

SECURITY TITLE CO.  
Order No. 104149

ADAMS COVE SUBDIVISION

E 1264913 B 2028 P 462  
CAROL DEAN PAGE, DAVIS CNTY RECORDER  
1996 JUL 31 2:24 PM FEE 44.00 DEP REC  
REC'D FOR SECURITY TITLE COMPANY

THE PROTECTIVE COVENANTS OF ADAMS COVE SUBDIVISION, LAYTON CITY,  
DAVIS COUNTY, UTAH DATED THE 30th OF July 1996.

1. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN A DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A MINIMUM OF A 2 CAR GARAGE, LOT 24 IS EXCEPTED FROM THESE REQUIREMENTS.
2. NO BUILDING SHALL BE ERECTED, ALTERED OR PLACED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO THE QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERIOR DESIGN WITH EXISTING HOMES AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH ELEVATION.
3. ALL PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE DEVELOPER PRIOR TO STARTING CONSTRUCTION. CONSTRUCTION ON ALL LOTS MUST COMMENCE WITHIN 180 DAYS OF THE DATE OF PLAN APPROVAL AND PROCEED IN AN ORDERLY AND EXPEDITIOUS MANNER. IN THE EVENT THAT CONSTRUCTION HAS NOT BEEN COMMENCED WITHIN 180 DAYS, WRITTEN APPROVAL MUST BE OBTAINED FROM THE DEVELOPER. E 1264913 B 2028 P
4. ALL DWELLINGS SHALL HAVE A MINIMUM OF AT LEAST 8' SIDE YARDS. EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS PART OF THE BUILDING. A DETACHED GARAGE OR OTHER PERMITTED ACCESSORY BUILDING SHALL BE PLACED ACCORDING TO LAYTON CITY REQUIREMENTS.
5. NO DWELLING SHALL BE PERMITTED ON ANY LOT WITH THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, OF LESS THAN 1250 SQUARE FEET FOR ONE STORY DWELLING, NOR LESS THAN 1500 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY. A SPLIT LEVEL ENTRY OR BI-LEVEL DWELLING WITH GARAGE UNDER MUST EXCEED 1250 SQUARE FEET ON THE TWO MAIN LEVELS, AS DETERMINED BY THE ARCHITECTURAL CONTROL COMMITTEE. THE CONSTRUCTION MATERIALS FOR EACH HOME SHALL BE OF A QUALITY EQUAL TO OR SUPERIOR TO FHA OR VA REQUIREMENTS.
6. NO BUILDING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING LESS THAN 100% BRICK ON THE FRONT OF THE BUILDING, EXCEPT OVERHANGS AND AREAS ABOVE ROOFS. STUCCO MAY BE SUBSTITUTED FOR BRICK ON THE TOP HALF OF THE FRONT, BUT MUST BE APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE PRIOR TO INSTALLATION. BRICK WILL BE REQUIRED ON THE SIDES OF ALL HOMES AND GARAGES AT LEAST 4 FEET ABOVE THE FOUNDATION LEVEL. ALL HOMES SHALL HAVE A 2X6 FACIA. ALL ROOFS SHALL HAVE A MINIMUM OF A 5/12 ROOF SLOPE EXCEPT WHERE WINDOW EGRESS WOULD BE AFFECTED.
7. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME ANY ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. ROOF MOUNTED ANTENNAS FOR HAM RADIOS, OR SIMILAR RECEIVING OR TRANSMITTING DEVICES THAT INTERFERE WITH THE RECEPTION OF ANY NEIGHBORING PROPERTY WILL NOT BE PERMITTED. IF ANY SUCH DEVICE IS FOUND TO BE IN NON-COMPLIANCE WITH THIS SECTION, ROOF MOUNTED OR OTHERWISE, IT IS TO BE REMOVED

IMMEDIATLY AT THE OWNERS EXPENSE.

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8. SUCH EASEMENT AND RIGHTS OF WAY SHALL BE RESERVED TO THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, ON AND OVER SAID REAL PROPERTY FOR THE ERECTION, CONSTRUCTION AND MAINTENANCE AND OPERATION THEREIN OR THEREON OF DRAINAGE PIPES OR CONDUITS AND PIPES, CONDUITS, POLES, WIRES, AND OTHER MEANS OF CONVEYING TO AND FROM LOTS IN SAID TRACT, GAS, ELECTRICITY, POWER, WATER, TELEPHONE AND TELEGRAPH SERVICES, SEWAGE AND OTHER THINGS FOR CONVENIENCE TO THE OWNERS OF LOTS IN SAID TRACT, AS MAY BE SHOWN ON SAID MAP AND THE UNDERSIGNED, ITS SUCCESSORS, AND ASSIGNS, SHALL HAVE THE RIGHT TO SO RESERVE ANY OR ALL OF THE LOTS SHOWN ON SAID MAP. NO STRUCTURES OF ANY KIND SHALL BE ERECTED OVER ANY OF SUCH EASEMENTS EXCEPT UPON WRITTEN PERMISSION OF THE OWNER OF THE EASEMENT, THEIR SUCCESSORS OR ASSIGNS.

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9. NO LOT SHALL BE USED OR MAINTAINED AS DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OR SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. NO UNSIGHTLY MATERIALS OR OTHER OBJECTS ARE TO BE STORED ON ANY LOT IN VIEW OF THE GENERAL PUBLIC. PURCHASER OR CONTRACTOR OF LOT SHALL BE HELD RESPONSIBLE FOR DAMAGES CAUSED BY HIM OR HIS CONTRACTOR TO ANY LOTS IN THIS SUBDIVISION. INDIVIDUAL LOT OWNERS WILL BE HELD RESPONSIBLE TO CONTAIN CONSTRUCTION DEBRIS UPON THEIR PROPERTY.

10. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINIMUM OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURES DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED UPON ANY LOT.

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 20 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS NO INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED CHANGING SAID COVENANTS IN WHOLE OR IN PART. ENFORCEMENT SHALL BE PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGES THEREOF. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. THE ARCHITECTURAL CONTROL COMMITTEE WILL CONSIST OF VAUGHN COVINGTON, L. DALE GREEN, AND EDWARD D.GREEN.

DATED THIS 30th DAY OF July, 1996.

Edward D. Green  
Vaughn Covington  
L. Dale Green

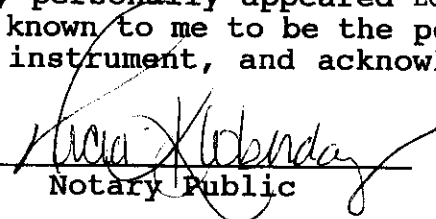
State of Utah )

County of Davis )

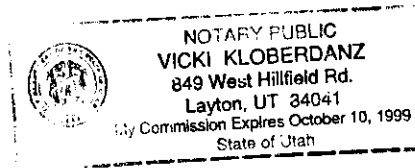
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On this 30th day of July, 1996, personally appeared before me, Vicki Kloberdanz, a notary public, personally appeared Edward D. Green, L. Dale Green & Vaughn T. Covington, personally known to me to be the persons whose names are subscribed to on this instrument, and acknowledged that they executed the same.

My Commision Expires 10/10/99

  
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Notary Public

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All of Lots 1 through 31, ADAMS COVE SUBDIVISON, a part of the West Half of Section 22, Township 4 North, Range 1 West, Salt Lake Meridian, in the City of Layton, County of Davis, according to the official plat thereof.

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