

**AMENDED**  
**DECLARATION OF PROTECTIVE COVENANTS,**  
**AGREEMENTS, AND RESTRICTIONS**

North Bench Manor Subdivision Plat "B"

plus any subsequent plats of the following described real property located in Lehi, Utah.

THE UNDERSIGNED OWNER(s) in fee of the following described real property:

Beginning at a point which is North 89 Deg. 55' 51" East along the Section line 1642.29 feet and North 19.00 feet from the Southwest Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 89 Deg. 43' 17" East 509.26 feet to a fence post; thence along a fence line North 0 Deg. 30' 45" West 1729.35 feet; thence along a fence line North 33 Deg. 45' 38" West 17.00 feet; thence along a fence line South 89 Deg. 43' 18" West 501.956 feet; thence South 0 Deg. 20' 33" West 1115.451 feet; thence East 29.009 feet; thence South 0 Deg. 25' 52" West 628.035 feet to the point of beginning. Excluding therefrom, North Bench Manor Subdivision Plat "A" .

Beginning at a point which is North 89 Deg. 55' 51" East along the Section Line 1247.00 feet and North 305.29 feet from the Southwest Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 356.00 feet; thence North 88 Deg. 57' 37" East 370.95 feet; thence South 00 Deg. 34' 21" West 20.52 feet; thence East 29.331 feet; thence South 00 Deg. 25' 52" West 334.995 feet; thence South 88 Deg. 57' 37" West 397.56 feet to the point of beginning.

do hereby make the following declarations as to limitations, restrictions and uses to which the land may be put, hereby specifying that the said declaration shall constitute covenants to run with all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners of the above described land, this declaration of restrictions being designated for the purpose of keeping the area desirable, uniform, enhancing and protecting the value, desirability, and attractiveness of the lands within said area and every part thereof.

**NOTE:** ALL COVENANTS, AGREEMENTS & RESTRICTIONS, IN EVERY INSTANCE, ARE TO MEET OR EXCEED THOSE REQUIRED BY LEHI CITY!

**A. AREA COVENANTS**

A-1. Land Use and Building Type. Land shall be used for residential purposes. No dwelling 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, each having an attached garage for not less than two nor more than three automobiles.

A-2. Dwelling Quality and Size. Dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be procured on the date these covenants are recorded. Dwelling exteriors shall consist of brick and stucco, front exterior wall shall be brick (build-outs can be stucco), end and rear exterior walls shall have a minimum of 4 feet of brick (build-outs can be stucco). Aluminum to be used on trim only - soffits, fascia, rain gutters etc.

One story dwellings, the ground floor area shall not be less than 1500 square feet. Plus a full basement, finished or unfinished.

C. GENERAL PROVISIONS

C-1. The said covenants, conditions, restrictions, and reservations shall be perpetual and shall apply to and be forever binding upon the grantees, successors, executors, administrators, and assigns, and are imposed upon the land as an obligation in charge against the same for the benefit of the grantors herein named, its successors and assigns as a general plan for the benefit of the said area, however, the said covenants can be terminated or amended by agreement in writing signed by two-thirds of the property owners.

D. SEVERABILITY

D-1 Invalidity of any one of these covenants by judgment or court order shall be in no wise affect any of the other provisions which shall remain in full force and effect.

Dated this 16 day of OCT, 1998

William H. Elms Jamie Rose Elms

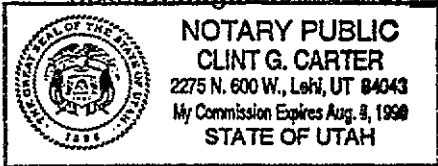
STATE OF UTAH  
County of Utah

On the 16<sup>th</sup> day of OCT., A. D. 1998, personally appeared before me,

a Notary Public in and for the State of Utah, \_\_\_\_\_

\_\_\_\_\_ the signer(s) of the above instrument, who duly

acknowledged to me that he executed the same.



Notary Public Clint G. Carter

My commission expires 1999 Aug 8 Residing at Lehi, Ut 84043

**NOTE: A RECORDED COPY OF THIS DOCUMENT CAN BE OBTAINED FROM THE UTAH COUNTY RECORDERS OFFICE.**