

522 West 2100 St.
Syracuse, Utah 84075

RESTRICTIVE COVENANTS

48546-20

ALL OF **KINGS ROW ESTATES NO. 1**,
SYRACUSE CITY, DAVIS COUNTY, UTAH, ACCORDING TO
THE OFFICIAL PLAT THEREOF.

E 1279252 B 2052 P 511
CAROL DEAN PAGE, DAVIS CNTY RECORDER
OCT 8 12:05 PM FEE 28.00 DEP MEC
REC'D FOR BONNEVILLE TITLE COMPANY, INC

1. All plans must be approved by subdivision Developer
2. Minimum house size for single level home: 1700 sq. ft.,
multiple level home: 2200 sq. ft.
3. Homes must be constructed of 60% masonry or stucco. No siding on front or sides. Except for Facia.
4. Lots must be set back at least 30 feet from back of property line.
5. No large animals will be allowed (i.e. horses, cows, sheep, etc.)
6. If lot is resold before home is constructed, these restrictive covenants apply to new owners, who must also sign restrictive covenant agreement.
7. Homes must be constructed using architectural style shingles.
8. Homes must have a minimum two-car garage.
9. Front lawn must be put in within twelve months of home closing.
10. All houses must have 2x6 facia.
11. All houses must have minimum of 5/12 roof pitch.
12. Construction must begin and continue within 6 mons of lot purchase.
13. Upon signing this form, buyer agrees to abide by the aforesaid covenants.

TAX I.D. NO. 12-255-0001 thru 0017

Steven Scoffield
STEVEN SCOFFIELD aka STEVE SCOFFIELD

10/7/96 DATE

Diane Scoffield
DIANE SCOFFIELD

10/7/96 DATE

Vance B. King
VANCE B. KING

10-7-96 DATE

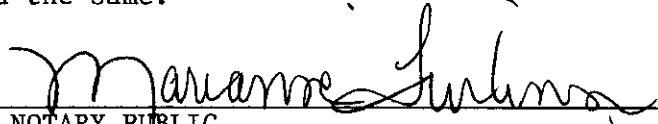
Jill E. King
JILL E. KING

10/7/96 DATE

State of Utah
County of Davis

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On the 7th day of October, 1996, personally appeared before me
STEVEN SCOFFIELD AKA STEVE SCOFFIELD, DIANE SCOFFIELD, VANCE B. KING
AND JILL G. KING, the signers of the foregoing instrument who duly
acknowledged that they executed the same.


NOTARY PUBLIC

My commission expires: 7-14-98

Residing at: Syracuse

