

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

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10/5/2007 11:19:00 AM \$109.00
Book - 9523 Pg - 2429-2440
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS. SERVICES
BY: eCASH, DEPUTY - EF 12 P.

**THREE FORKS SUBDIVISION PHASE 2
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 #201 through #279 inclusive, THREE FORKS SUBDIVISION PHASE 2, according to the official plat thereof:

Formally Parcel #20-35-300-011, 012, 024 and 26-02-100-010

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 at least 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 allowed by the city building ordinance and have the same exterior material requirements as the home. If a rear detached garage is built at the time of home construction, the home may have a 2 car garage attached to the home.

2. Dwelling Size & Quality, etc.

Each dwelling must meet all building specifications and requirements according to the 'E' subzone as defined by the City of West Jordan Building Ordinance. Exterior materials must include only brick, stone, stucco, or Hardie Board siding. Some types of vinyl can be used on gable ends. Aluminum or vinyl siding may be used on soffet and facia. In the use of Hardie Board or the use of siding on gables, the plan must be approved by

developer prior to installation. 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 must comply with West Jordan City Building Ordinance. The City may, at some future date, require all phases of Three Forks Subdivision to belong to a special Improvement District, to maintain the trail system through the Barney's Creek wash.

3. Lot Grading & Drainage.

As part of the approval process a Lot Grading Plan was created to reduce or eliminate the chance of flooding of any home in the subdivision. See Exhibit 'A'. Each owner must follow the city approved plan when establishing final grade and landscaping of each lot or must submit an alternate plan to handle storm water to the West Jordan City Engineer for review and approval prior to completion of final grade.

During construction on the lot and until the soil is stabilized with landscaping or other vegetation the owner must follow the State Department of Environmental Quality's requirements for permits and the reduction of water pollution, mud tracking and the retention of storm water on the lot.

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.

JSB Corporation



by: Victor Barnes

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

The foregoing instrument was executed before me this 4 day of OCT, 2007,
by Victor Barnes, the PRESIDENT of JSB CORPORATION, who duly acknowledged that he
executed the same by authority.



Notary Public
My Commission Expires: 1-17-2011

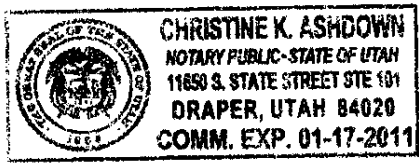
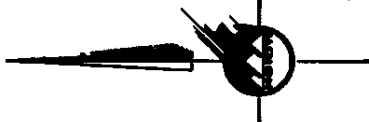
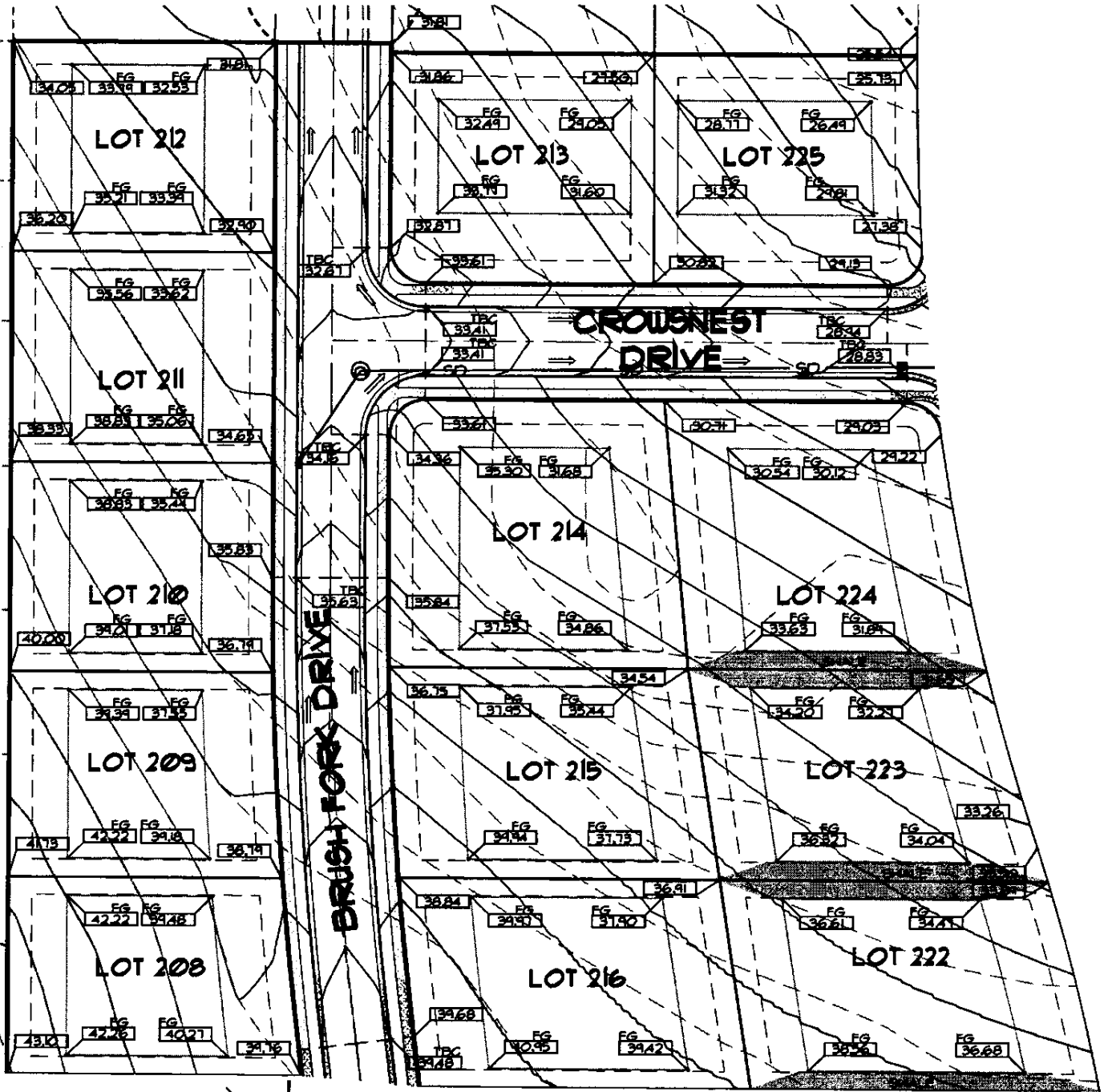
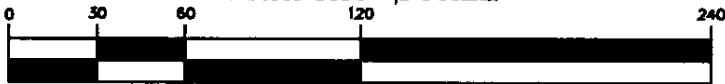


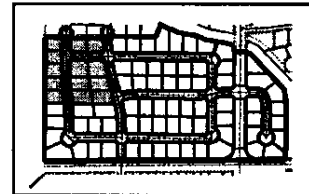
Exhibit 'A'
Lot Grading Plan



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



KEYMAP
NO SCALE

PROJECT # DATE
2712J 7/9/07

1 of 8

FILE:
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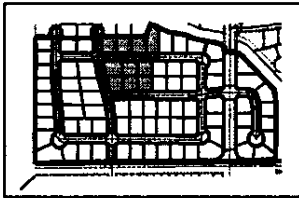
THREE FORKS SUBDIVISION

PHASE 2
6400 WEST 8400 SOUTH
WEST JORDAN, UTAH
LOT GRADING PLAN

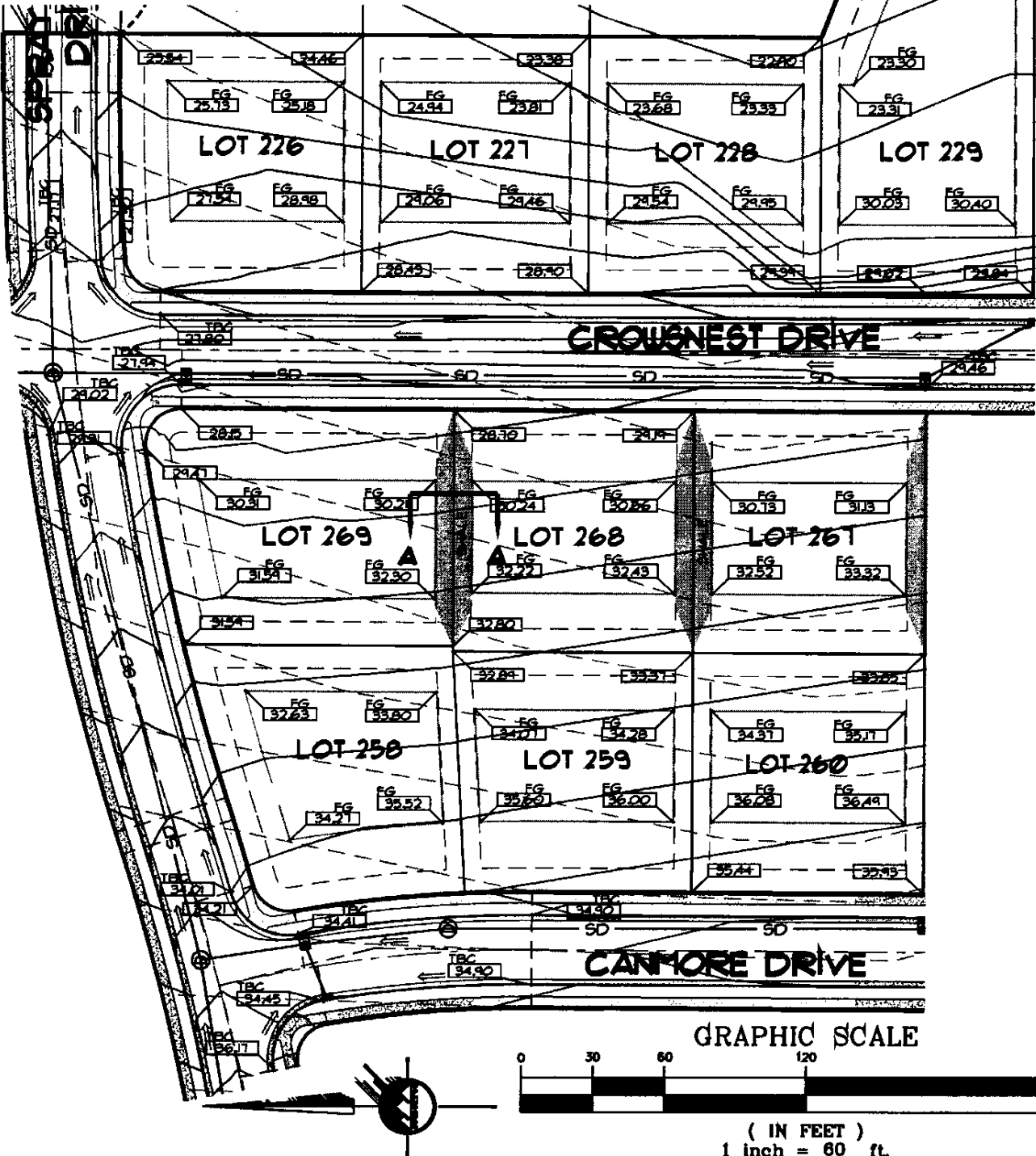
FOR:
PETERSON DEVELOPMENT
225 SOUTH 200 EAST #300
SALT LAKE CITY, UT 84111
PHONE: 801.532.2233

90 E. Fort Union Blvd
Suite 100
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Phone: 801.255.0529
Fax: 801.255.4449
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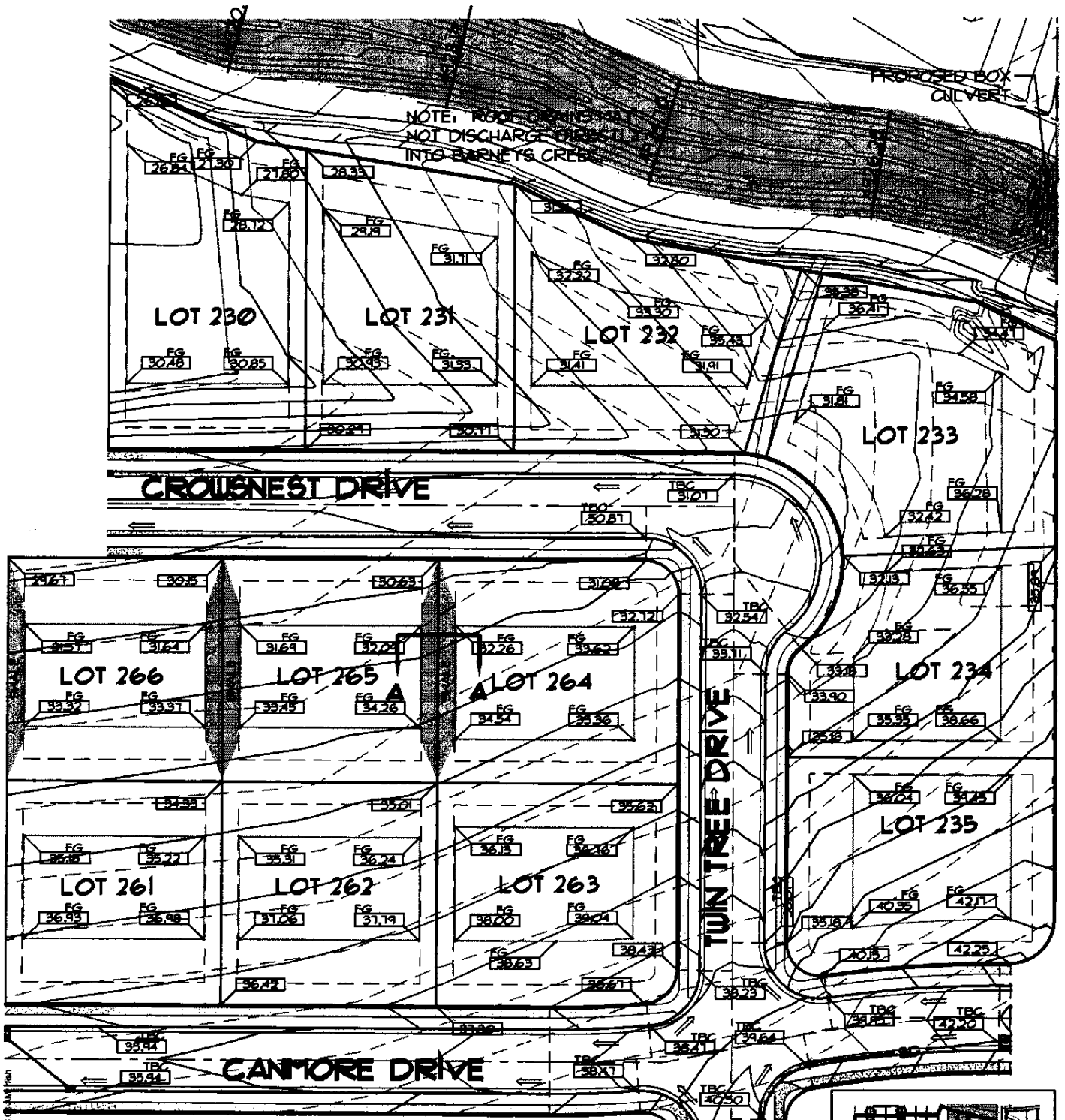
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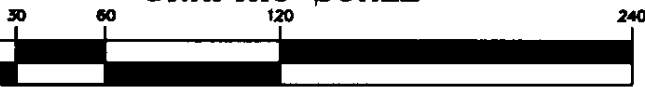
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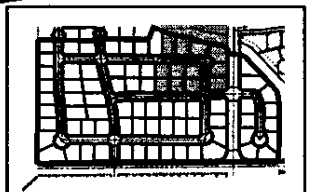


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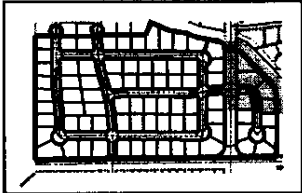
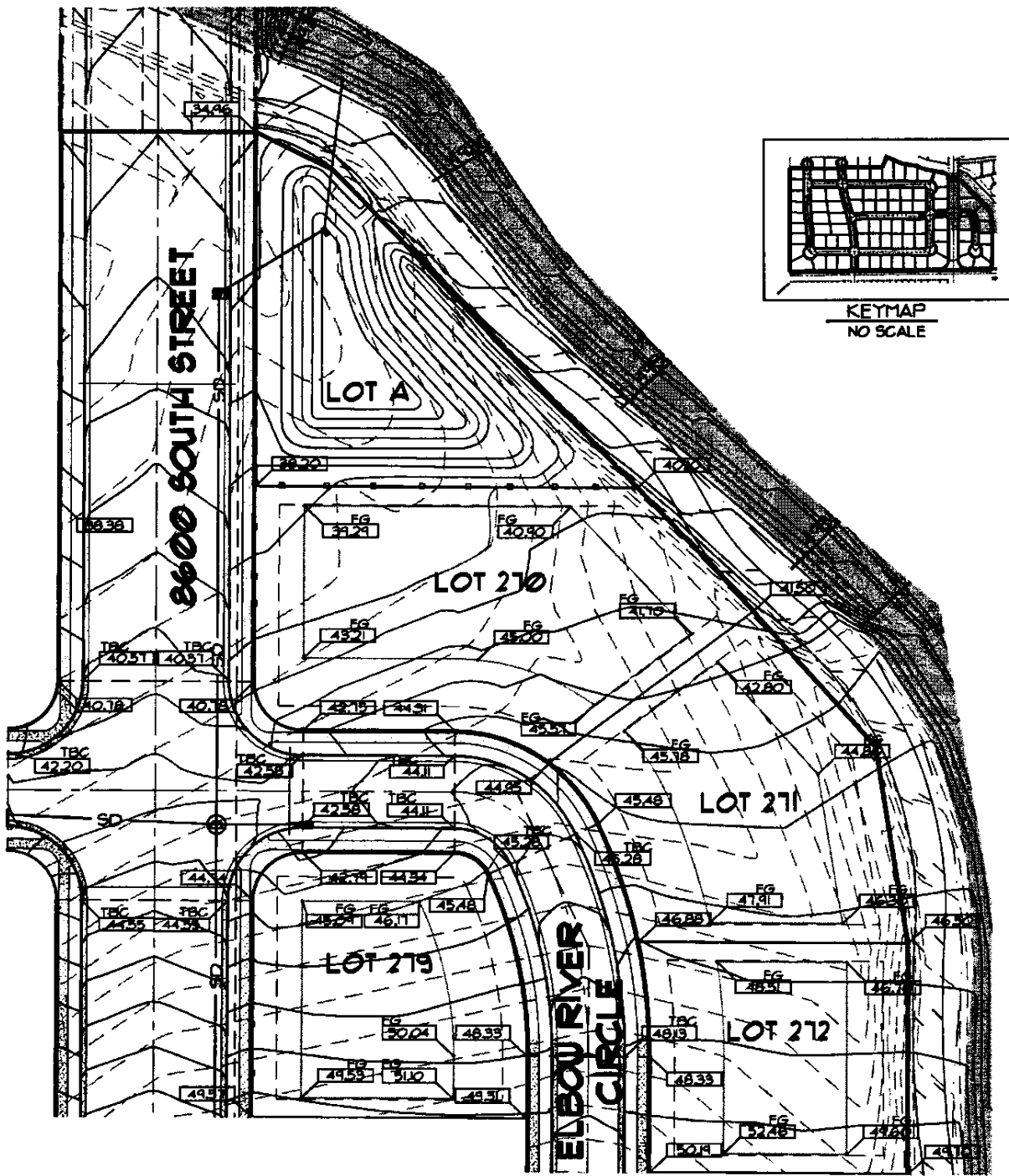
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1 inch = 60 ft.



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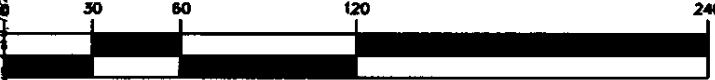




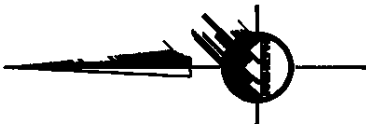
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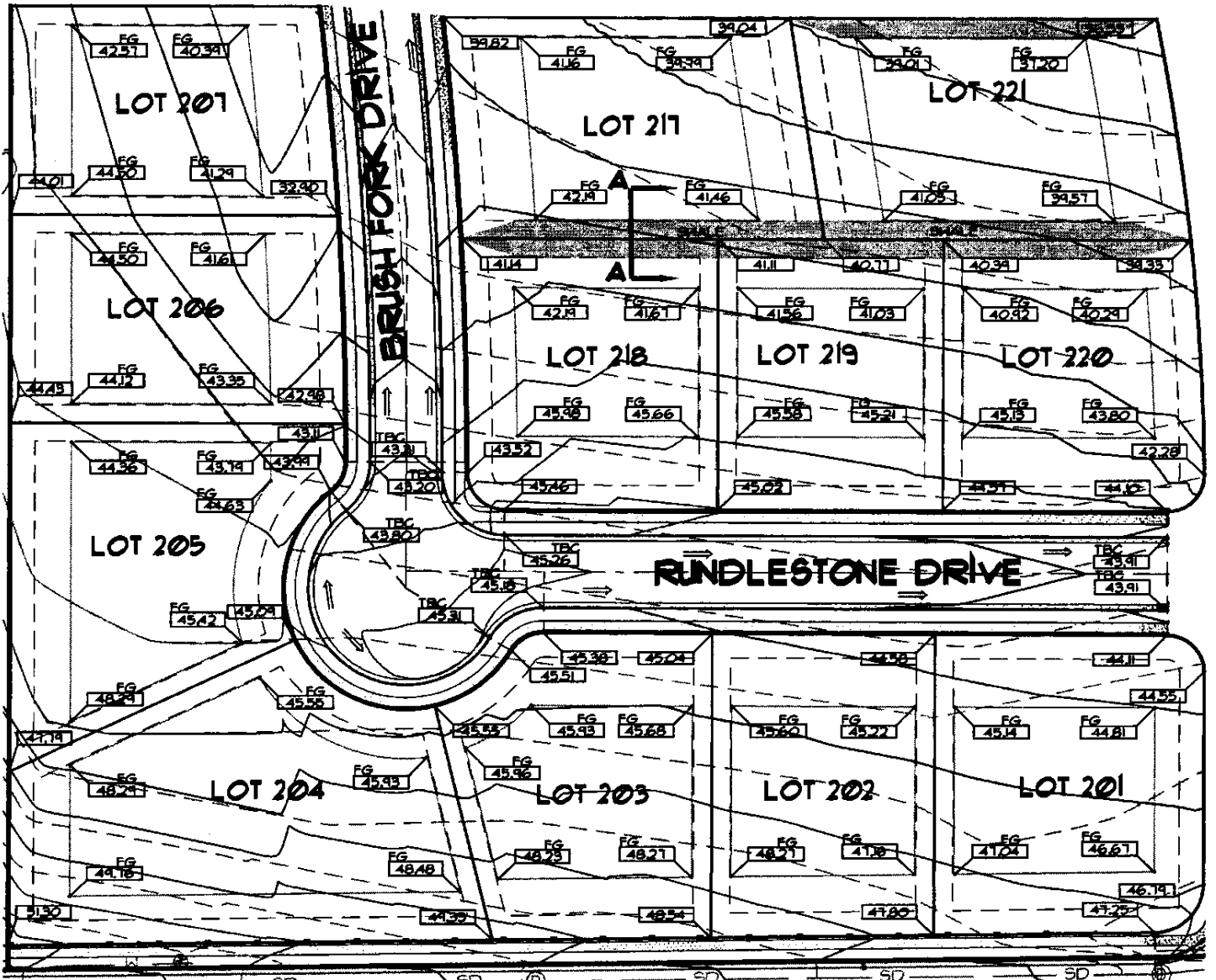
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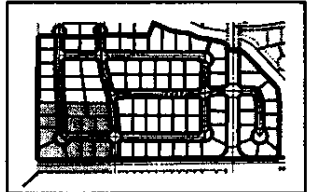
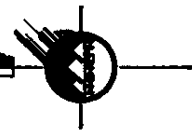
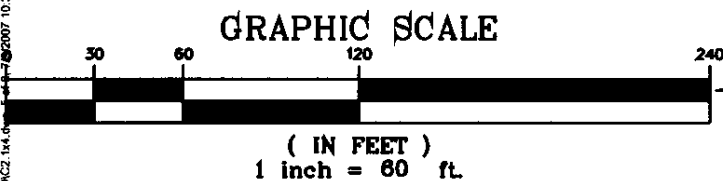
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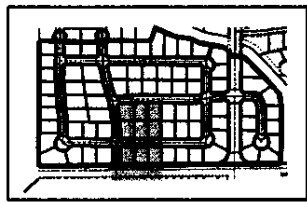
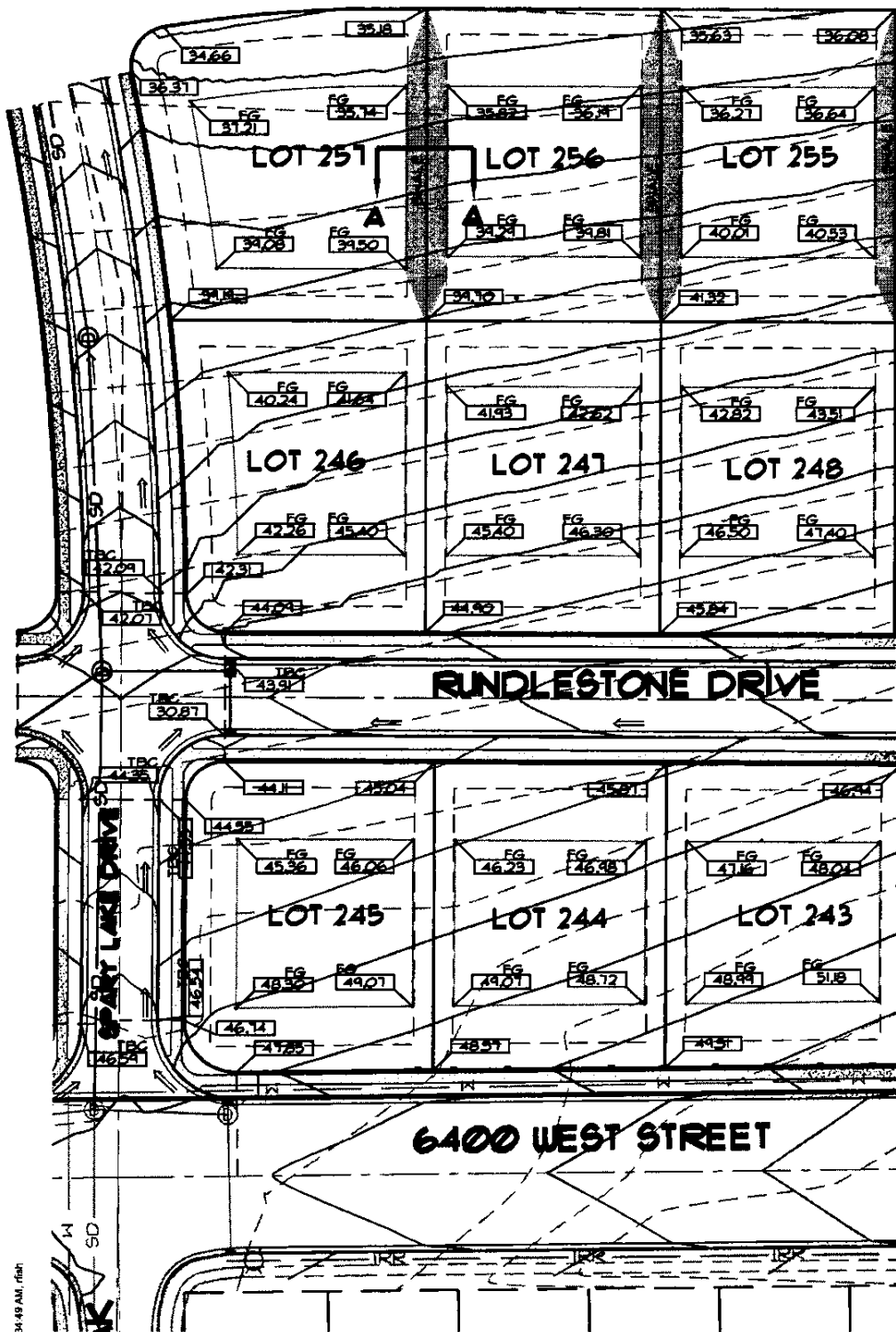


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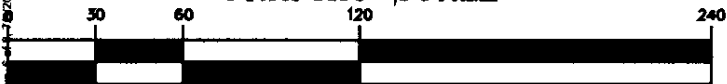
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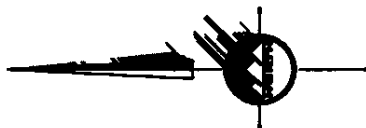


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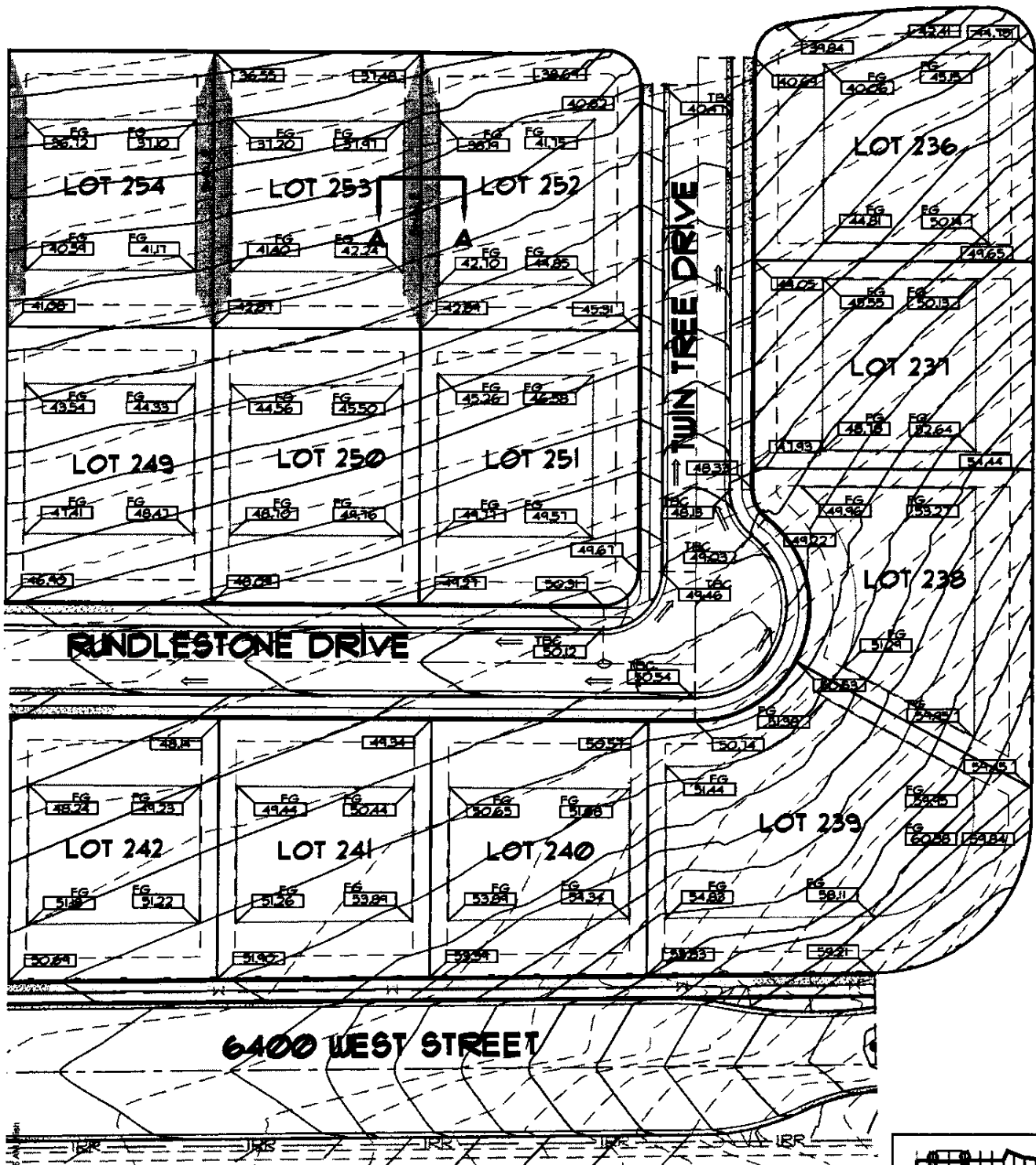


(IN FEET)
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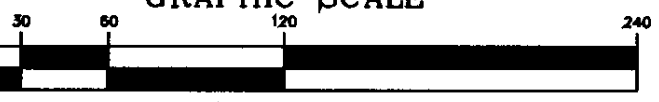


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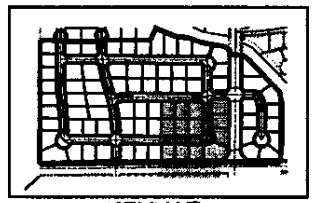
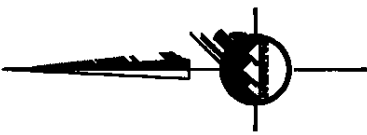
TWIN TREE DRIVE

6400 WEST STREET

GRAPHIC SCALE



(IN FEET)
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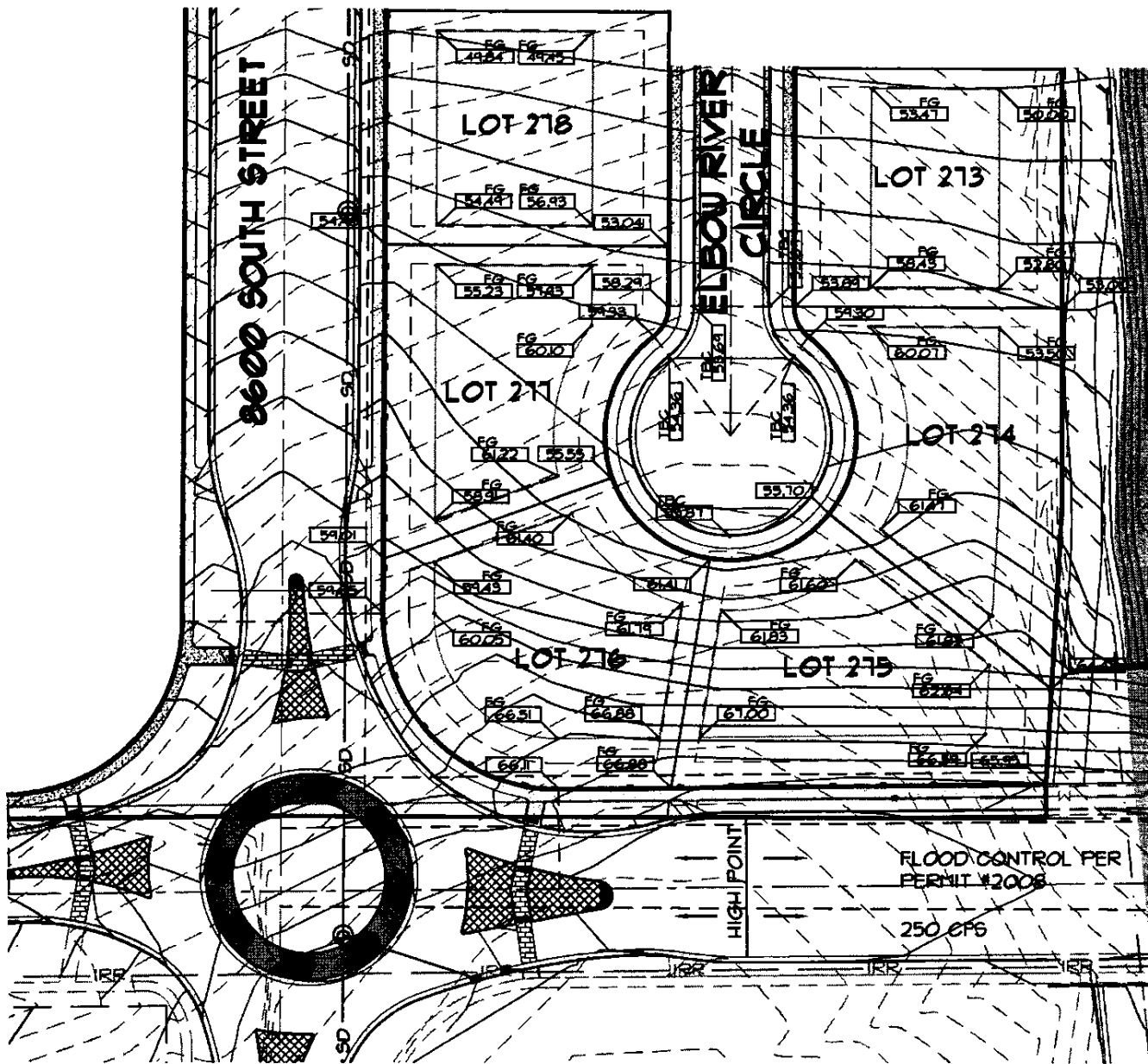
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7 of 8
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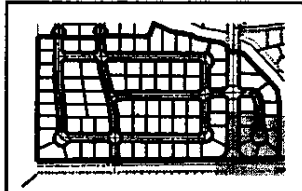
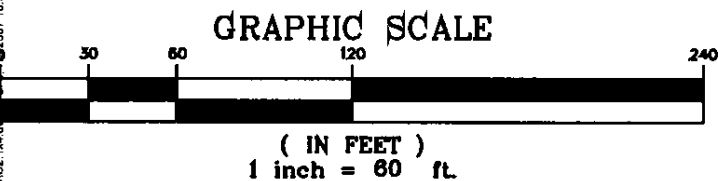
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