

ANGEL CROSSING ESTATES SUBDIVISION
PHASE I AMENDED
RESTRICTIVE COVENANTS

*Angel Crossing Est 1
11-396-0001 thru
0050*

THE PROTECTIVE COVENANTS OF ANGEL CROSSING ESTATES SUBDIVISION PHASE I, AMENDED
LAYTON CITY, DAVIS COUNTY, UTAH DATED THE 1 OF Jan., 1997.

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 NUMBER 49 AND 50 ARE EXCEPTED FROM THESE REQUIREMENTS. *50 Lots Total. 11-396 +*
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 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.
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 1,250 SQUARE FEET FOR ONE STORY DWELLING, NOR LESS THAN 1300 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY. A SPLIT LEVEL ENTRY OF 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. CONCRETE TILT-UP WALLS, STEEL BUILDINGS, LOG HOMES AND OTHER NON-CONVENTIONAL TYPE SYSTEMS WILL NOT BE ALLOWED, UNLESS SUCH STRUCTURE CAN BE DEEMED IN HARMONY WITH ADJACENT HOMES BY THE ARCHITECTURAL CONTROL COMMITTEE.
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 USED IN PLACE OF BRICK ON THE UPPER HALF OF CERTAIN STYLES OF HOMES WITH THE PRIOR APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE. 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.

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7. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD

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.

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 OF 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 MINING 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.

11. NO ROOF TOP ANTENNAS FOR TELEVISION, HAM RADIO, CITIZEN BAND, OR SIMILAR ELECTRONIC RECEIVING OR SENDING DEVICE SHALL BE PERMITTED. SUCH DEVICES WILL NOT BE PERMITTED ON ANY LOT WITHIN VIEW FROM ANY OTHER LOT UNLESS APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE. IN NO CASE WILL ANY SENDING OR RECEIVING DEVICE BE ALLOWED TO INTERFERE WITH THE PEACE AND QUIET OF ANY NEIGHBORING LOT OWNERS PREMISES OR HOME ENTERTAINMENT FACILITIES OR EQUIPMENT

12. THE ARCHITECTURAL CONTROL COMMITTEE SHALL CONSIST OF TWO MEMBERS SELECTED BY THE DEVELOPER.

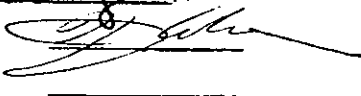
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THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 20 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIOD 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. VIOLATION 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.

RECORDERS MEMO --
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DATED THIS 9 DAY OF July, 1997



State of Utah)

County of Davis)

On this 9 day of July, 1997, personally appeared before me, Edward D. Dayton, a notary public, personally appeared Vip D. Cashmore, personally known to me to be the persons whose names are subscribed to on this instrument, and acknowledged that they executed the same.



Notary Public

My Commission Expires 10499

