

*Title West
3601 N. University Ave -
Provo, UT 84604*

COURTESY RECORDING **DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUBDIVISION KNOWN AS, SPRING HAVEN SUBDIVISION, PLAT "A"**

This document is being recorded solely as a courtesy to the parties. Title West assumes no responsibility for the contents hereof and makes no representation as to the effect or validity of this document.

The Declaration of Protective Covenants, Conditions and Restrictions (hereinafter referred to as the "Declaration" is made and executed the 20th day of Oct., 04 by "SPRING HAVEN Subdivision, PLAT "A", Sunrise Ridge at Springville, LLC, Envision Development, LLC, and L. Kay Heaps; (Declarants); in the contemplation of the following facts and circumstances:

OWNERS BOUND BY COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

Each owner bound by terms of Declaration. Each owner, by acceptance of a deed to a lot, is deemed to have read and agreed to be bound by the terms and conditions of this Declaration.

ENT 119366:2004 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Oct 20 11:54 am FEE 33.00 BY SB
RECORDED FOR TITLE WEST TITLE COMPANY
ELECTRONICALLY RECORDED

DEVELOPMENT REQUIREMENTS

1. Purpose: In order to create, maintain and improve the subdivision as a pleasant and desirable environment, and to establish and preserve a harmonious design for the community, and to establish procedures for the enforcement of the terms and conditions of this Declaration, and to protect and promote the value of the subdivision.
2. Completion required before occupancy: No building within the property shall be occupied until and unless the owner of such buildings have completed the building in accordance with, and complied with, all approved plans, and specifications and a certificate of occupancy has been issued by Lehi City.
3. Approval: All homes to be built in subdivision shall be subject to house plan review and approval by the architectural review committee, Envision Development, LLC, prior to construction.

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Use of Lots: All lots within the subdivision shall be used only for the construction and occupancy of one single-family dwelling, unless otherwise approved by Lehi City. All homes must include a minimum two-car attached garage. All lots shall be used, improved and devoted exclusively for single-family residential use, unless otherwise approved by Lehi City.
2. Deadline for Completion of Landscaping and Automatic Sprinkling System: The front yard of each lot (from the street curb to the front building line of the home) shall be landscaped within 12 months of the occupancy date and shall include an automatic sprinkling system.
3. Nuisances: No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any lot, and no odors or loud noises shall be permitted to arise or emit there from, so as to render any such or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to the owner of any other lot in the vicinity thereof, or to the occupants of such other lot. Normal construction activities and parking in connection with the building of improvements on a lot shall not be considered a nuisance or otherwise prohibited by this Declaration. However, all lots shall be kept in a neat and orderly condition during construction periods.
4. Parking or Storage of Vehicles: No articles, material, equipment or vehicles of any nature shall be parked or stored on any street located within the subdivision. Licensed, regularly used passenger vehicles (i.e. visitor's vehicles) may be parked in the street of the subdivision for brief periods of time. Overnight parking of such vehicles shall generally be restricted to the driveway of the dwelling being visited. Boats, campers, motor homes, snowmobiles, recreation vehicles, trailers, etc. are prohibited from being stored in front of the house (must be parked to the side of the dwelling). Parking of these recreational vehicles must be on similar material to driveway (not on landscaping of any kind).
5. Livestock and Poultry: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats and other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose and are restricted to the owners premises or on a leash under handlers control.

DESIGN CRITERIA

1. Materials: All structures constructed within the subdivision shall be of new materials (with the exception of natural stone or rock) and shall be of good quality workmanship and materials. All exteriors shall be 100% brick, stone, or stucco, with a minimum of 20% brick or stone on front side of home. No vinyl or aluminum siding permitted on any exterior. No identical house plans (floor plan & elevation) may be constructed on adjacent lots.
2. Equipment to keep obscured and hidden from view of the front of the yard and street: Roof mounted air conditioners or swamp coolers, roof mounted solar panels, roof mounted satellite dish, and roof-mounted antenna.
3. Roofing: Asphalt (25-year grade minimum), Asphalt Laminated, Fiberglass, Wood Shake allowed. Colors shall not be unsightly or bright in color. Homes shall have at least a 5/12 pitched roof.
4. Basements: Construction of a basement shall be the option of each individual lot owner. Should the lot owner choose a basement option, all basements shall be excavated and constructed as per requirements and recommendations outlined by the Earthtec Engineering report dated August 9, 2004 and recorded at the Utah County Recorders Office for this subdivision. Earthtec Engineering shall verify appropriate elevation by inspection and letter to Lehi City prior to footing placement.
5. Minimum Size of Dwelling: For a rambler, the main floor must be at least 1,300 square feet exclusive of garage and open porches. For a two-story home, the total square feet of main level shall be a minimum of 1,000 square feet exclusive of garage and open porches.

DURATION

This Declaration shall endure for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years.

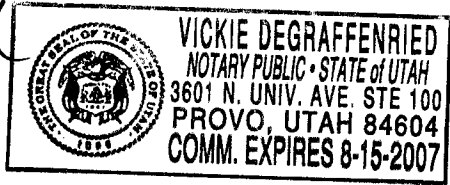
Dated the 20th day of Oct, 2004.

By: [Signature]
Envision Development, LLC, L. Kay Heaps

STATE OF UTAH)
 Ss:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 20th day of Oct, 2004, by L. Kay Heaps, Manager/Member Envision Development, LLC.

[Signature]
NOTARY PUBLIC
Residing at:
My commission expires:
LEGAL DESCRIPTION:



Spring Haven, Plat A Subdivision, as recorded on the record in the office of the Utah County Recorder.

ATTACHMENT A

SPRING HAVEN SUBDIVISION, PLAT "A"
LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, Spring Haven Subdivision, Plat "A", according to the official plat thereof, on file and of record in the office of the Utah County Recorder.

The following is shown for information purposes only: Tax ID No. 52:978:0001 thru and including 52:978:0020