

9044960

When Recorded mail to:
KFP Corporation
225 South 200 East #300
Salt Lake City, UT 84111

9044960
04/27/2004 09:31 AM 90.00
Book - 8978 Pg - 7272-7274
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095-8265
BY: ZJM, DEPUTY - WI 3 P.

**SIENA VISTA No.2 SUBDIVISION
RESTRICTIVE COVENANTS**

PART A: PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, being the majority owners of the following described real property located in the City of West Jordan, Salt Lake County, State of Utah, to wit:

All of Lots #401 through #477 inclusive, SIENA VISTA No.2 SUBDIVISION,
according to the official plat thereof:

Formally Parcel #20-26-200-011

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 single-family dwelling not to exceed two stories in height and private garages for not more than three vehicles attached to the house. All construction to be of new materials, except that used brick may be used with prior written approval of the City of West Jordan. Rear detached garages in addition to those on the home are acceptable if approved by the city building requirements and have the same exterior material requirements as the home.

2. Dwelling Size & Quality, etc.

Each dwelling must meet all building specifications and requirements according to the 'C' or 'D' subzone as defined by the City of West Jordan. Exterior materials must include only brick, stone, or stucco, [REDACTED]

[REDACTED] Aluminum or vinyl siding may be used only on soffet and facia. The roof must have a minimum 5/12 pitch. The home must rest on a permanent, pre-poured concrete foundation. All other requirements

regarding setbacks, side yards and other related items to be per West Jordan City building requirements.

Subzone assignments are as follows:

‘C’
Lots 201-203
Lots 225-231
Lots 243-260
Lots 269-277

‘D’
Lots 204-224
Lots 232-242
Lots 261-268

PART C: GENERAL PROVISIONS

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 forty years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by the majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

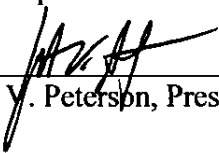
2. Enforcement

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.

3. Severability

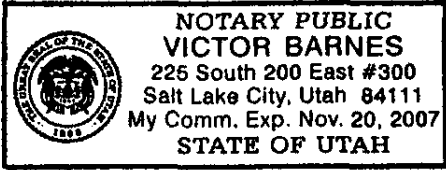
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

KFP Corporation


Justin Y. Peterson, President

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was executed before me this 15th day of April, 2004, by JUSTIN V. PETERSON, the PRESIDENT of KFP CORPORATION, who duly acknowledged that he executed the same by authority.



Victor Barnes
Notary Public

My Commission Expires: 11-20-07