFORCEMENT AND SHALL HAVE NO LIABILITY FOR PERSONS VIOLATING THESE COVENANTS.

*Clark H. Jenkins*  
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*Stephen L. Blaser*  
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STATE OF UTAH )  
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COUNTY OF DAVIS )

On the *19<sup>th</sup>* day of March, 1997, personally appeared before me CLARK H. JENKINS AND STEPHEN L. BLASER, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

*Thomas Johnson*  
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NOTARY PUBLIC

commission expires:  
*11-28-2000*

residing at: *Bountiful, Utah*



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