

**RETURNED**

**OCT 21 2004**

12-569 + lots

DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS,  
RESTRICTIONS, AND CONDITIONS AFFECTING  
SWAN MEADOWS ~~ESTATES~~ #2

No. **E 2026246 B 3649 P 617**  
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER  
2004 OCT 21 2:27 PM FEE 35.00 DEP MJW  
REC'D FOR SECURITY TITLE COMPANY

**PART A. PREAMBLE**

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

Lots 201 to 224 inclusive, Swan Meadows ~~Estates~~ No.2: according to the official 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. All lots in the subdivision shall be known and described as residential lots and no main structure shall be erected, altered, placed or permitted to remain on any residential lot other than a detached single family dwelling not to exceed two stories in height and a minimum of a two car attached garage.
2. No building shall be erected, altered or placed 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, constituted of L. Dale Green, Edward Green and or one other partner, as to the quality of workmanship and materials, harmony of exterior design with the existing homes and as to location with respect to topography and finish elevation.
3. All plans and specifications must be approved by the developers prior to starting construction. Construction on all lots must commence within 180 days of the date of plan approval and proceed in an orderly and expeditious manner. In the event that construction has not been commenced within 180 days, written approval must be obtained from the developers
4. All dwellings shall have a minimum of at least 8' side yards, subject to Layton City ordinance. Eaves, steps and open porches shall not be considered as part of the building. A detached garage or other permitted accessory building shall be placed according to Layton City requirements and Architectural committee approval.
5. No dwelling shall be permitted on any lot with the finished ground floor area of the main structure, exclusive of open porches and garages, of less than 1550 square feet for the one story dwelling with not less than brick front and three (3) foot of brick on both sides, stucco, rock or a combinations thereof. Not less than 1,900 square feet finished living space above ground for a two story, with a minimum of brick front, rock, or stucco and three (3) foot brick on each side on the main floor for dwelling of more than one story. Multilevel dwelling not mentioned above must be reviewed for approval and acceptance by the architectural control committee. Used brick may be used only with written approval of the Architectural Control Committee. All homes are required to have a minimum 25 year grade organic shingles, tile or wood shake roofs. All roofs shall have a minimum 6/12 pitch roof, a lesser pitch must be approved by the Architectural Control Committee. The construction materials for each home and or detached building shall be of a quality equal to or superior to FHA or VA requirements. Concrete tilt up walls, steel buildings and steel framed buildings, log homes and other non conventional type systems will not be allowed unless such structure can be deemed in harmony with adjacent homes by the architectural control committee.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood. Dog runs and storage buildings must be built in harmony with the surrounding neighborhood. No Swamp Coolers or window mounted coolers are allowed.
7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within the easements, no structures, planting, or other material shall be placed which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through the drainage channels

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.

8. No lot shall be maintained as a dumping ground for rubbish, trash, garbage or other waste. All waste materials shall be kept in a sanitary container, with regular removal when filled. No unsightly materials or other objects are to be stored on any lot in view of the general public, trailers, boats, etc. must be kept behind the front line of the house or garage, no RV parking in front of the residence.

9. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot.

10. No roof top antennas for television, ham radio, citizen band, or similar electronic receiving or sending device shall be permitted with in view from any other lot unless approved by the architectural control committee.

11. Exterior Decks, stairs, landing, etc. Shall be constructed of concrete or redwood or Trex, with iron or vinyl railings. No Cedar, fir or other materials may be used unless approved by the Architectural Committee.

**PART C. ARCHITECTURAL CONTROL COMMITTEE**

1. The committee may designate members to act for them. The committee shall have authority to select successors. No members of the committee or designated representatives shall be entitled to compensation for services performed pursuant to this covenant. The committee's approval or disapproval as required within these covenants shall be in writing by at least two members of this committee. The architectural committee shall be comprised of all partners, until such time as 75% of the development is complete or until such time, a new Architectural committee is designated.

**PART D. GENERAL PROVISIONS**

1. THESE COVENANTS are to run with the land and shall be binding on all parties, successors or persons claiming under them for a period of 20 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless no instrument is signed by a majority of the then owners of the lots has been recorded changing said covenants in whole or in part. Enforcement shall be proceedings at law or in equity against any persons violating or attempting to violate any covenants either to restrain him or them from doing so, or to recover damages thereof. Invalidation of any one of or these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

SWAN MEADOWS, L.C.

L. Dale Green  
L. DALE GREEN

Edward D. Green  
EDWARD D. GREEN

Lynn Glauser  
LYNN GLAUSER

Vaughn Covington  
VAUGHN COVINGTON

Blake Hazen  
BLAKE HAZEN

**ACKNOWLEDGEMENT**

STATE OF UTAH

COUNTY OF DAVIS

On the 21<sup>st</sup> of October 2004, personally appeared before me L. DALE GREEN, EDWARD D, GREEN, LYNN GLAUSER, VAUGHN COVINGTON, BLAKE HAZEN the signers of the within instrument, who are duly registered agents of SWAN MEADOWS, L.C., acknowledge to me that they executed the same.

NOTARY PUBLIC Kris Krammer

