

09-315-0001, 0008
09-315-0004, 0015, 0017, & 0018

E# 1123160 BK1589 PG1077
DOUG CROFTS, WEBER COUNTY RECORDER
01-NOV-90 306 PM FEE \$21.50 DEP MH
REC FOR: MOUNTAIN_VIEW_TITLE

PLATTED VERIFIED
ENTERED MICROFILMED

ROSE LANE RETIREMENT VILLAGE,
ROY UTAH RESTRICTIVE COVENANTS

Whereas, the ROSE LANE HOMEOWNERS ASSOCIATION has accepted the set of guidelines known as THE RESTRICTIVE COVENANTS of THE ROSE LANE RETIREMENT VILLAGE HOMEOWNERS ASSOCIATION, said Association now sets it's hand to enact the following restrictive covenants to protect and preserve property values and rights of the members. Rose Lane, PRUD Lot #1, #2, #3, #4, #5, #6, #7, #8, #14, #15, #17, & #18

The following covenants are immediately in force and may be added to as required and as directed by the ASSOCIATION.

1. All structures shall be erected on designated lots at ROSE LANE only by THE ROSE LANE CORPORATION and it's agents and only as directed by the City of Roy at the time of approval of ROSE LANE, PRUD in June 1987

2. All sidelines and setbacks shall be in accordance with said approvals.

3. All buildings exteriors shall be in conformance with ROSE LANE CORPORATION standard practices including color, style, sidings, roofs, garages, etc.

4. All landscaping shall conform in every detail to the standard practices of ROSE LANE CORPORATION. All yards shall be completely landscaped front and rear and shall be completely fenced along the rear and side yards.

5. All fencing shall conform in every detail to the standard practices of THE ROSE LANE CORPORATION. No deviation in quality, and materials shall be permitted.

6. All yards and homes shall be kept in meticulous fashion, no owner shall be allowed to accrue or dispose of on his or her property any unsightly or obnoxious material as defined by City Ordinance.

7. No large (as defined by The American Kennel Club) or loud animals are allowed in the project. No animals of any kind are allowed to roam free or without proper restraint and supervision.

8. Only temporary on street parking is permitted as defined by Roy City Ordinance.

9. All oversized RV's shall be parked off-site except for reasonable times to load, unload, and clean the same. Lots #02 & #04 ARE GRANDFATHERED FOR CURRENT OWNERS ONLY.

10. No permanent residency at ROSE LANE is allowed by anyone under the age of Fifty (50) Years. Lot #17 GRANDFATHERED FOR CURRENT OWNER ONLY.

ROSE LANE RETIREMENT VILLAGE
RESTRICTIVE COVENANTS CONT.

11. Children and grandchildren, etc. are welcomed guests, but their control is the direct responsibility of the inviting owner. Careful consideration shall be given at all times to the other residents and visitors.

12. The use and care of all common areas shall be as directed by the Association. All scheduling for group usage shall be coordinated with the Association at least one-week in advance of the planned gathering. All such gatherings shall again conform to the requirements for the consideration of the other residents.

13. All in home businesses are disallowed, except as defined by Roy City Ordinances.

14. It is intended that all Roy City Ordinances as amended shall be enforced for the safety and protection of the residents by the association. Enforcement of these and other adopted covenants shall be made by appeal to members directly by the Association (Of which each homeowner is a member), by Roy City Ordinances, by Weber County or State ordinances, by appeal to courts or jurisdiction, by legal counsel or by any combination of means necessary to enforce these covenants.

Lot #01: Rose Lane Corporation Lot #10: _____
By Beth Wood

Lot #02: Clarence Jorgensen Lot #11: _____
Lease Jorgensen

Lot #03: Rose Lane Corporation Lot #12: _____
By Beth Wood John G. Peterson

Lot #04: Clyde G. Woodburn Lot #13: _____


Lot #05: Rose Lane Corporation Lot #14: Raymond C. Voegtli
By Beth Wood

Lot #06: Dean Harris Lot #15: William W. Brown
Carol E. Harris

Lot #07: Richard D. Sisson Lot #16: _____
William D. Sisson

Lot #08: Donald W. Peterson Lot #17: Dorothy S. Peterson
Virginia B. Peterson

Lot #09: _____ Lot #18: Rose Lane Corporation
By Beth Wood

Notary: R. M. Evans
County: Weber State of Utah


Date: 15 Aug 90
My Commission Expires October 30, 1990