

DECLARATION OF PROTECTIVE COVENANT  
AGREEMENTS, RESTRICTIONS AND  
CONDITIONS AFFECTING THE REAL  
PROPERTY KNOWN AS CEDAR KNOLLS  
SUBDIVISION NO. 2

We the undersigned, owners in fee of the following described real property, to wit: Lots through inclusive, Cedar Knolls Subdivision # 2, do hereby make the following declarations as to limitations, restrictions and uses to which the lots and/or tracts constituting the said addition may be put hereby specifying that the said declaration shall constitute covenants to run with all the land as provided by law and shall be binding upon all of the parties and all the persons and all persons claiming under them, and for the benefit of and limitations upon all future owners in said addition, the declaration of restrictions being designated for the purpose of keeping the said subdivision desirable, uniform, and suitable in architecture and use as herein specified.

AREA OF APPLICATION

Full-protected residential area. The residential area covenants in their entirety shall apply to all property listed in the above described property.

RESIDENTIAL AREA COVENANTS

1. Land use and building type. No lot shall be used except for the residential purpose. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) family dwelling not to exceed two (2) stories in height above ground level and private garage for not less than two vehicles.
2. The ground level square area of the main structure, exclusive of garage and any one-story open porches, shall not be less than 1800 square feet to a one-story dwelling. In a split level dwelling the combined area of a single level and each of the two levels in the adjoining two-story portion of the dwelling exclusive of garage and any one-story porches, shall total not less than 2000 square feet. In a two-story home which is two stories above the curb level, the combined area of the ground story level and the story above the ground story level, exclusive of garage and any one-story open porches shall total not less than 2000 square feet. If five feet or more of foundation is above finished grade, then the basement becomes a story. For the purposes of these covenants, the basement area shall in no event be considered a story. It is the purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same as or better than that which can be produced at the date that these covenants are recorded.
3. Exterior wall area to have a minimum of 100% brick, stone or stucco. Roofing material to be architectural asphalt shingles, shake or tile. Roof pitch to be 5/12 or greater.
4. All construction to be of new materials, except that used brick

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DOUG CROFTS, WEBER COUNTY RECORDER  
27-JUN-94 238 PM FEE \$35.00 DEP MM  
REC FOR: DOUGLAS.P. PALMER

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may be used with prior written approval of the Architectural Control Committee.

5. No tank for storage of fuel may be maintained above the surface of the ground without the written consent of the Architectural Committee.

6. Building location. No building shall be located on any lot nearer to the front lot line or nearer to the street line than the minimum building set back lines as required by South Ogden City.

No building shall be located nearer than 8 feet to an interior lot line, except not less than a one foot side yard shall be required for a garage or other permitted accessory buildings located not less than 40 feet from the minimum building setback line, and provided that said or accessory building is separate (without attachments of any kind whatsoever) from the main structure by not less than 10 feet. No dwelling shall be located on an interior lot nearer 10 feet to the rear lot line. For the purpose of this covenant, eaves, steps, chimneys and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building, or a lot to encroach upon another lot.

7. No building material of any kind or character shall be placed or stored upon any lot until the owner thereof is ready to commence improvements and then the material shall be placed within the property lines of the plot upon which the improvements are to be erected, and shall not be placed in the streets or between the curb and the property line.

8. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plot. All power and telephone lines must be run underground.

9. Keeping of animals other than those ordinarily kept as family pets shall be forbidden, unless the written permission of 2/3 of the subdivision owners is obtained for the exception. Said exception must also be in accordance with city zoning requirements.

10. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

11. No signs, billboards, nor advertising structures may be erected or displayed on any lots hereinbefore described or parts or portions thereof, except that a single sign, not more than 3 x 5 in size advertising specific unit for sale or house for rent or construction sign, may be displayed on the premises affected. The other exception will be signs that are deemed necessary by the original owner/developer of the subdivision, and all such signs must be removed at such time that all the lots in the subdivision are sold. All sign placement to be in accordance with local city sign ordinances then in effect.

12. No satellite dishes or antennas shall be placed in set back

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easements of said yards, and are to be obscured from public view.

13. No trash, ashes, nor any other refuse may be dumped, or thrown, or otherwise disposed of, on any lot hereinbefore described or any part or portion thereof. All homes must subscribe to a city garbage disposal service.

14. Temporary structures. No structures of a temporary character, trailer basement, tent, shack, garage, barn or other out buildings shall be used on any lot at any time as a residence, either temporary or permanently.

15. Any detached accessory building erected on the lots shall conform in design and materials with the primary residential home on the lot, except if approved otherwise in writing by the Architectural Committee, and with the guidelines found in paragraph 6.

16. Landscaping. Landscaping shall be installed in front yards between the front line of the house and the sidewalk on the entire width of the lot excluding the driveway. On corner lots, landscaping shall be installed in all areas between the sidewalk and the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.

Landscaping shall include at least 1 tree and a combination of lawn, shrubs or groundcover. Groundcover may include vegetative vines, lowspreading shrubs, or annual or perennial flowering or foliage plants. Groundcover may also include mineral or non-living organic permeable material in not more than 50% of the net landscaped area. Mineral groundcover may include such materials as rocks, boulders, gravel, or brick over sand. Species, size and placement of landscape elements shall be determined by the homeowner.

17. Fencing. No fence or other similar structure shall be erected in any required front yard of a dwelling to a height in excess of three and one-half feet; nor shall any fence or other similar structure be erected in any side or rear yard to a height in excess of six feet.

On corner lots, no fence or other similar structure shall be erected in any yard bordering a street or front yard of an adjoining lot to a height in excess of three and one-half feet. All fences require a building permit from South Ogden City.

18. Parking and Storage. No inoperative automobile shall be placed or remain on any lot or adjacent street for more than 48 hours. No commercial type vehicles and no trucks shall be parked or stored on the front yard setback of any lot, or within the side yard building setback on the street side of a corner lot, or on the residential street except while engaged in transportation. Trailers, mobile homes, trucks over three quarter ton capacity, boats, campers not on a truck bed, motor homes, buses, tractors and maintenance or commercial equipment of any kind shall be parked or stored behind the front yard setback in an enclosed area screened from street view. Sufficient side yard gate access should be planned and provided for in the design of the home, to

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permit ingress, egress and storage of trailers and recreational type vehicles on the side and rear yards. The storage or accumulating of junk, trash, manure or other offensive or commercial materials is prohibited. Facilities for hanging, drying or airing clothing of household fabrics shall be appropriately screened from view. No pads used for the storage of vehicles or other material either temporarily or permanently shall be constructed within the side or a front yard set back requirements of a given lot. This open space shall remain unoccupied and unobstructed by buildings, vehicles and/or hard surfaces such as asphalt, cement and packed surface from this time henceforth and forever. for additional information contact South Ogden City.

19. Maintenance. Every lot, including the improvements in said Tract, shall be kept in good repair and maintained by the owner thereof in a clean, safe and attractive condition.

20. Water Discharge. It shall be unlawful for any person owning, occupying or having control of any premises to suffer or permit irrigation, or water from the roof or eaves on any house, building or other structure or from any source under the control of such person, to be discharged and spread upon the surface on any sidewalk, street or adjoining lot. This is intended to require that the owner maintains water on his property.

#### NEW BUILDING AND PROCEDURE

To maintain a degree of protection to the investment which homeowners in this area may make homes of superior design or requisite. Designs shall be limited to those prepared by architects or by qualified residential designers of outstanding ability whose previous work may be reviewed as a part of the approval process.

#### PRELIMINARY DRAWINGS

Shall include as minimum the following:

1. Plot Plan to scale of entire site with buildings located and elevation of floors shown above or below a designated point on the street.
2. Floor plans of each floor level to scale.
3. Elevations to scale of all sides of the house.
4. One major section through house.
5. A perspective (optional).
6. Specifications of all outside materials to be used on the exterior of the residence.

WORKING DRAWINGS - To be filed for approval and accepted before construction is begun.

Shall include as minimum the following:

1. Plot Plan to scale showing the entire site, building, garages, walks, drives, fences, carriage lights, retaining walls, with elevations of the existing and finished grades and contours

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including those at the outside corners of the buildings and at adjacent property lines and street fronts, and elevations of floors from a designated point on the street.

2. Detailed floor plans.
3. Detailed elevations, indicating all materials and showing existing and finished grades.
4. Detailed sections, cross and longitudinal.
5. Details of cornices, porches, windows, doors, garages, garden walls, steps, patios, fences, carriage lights, etc.

Specifications shall give complete descriptions of materials to be used, supplement those with a notation of the colors of all materials to be used on the exterior of the residence.

#### ARCHITECTURAL COMMITTEE

Except for the initial Committee which consists of the Owner/Developer of record and his assigns, the Architectural committee shall consist of three members, the majority of which shall constitute a quorum and the concurrence of the majority shall be necessary to carry out the provisions applicable to this committee. In the event of death or resignation of any of the members, the surviving members of the Committee shall have full authority to appoint another person to fill the said vacancy. Except for the initial members appointed to the Committee, all members of the Committee must be residents of the subdivision at the time of their appointment. Should any member move his residence outside of the subdivision he shall be disqualified to serve and the Committee shall declare a vacancy.

At such time that all lots owned by the initial Owner/Developer are sold, the aforementioned Owner/Developer shall and his assigns shall be released from responsibility of the committee. The reorganization of the committee shall be by a 2/3 majority vote of the then current property owners within the described property.

#### TERM OF RESTRICTIONS.

These restrictions are to run with the land permanently except that they may be changed, cancelled or added to in whole or in part by a duly recorded instrument signed by the then owners of record of a majority of the lots.

#### SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

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IN WITNESS WHEREOF, the undersigned has executed the instrument the

27 day of June, 1994.

Douglas P. Palmer  
Douglas P. Palmer

Joyce L. Palmer  
Joyce L. Palmer

STATE OF UTAH

County of Weber

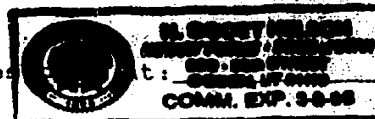
On the 27<sup>th</sup> day of June, 1994 personally appeared before

me Douglas Palmer the signers of the within instrument who duly acknowledged to me that they executed the same.

Douglas Palmer  
Joyce L. Palmer

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ Res: \_\_\_\_\_

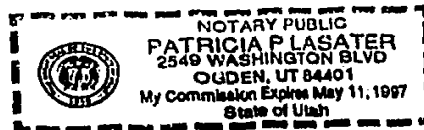


STATE OF UTAH

COUNTY OF WEBER

On the 27th day of June 1994, personally appeared before me Joyce L. Palmer the signer of the within instrument who duly acknowledged to me that she executed the same.

Patricia P. Lasater  
NOTARY PUBLIC



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