

123990
 ENTRY NO. 123990 DATE 12/22/61 TIME 10:42AM "11" misc 142-144
 FEE \$ 50 Duchesne Co Abst Co
 Marine W Burdick Mablee Hyman
 DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That Vista Development Corporation, an Arizona corporation duly qualified to do business in the State of Utah, being the owner of all lots in VISTA VALLEY ESTATES #1, a subdivision of the South Half of the Northwest Quarter and part of the Southwest Quarter of Section 22, Township 3 South, Range 8 West, Uintah Special Base and Meridian, in Duchesne County, Utah, a plat of which was duly recorded in the Office of the Duchesne County Recorder in Book 17 Miscellaneous, Page 127, on December 5, 1961, and desiring to establish the nature of the use and enjoyment thereof do hereby declare said premises subject to the following express covenants, stipulations and restrictions, to wit:

1. All covenants and restrictions herein stated and set forth shall run with the land and shall be binding on all parties and persons claiming any interest in said lots or part thereof until twenty-five years from date hereof, at which time said covenants and restrictions shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of said lots it is agreed to change said covenants in whole or in part.
2. No more than one dwelling or structure shall be erected, altered, permitted or maintained on any one lot except for a garage and the normal utility buildings appurtenant to a dwelling house.
3. An easement is declared over and through the rear of each lot for the construction, installation and continued maintenance, repair, reconstruction, replacement and removal of such water pipeline and electric distribution pole lines and circuits as may from time to time become necessary to serve water and electric installations located within the boundaries of the subdivision.