

When recorded, mail to:  
4055 S. 700 E #200  
SLC, UT 84107

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\*W1921299\*

ETA: N/A

Tax: 05-186-0001 <sup>THRU</sup> 0044 F

**DECLARATION OF RESTRICTIVE COVENANTS OF  
RIVER GLEN SUBDIVISION PHASE 3**

**PART B**

River Glen Development, LC ("Declarant") fee owner of the following described property located in Weber County, state of Utah, such property being the real property now duly platted as River Glen Subdivision, Phase 3, a subdivision of Weber County, as such plat is now recorded in Book 5 at Page 186 of the records in the office of the Weber County Recorder, state of Utah, makes the following declarations as to limitations, restrictions, and uses to which the lots or tracts constituting such subdivision may be put, and specify that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations on all future owners in such subdivision, this Declaration being designed for the purpose of keeping the subdivision desirable, uniform, and suitable in architectural design and use as specified herein:

In the event any of the covenants herein contained any part thereof be declared invalid by any court of competent jurisdiction the remainder thereof shall be in no way affected by such judgment, but shall remain in full effect.

- 17. Architectural Control Committee.** There shall be an Architectural Control Committee consisting of the following three persons. Duane Shaw, Aaron Fritz, and Norm Frost. A majority of the committee may designate a representative to act for it. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The committee shall be composed of at least (3) members at all times and may release and appoint new member to said committee with majority approval.
- 18. Building Approval.** No structure shall be erected, placed or altered upon any lot in said subdivision until the building plans and specifications and plot plan, showing the location of such building or buildings upon such lot, shall have been approved in writing, as to the conformity and harmony of external design with existing structures in the subdivision, as to location of the structures in respect to topography and finish ground level by the Architectural Control Committee.
- 19. Immunity of Architectural Control Committee.** Notwithstanding the foregoing provisions, the Architectural Control Committee shall have no affirmative obligation to be the Architectural Control Committee shall have any liability, responsibility, or obligation, whatsoever, for any decision or lack thereof, in the carrying out of the duties as a member of

E# 1921299 BK2332 PG1759  
DOUG CROFTS, WEBER COUNTY RECORDER  
14-MAR-03 107 PM FEE \$59.00 DEP JPM  
REC FOR: EQUITY.TITLE

such committee. Such committee and its members shall have only an advisory function, and the sole responsibility for compliance with all the terms of the declaration shall rest with the homeowner. Each homeowner agrees to defend, and hold harmless the Architectural Control Committee and each of its members on account of any activities of the Architectural Control Committee relating to such owner's property or buildings to be constructed on his or her property.

- 20. Residential Lots.** All lots in the subdivision shall be known and Described as residential lots. No structure shall be erected, altered, placed, or permitted to remain upon any lot other than a one-family dwelling, such dwelling not to exceed two stories in height; a private garage for not more than three cars and not less than two cars; and other outbuildings as shall be approved in advance in writing by the Architectural Control Committee.
- 21. Minimum Finished Area.** No Residential structure shall be erected or placed on building lots 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, & 74 in said subdivision unless one of the following minimums are met.
- a. If the residence is a single level or a rambler with a basement, the Main ground floor areas, exclusive of porches, garage areas or Basements, shall be no less than 1,600 square feet.
  - b. If the residence is multi-level, there shall be at least 1,900 square Feet of finished area, exclusive of porches, garages or basements and a total square footage finished and unfinished of 2500 square feet.
  - c. If the residence is a story and a half or two story type, there shall Be at least 2,000 square feet of finished area, exclusive of porches, garage areas or basements.
- 22. Nuisances.** No noxious or offensive trade or activity or no nuisance Shall be permitted on any lot, nor shall anything be done which may be or become an annoyance to the neighborhood.
- 23. Animals.** No Animals, livestock, or poultry of any kind shall be raised, Bred, or kept on the above-described property, or any portion of such property, except that dogs, cats, or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose.
- 24. Temporary Structures.** No basement, tent, house trailer, shack, garage,

Barn or other out building erected in the subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure be placed upon any lot in said subdivision except by constructing the same on the site of said lot.

- 25. Trash.** No trash, garbage, or other waste shall be kept or permitted to Remain on any lot except in sanitary containers. No materials shall be kept or stored on any lot that will be unsightly or that will be a fire hazard.
- 26. Signs.** No signs of any kind shall be displayed to public view on any Site, except for signs installed by the developer to facilitate the selling of the subdivision, or for signs, limited to one per building lot, advertising the property for sale, which sign shall not be larger than five square feet.
- 27. Certain Exceptions for Declarants' Activities.** Nothing in this Declaration shall be understood or construed to prevent declarants, declarants' developer transferee, or the employees, contractors, or subcontractors of declarants or declarants' developer transferee, from doing on any part or parts of the subdivision whatever they determine may be reasonably necessary or advisable in connection with the constructing and maintaining such structures, including model homes, as may be reasonable necessary for the completion of development of the subdivision as a residential community in the disposing of lots by sale, lease or otherwise; and the maintaining of such sign or signs on any of the lots owned or controlled by the declarant of the declarants' developer transferee, as may be reasonably necessary or advisable in connection with the sale, lease or otherwise of subdivision lots. As used in this section, the words "declarants' developer transferee" specifically exclude individual purchasers of improved lots.
- 28. Duration.** These covenants shall be binding on the owners of the above Described property from the date hereof for a period of fifteen years, at which time said covenants shall be automatically extended for successive periods of ten years each, unless a majority of the lot owners in the subdivision (each lot being entitled to one vote) vote to change or terminate said covenants in whole or in part, and such owners execute an Instrument duly acknowledged and record the same in the office of the Weber County Recorder, State of Utah.
- 29. Enforcement.** Any persons who now own, or who may hereafter own, Property in the subdivision, are specifically given the right to enforce these covenants through any proceedings, at law or in equity, against any person or persons violating or threatening to violate such restrictions, and to enjoin or prohibit any such violations, and to recover any damages

Suffered by them from any violation of such restrictions. This specific right of enforcement shall be cumulative and is not intended to include any other remedy that may be available to any person in law or in equity. Any person or persons who bring a successful action to enforce these covenants shall be entitled to recover their reasonable attorney fees incurred in prosecuting such an action.

**30. Acceptance of Restrictions.** All purchasers of property described Above shall, by acceptance of contracts or deeds for any lot or lots shown thereon, or any portion thereof, be conclusively deemed to have consented and agreed to all restrictions, conditions, covenants, and agreements set forth.

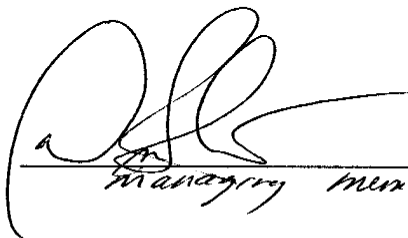
**31. Materials.** All residences must use masonry, rock or stucco on the Entire exterior of the home.

**32. Land Drain.** All homes must be connected to the land drain provided By the developer.

INWITNESS WHEREOF, I have sent my hand this 13<sup>th</sup> day of March 2008

**DECLARANT**

River Glen Development, L.C.

  
\_\_\_\_\_  
managing member

State of Utah, )  
(SS:  
County of ~~Weber~~ SC )

On this 13<sup>th</sup> day of March 2008,  
Appeared before me Duane Shaw the signer(s).  
And duly acknowledged to me that (t)he(y) executed the same.  
\* as managing member of River Glen Development, L.C.

