

Wasatch Hills Dev Co
5150 So Washington
Ogden 84403

BOOK 1087 PAGE 410

638712 \$5.00

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PROTECTIVE COVENANTS COVERING EMERALD HILLS SUBDIVISION NO. 2.

KNOW ALL MEN BY THESE PRESENTS:

John Vaughn

Whereas, the undersigned is the present owner of all the lots, pieces and parcels of land embraced within the area hereinafter specifically described and

Whereas, said area comprises an exclusive residential subdivision of South Ogden, Weber County, State of Utah and

Whereas, it is the desire of the owner of said subdivision to place restrictive covenants upon said lots for the mutual benefit and protection of future owners thereof, and

Now THEREFORE, the following restrictive covenants are placed upon said lots for the mutual benefits and protection of future owners, and that the premises to which these restrictive covenants shall attach are specifically described and are as follows:

PART A. PREAMBLE All lots of Emerald Hills Subdivision No. 2, South Ogden, Utah, according to the plat of record in Weber County Recorder Office.

PART B. AREA OF APPLICATION

B-1 FULLY-PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to Emerald Hills Subdivision No. 2.

PART C. RESIDENTIAL AREA COVENANTS

C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than three vehicles.

C-2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered 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 quality of workmanship and materials, harmony of external design, with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in part E.

C-3 DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$35,000.00, exclusive of the lot, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1350 square feet.

C-4 BUILDING LOCATION. No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line.

(a) No building shall be located nearer than 8 feet to an interior lot line, except that a 1 foot side yard shall be required for a detached garage or other permitted accessory building, and shall be located 30 feet or more from the minimum front lot line. No dwelling shall be located on any interior lot nearer than 20 feet to the rear lot line.

(b) For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

(c) If any exceptions, indicate them here.

C-5. LOT AREA AND WIDTH. No structure shall be erected or placed on any residential building area (including any lot or several lots or portions of lots) which has an area of less than 10,000 square feet, nor which has a width of less than 85 feet at the minimum allowable front building set-back line.

C-6. EASEMENT. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement-area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

C-7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No clothes drying or storage of any articles which are unsightly in the opinion of the Architectural Control committee will be permitted in carports, unless in enclosed areas built and designed for such purpose. 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.

C-8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

C-9. SIGNS. No sign of any kind shall be displayed to the public view on any lot except on professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

C-10. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining 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.

C-11. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose and are restricted to the owner's premises or on leash under handler's control.

C-12. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except 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, weeds 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.

C-13 LANDSCAPING. Trees, lawns, shrubs or other plantings provided by the developer shall be properly nurtured and maintained or replaced at the property owner's expense upon request of the Architectural Control Committee.

C-14. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

PART D. CIVIC AREA COVENANTS

PART E. ARCHITECTURAL CONTROL COMMITTEE

E-1. MEMBERSHIP. The Architectural Control Committee is composed of Gary Dee Gibson, Ronald A. Moore, Douglas B. Stephens, and Dixie S. Gibson. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

E-2. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

PART F. GENERAL PROVISIONS

F-1. TERM. 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 thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

F-2. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

F-3. SEVERABILITY. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

PART G. ATTEST.

Dated this 29th day of May, 1975.

WASATCH HILLS DEVELOPMENT COMPANY

SECURITY TITLE COMPANY OF OGDEN

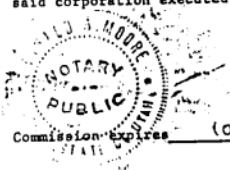
By: Gary Dee Gibson
President

By: Gerald P. Whelan

By: Dixie S. Gibson
Secretary

STATE OF UTAH)
) ss
County of Weber)

On the 29th day of May, 1975, personally appeared before me GARY DEE GIBSON and DIXIE S. GIBSON, who being by me duly sworn did say, each for themselves that he, the said GARY DEE GIBSON is the president and she the said DIXIE S. GIBSON is the Secretary of WASATCH HILLS DEVELOPMENT COMPANY, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said Gary Dee Gibson and Dixie S. Gibson, each duly acknowledged to me that said corporation executed the same.



J. Moore
Notary Public
Residing at Ogden, Utah

Commission expires 10/27/78

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STATE OF UTAH)
) ss
County of Weber)

On the 30th day of May, 1975, personally appeared before me FRED H. GLISSMEYER, who, being by me duly sworn, did say that he is the president of the SECURITY TITLE COMPANY OF OGDEN, and that the said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and the aforesaid Fred H. Glissmeyer acknowledged to me that said corporation executed the same.



Mary M. Ramsey
Notary Public
Residing at Ogden, Utah

Commission expires 3-1-79