

Prowswood, Inc.
4970 South 9th East
Salt Lake City, Utah 84117
Attn: Vince Clayton

RESTRICTIVE COVENANTS

3328278

THESE RESTRICTIVE COVENANTS are made by Prowswood, Inc., a Utah corporation (hereinafter "Prowswood") on the 23^d day of August, 1979.

R E C I T A L S:

A. Prowswood is the owner of the following described real property ("the Property") situate in the County of Salt Lake, State of Utah:

Beginning at a point, which is South 89° 43' 56" East, along the center section line 130.90 feet from the center of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89° 43' 56" East along the center section line of said Section 21, 175.95 feet; thence North 0° 35' 00" West 130.34 feet; thence North 89° 54' 30" West 144.92 feet; thence South 0° 05' 30" West 18.64 feet; thence South 20° 14' 17" West 85.37 feet; thence South 0° 16' 04" West 31.00 feet to the point of beginning.
Contains 0.483 acres.

B. Prowswood is the developer of a condominium project known as Brookstone Condominium Project (hereinafter "Brookstone") which is, or will be, on the following described real property in Salt Lake County, State of Utah, to-wit:

Beginning at a point on the centerline of 6400 South Street, said point being S 0°07'45" W 1404.54 feet; thence N 89°57'30" W 2639.85 feet to a monument; thence N 89° 46'54" W along the centerline of said 6400 South Street 378.466 feet from the Northeast Corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 356.88 feet; thence East 59.25 feet; thence South 338.00 feet; thence West 112.00 feet; thence South 160.45 feet; thence S 60°00' W 176.17 feet to a point on a curve to the right, the radius point of which is N 60°00' E 232.50 feet; thence Northwesterly along the arc of said curve 29.42 feet to a point of tangency; thence N. 22°45' W 161.05 feet to a point of a 1150.0 foot radius curve to the left; thence Northwesterly along the arc of said curve 225.80 feet to a point of a reverse curve to the right, the radius point of which is N 56°00' E 210.0 feet; thence Northerly

along the arc of said curve 142.94 feet;
thence S 87°13'06" W 196.87 feet; thence
N 2°46'54" W 447.00 feet to the centerline
of said 6400 South Street; thence S 89°46'54"
E along said centerline 641.234 feet to the
point of beginning.

And Beginning at a Salt Lake County Monument
on the center line of 6400 South Street, said
point being South 0°07'45" West along the
section line 1404.54 feet and North 89°57'
30" West along the center line of 6400 South
Street 2639.85 feet from the Northeast corner
of Section 21, Township 2 South, Range 1 East,
Salt Lake Base and Meridian and running thence
South 0°05'30" West along the quarter section
line 281.04 feet; thence South 89°57'30" East 148.50
feet; thence South 0°05'30" West 412.43 feet;
thence South 89°57'30" East 158.4 feet; thence
South 0°05'30" West 541.825 feet to the quarter
section line; thence North 89°43'56" West along
said quarter section line 306.90 feet to the
center of said Section 21; thence North 89°37'
20" West along the quarter section line 1096.07
feet to a point on the East line of Rothmoor
Estates No. 1 Subdivision; thence along said
East line as follows: North 26°13'06" East
287.73 feet; thence North 70°43'06" East
188.10 feet; thence North 26°16'54" West
272.24 feet; thence North 36°31'54" West
132.00 feet; thence North 2°46'54" West
114.01 feet; thence leaving said East line
of said Subdivision North 87°13'06" East
196.87 feet to a point of a 210.00 foot
radius curve to the left, the center of
which bears South 85° East; thence Southerly
along the arc of said curve 142.94 feet to
a point of a 1150.00 foot radius reverse
curve to the right, the center of which bears
South 56° West; thence Southeasterly along
the arc of said curve 225.80 feet to the
point of tangency; thence South 22°45' East
161.05 feet to a point of a 232.50 foot
radius curve to the left; thence Southeasterly
along the arc of said curve 29.42 feet;
thence North 60° East 176.17 feet; thence
North 160.45 feet; thence East 112.00 feet;
thence North 338.00 feet; thence West 59.25
feet; thence North 356.88 feet to the center
line of 6400 South Street; thence South
89°46'54" East along said centerline 378.47
feet to the point of beginning.

990
REF
SECURITY TITLE CO.
David Done
DAVID DONE

AUG 28 9 00 AM '79

KATIE L. BIXON
RECORDER
SALT LAKE COUNTY,
UTAH

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C. Prowswood desires to impose certain restrictions on the Property for the primary use of the unit owners of Brookstone in parking of certain recreational vehicles, boats, and the like for so long as Brookstone shall exist as a condominium project under the Utah Condominium Ownership Act (Sections 57-8-1 through 57-8-36, Utah Code Annotated (1953), as the same may be amended from time to time).

NOW, THEREFORE, in pursuance of the foregoing, Prowswood hereby imposes the following limitations, restrictions and uses to which the Property may be put:

1. Use Restrictions. The use of the Property shall be restricted to parking recreational vehicles, equipment, boats, trucks larger than 3/4 ton, motor homes and similar items by unit owners of Brookstone and by others, if any space shall be available, as Prowswood may determine, subject to payment of users of such rental as may be satisfactory to Prowswood, and subject, also, to strict observance by such users of the rules and regulations as Prowswood may from time to time prescribe regarding such parking.

2. Duration. The restrictions imposed hereby shall continue for so long as Brookstone shall continue to exist as a condominium project under the Utah law aforementioned. Upon the cessation of Brookstone as a condominium project, the restrictions and covenants hereby imposed shall terminate by the unilateral filing of an Affidavit by Prowswood, its successors or assigns, certifying that (i) Brookstone has terminated its status as a condominium project, and, (ii) declaring that the restrictions and covenants imposed upon the Property by this instrument are thereby removed.

3. Covenants Running With Land. The declarations hereof shall constitute covenants running with the Property, and shall be binding on all parties and all persons claiming under Prowswood, and for the benefit of a limitations upon, all future

Condominium unit owners in Brookstone subject to the right of Prowswood, its successor or assigns, to remove such restrictions and covenants upon the termination of Brookstone as a condominium project as above provided in Section 2.

The officer who signs this instrument hereby certifies that this instrument was duly authorized under a resolution duly adopted by the Board of Directors of Prowswood at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, Prowswood has caused its corporate name to be hereunto affixed by its duly authorized officer on the date and year first above written.

PROWSWOOD, INC.
By *Robert W. Wood*
ROBERT W. WOOD
Its Executive Vice-President

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 23rd day of AUGUST, 1979, personally appeared before me ROBERT W. WOOD, who, being by me duly sworn, did say that he is the Executive Vice-President of Prowswood, Inc.; that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and he duly acknowledged to me that said corporation executed the same.

E. Vincent Clayton
NOTARY PUBLIC
Residing at Salt Lake City, Utah

My Commission Expires

