

DECLARATION OF BUILDING AND USE RESTRICTIONS
AND PARTY WALL DECLARATION

Dated: March 24, 1980
Recorded: March 24, 1980
Entry No.: 560783
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PART A. PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, being the owners of the following described real property located in the City of Kaysville, Davis County, State of Utah, to-wit:

Lots 1 to 13 inclusive, Palos Verdes Estates, Plat C; according to the plat thereof, as recorded in the office of the County Recorder of said County.

do hereby establish the nature of the use and enjoyment of all lots in said subdivision and do declare that all conveyances of said lots shall be made subject to the following conditions, restrictions and stipulations:

PART B. RESIDENTIAL AREA COVENANTS

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 two-family dwelling not to exceed two stories in height and private garages and/or carports for not more than two vehicles for each living unit. All construction to be of new materials, except that used brick may be used with prior written approval of the Architectural Control Committee.

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 front building setback line unless similarly approved. Approval shall be as provided in Part C.

3. Dwelling Cost, Quality and Size. No dwelling unit shall be permitted on any lot at a cost of less than \$30,000 exclusive of lot, based upon cost levels prevailing on the date these covenants are recorded. It being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials 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 finished living area of each dwelling unit, exclusive of one-story open porches and garages, shall be not less than 800 square feet.