

Pacific Development
333 N. Freedom Blvd.
Provo, UT 84601

RESTRICTIVE COVENANTS
RIDERWOOD VILLAGE

ALL LOTS ON PLAT C, 66-132, EXCLUDING 96.

STATE OF UTAH)
 : SS.
COUNTY OF UTAH)

ENT 35598 BK 3692 PG 762
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 JUN 6 2:23 PM FEE 75.00 BY MB
RECORDED FOR RIDERWOOD VILLAGE

The undersigned attest that they are all the record owners or lienholders of Riderwood Village Subdivision, Provo, Utah.

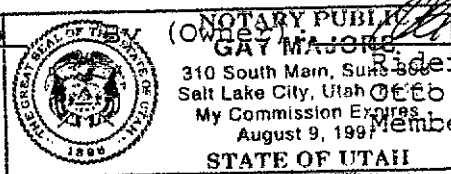
The undersigned declare that the real property is and shall be held, conveyed, hypothecated or encumbered, sold, leased, rented, used, occupied and improved subject to the covenants and restrictions hereinafter set forth, all of which are declared and agreed shall be in aid of the subdivision's plan of development; shall run with and bind the real property and all persons having any right, title or interest therein, their heirs, successors and assigns; and shall inure to the benefit of and be enforceable by Declarant, its successors and assigns, and any person owning or acquiring an interest in the real property within the subdivision.

The following minimum yard requirements shall apply: Plat C Lots 66-132, excluding 96.

1. Front and Rear Yards. Lot owner/developer shall have the option of varying the setback requirements to allow for a staggered effect of the buildings to create character, interest and encourage a better design. Setbacks may vary following a twenty (20) foot front yard and thirty (30) foot rear yard or thirty (30) foot front yard and a twenty (20) foot rear yard setback.
2. Side Yard. Each lot shall have minimum side yards of ten (10) feet.
3. Side Yard - Corner Lots. On corner lots, the side yard contiguous to the street shall not be less than twenty (20) feet, and shall not be used for vehicle parking, except such portion as is devoted to driveway use for access to a garage or carport.

These covenants shall remain in force from December 6, 1994 to December 6, 1995, and shall be subject to renewal for two additional twenty-year periods, unless changes by a vote of two-thirds of the property owners at the time of expiration.

Dated: 6-6-95



(Owner) Ray Majors
Riderwood Village L.C.
Otto Belvedere
Member

The foregoing instrument was acknowledged before me this 6 day of June 1994 by _____

Ray Majors
Notary Public Signature

(Seal)
My commission expires:
7-9-97

Residing at:
Drum, UT