

Entry No. 133483 Clark Ivory  
Date April 11, 1969 9:40 A.M. 76 Pages 159-161 Fee \$ 4.00  
Helene P. Barber Administration County Recorder, by Deputy.

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PROTECTIVE COVENANTS FOR BLOOMINGTON RANCHES  
SUBDIVISION IN WASHINGTON COUNTY, STATE OF UTAH

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KNOW ALL MEN BY THESE PRESENTS: That Johnson Land Company, a partnership, consisting of Franklin D. Johnson, Glendon E. Johnson and Clifton I. Johnson, are the owners of the following described property, in Washington County, State of Utah, to-wit:

Bloomington Ranches, a subdivision according to the official plat on file with Washington County Records, consisting of Lots 1-58 inclusive; and it is the intention of said owners to include all of the above described premises in said plat and that said premises are to be divided into lots and blocks as shown and that the location and dimensions of said lots are as shown on said plat, and that donation of streets shown on said plat is hereby made to the public. The easements indicated on said easements are hereby perpetually reserved for public utilities and for any other uses as designated hereon and no other structures other than for such utility purposes are to be erected within the lines of said easements.

NOW, THEREFORE, said owners hereby subject said premises to the following covenants, restrictions and conditions; and the acceptance of any deed or conveyance thereof by the grantee or grantees therein, and their, and each of their heirs, executors, administrators, successors and assigns, shall constitute their covenant and agreement with the undersigned, and with each other, to accept and hold the property described or conveyed in or by such deed or conveyance; subject to said covenants, restrictions and conditions, as follows, to-wit:

ARTICLE I - GENERAL RESTRICTIONS

1. LAND USED AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot, other than one detached, single-family dwelling and a private garage for not more than three cars and a horse barn for use of not more than two horses.
2. ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot without the approval by the architectural control committee and compliance with the provisions of Section 6, Article II of these covenants. No fence or wall shall be erected, placed or altered on any lot without approval of the architectural control committee.
3. BUILDING LOCATION: No building shall be located on any lot nearer to the front lot line than 30 feet therefrom, measured to the foundation of such building; nor nearer than 10 feet to the rear lot line; nor nearer than 10 feet to a side lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of a building for the purpose of determining such distances, provided, however, that this shall not be construed to permit any portion of a building, including such eaves, steps or open porches, to encroach upon another lot.
4. EASEMENT: Easement for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
5. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
6. TEMPORARY AND OTHER STRUCTURES: No structures of a temporary nature, trailer, basement house, tent, shack, garage, barn or other outbuilding shall be used at any time as a residence either temporarily or permanently, nor shall said structures be permitted on said property at any time. No old or second-hand structures shall be moved onto any of said lots, it being the intention hereof that all dwellings and other buildings to be erected on said lots, or within said subdivision, shall be new construction of good quality workmanship and materials.
7. SIGNS: No billboard of any character shall be erected, posted, painted or displayed upon or about any of said property. No sign shall be erected or displayed upon or about said property unless and until the form and design of said sign has been submitted to and approved by the architectural control committee. No "For Sale" signs shall be displayed upon or about said property without approval of the architectural control committee.
8. OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
9. LIVESTOCK-POULTRY AGRICULTURE: The keeping of animals and fowl for family food production; the keeping of not more than two horses for private use only and not for rental, shall be permitted. Household pets may be kept provided they are not kept, bred and maintained for any commercial purposes.

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10. **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Such trash, rubbish, garbage or other waste shall not be kept except 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 and no rubbish, trash, papers, junk or debris shall be burned upon any lot except within a standard concrete incinerator.

11. **WATER SUPPLY:** No individual water-supply system shall be used or permitted on any lot or group of lots unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State Health Department. Approval of such system as installed shall be obtained from such authority.

12. **SIGHT DISTANCE AT INTERSECTIONS AND CORNERS:** No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any lot at street corners or curves within the triangular area formed by the front and side lines of such lot, sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections or obstructions of such sightlines.

#### ARTICLE II-DURATION, ENFORCEMENT, AMENDMENT

1. **DURATION OF RESTRICTIONS:** All of the conditions, covenants, and reservations set forth in this declaration of restrictions shall continue and remain in full force and effect at all times against said property and the owners thereof, subject to the right of change or modification provided for in Sections 2 and 3 of this Article, until twenty-five years, and shall as then in force be continued for a period of twenty years, and thereafter for successive periods of twenty years each without limitation, unless, within the six months prior to 1992 or within the six months prior to the expiration of any successive twenty-year period thereafter, a written agreement executed by the then record owners of more than three-fourths in area of said property, exclusive of streets, parks, and open spaces, be placed on record in the office of the County Recorder of Washington County, by the terms of which agreement any of said conditions or covenants are changed, modified or extinguished in whole or in part as to all or any part of the property originally subject thereto, in the manner and to the extent therein provided. In the event that any such written agreement of change or modification be duly executed and recorded, the original conditions and covenants, as therein modified shall continue in force for successive periods of twenty years each unless and until further changed, modified, or extinguished in the manner herein provided for, by mutual written agreement with not less than seventy per cent (70%) of the then owners of record title of said property (including the mortgagees under record mortgages and the trustees under recorded deeds of trust), duly executed and placed of record in the office of the County Recorder of Washington County, Utah provided, however, that no change or modification shall be made without the written consent duly executed and recorded of the owners of record or not less than two-thirds in area of all lands which are a part of said property and which are held in private ownership within five hundred feet in any direction from any direction from the exterior boundaries of the property concerning which a change or modification is sought to be made.

2. **ENFORCEMENT:** Each and all of said conditions, covenants and reservations is and are for the benefit of each owner of land (or any interest therein), in said property and they and each thereof shall inure to and pass with each and every parcel of said property and shall apply to and bind the respective successors in interest of said Grantor. Each Grantee of the Grantor of any part or portion of said property by acceptance of a deed incorporating the substance of this declaration either by setting it forth or by reference therein, accepts the same subject to all of such restrictions, conditions, covenants, and reservations. As to each lot owner the said restrictions, conditions and covenants shall be covenants running with the land and the breach of any thereof, and the continuance of such breach may be enjoined, abated or remedied by appropriate proceedings by any such owner of other lots or parcels in said property, but no such breach shall affect or impair the lien of any bona fide mortgage or deed of trust which shall have been given in good faith, for and for value; provided however, that any subsequent owner of said property shall be bound by the said conditions and covenants, whether obtained by foreclosure or at a trustee's sale or otherwise.

3. VIOLATION CONSTITUTES NUISANCE: Every act or omission, whereby any restriction, condition or covenant in this declaration set forth, if violated in whole or in part is declared to be and shall constitute a nuisance, and may be abated by Grantor or its successors in interest and/or by any lot owner; and such remedy shall be deemed cumulative and not exclusive.

4. CONSTRUCTION AND VALIDITY OF RESTRICTIONS: All of said conditions, covenants and reservations contained in this declaration shall be construed together, but if it shall at any time be held that any one of said conditions, covenants, or reservations, or any part thereof, is invalid, or for any reason becomes unenforceable no other condition, covenant, or reservation, or any part thereof, shall be thereby affected or impaired; and the Grantor and Grantee, their successors, heirs, and/or assigns shall be bound by each article, section, subsection, paragraph, sentence, clause and phrase of this declaration, irrespective of the fact that any article, section, subsection, paragraph, sentence, clause or phrase be declared invalid or inoperative or for any reason becomes unenforceable.

5. RIGHT TO ENFORCE: The provisions contained in this declaration shall bind and inure to the benefits of and be enforceable by Grantor, by the owner or owners of any portion of said property, their and each of their legal representatives, heirs, successors and assigns, and failure by Grantor, or any property owner, or their legal representative, heirs, successors, or assigns to enforce any of said restrictions, conditions, covenants or reservations shall in no event be deemed a waiver of the right to do so thereafter.

6. ARCHITECTURAL COMMITTEE: The architectural committee which is vested with the powers described herein shall consist of three persons appointed by the Grantor. Prior to the commencement of any excavations, construction or remodeling or adding to any structure, theretofore completed, there shall first be filed with the architectural committee two complete sets of building plans and specifications therefor, together with a block or plot plan indicating the exact part of the building site the improvements will cover and said work shall not commence unless the architectural committee shall endorse said plans as being in compliance with these covenants and are otherwise approved by the committee. The second set of said plans shall be filed as a permanent record with the architectural committee. In the event said committee fails to approve or disapprove in writing said plans within fifteen (15) days after their submission, then said approval shall not be required. When all lots in said tract have been sold by Grantor, said plans and specifications shall be approved by an architectural committee appointed by a majority of owners of lots in the property herein described and only owners of said lots shall be privileged to vote for said architectural committee. The Grantor shall have the right to appoint members of the architectural committee until such time as all lots in the tract have been sold by the Grantor.

7. ASSIGNMENT OF POWERS: Any and all rights and powers of the Grantor herein contained may be delegated, transferred or assigned. Wherever the term "Grantor" is used herein, it includes assigns or successors in interest of the Grantor.

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IN WITNESS WHEREOF we have hereunto set our hands and seals the 11th day of March, 1968.

JOHNSON LAND COMPANY,  
a Partnership

By Franklin D. Johnson  
Franklin D. Johnson, Managing Partner

STATE OF UTAH  
COUNTY OF Salt Lake } ss

On the 20th day of March, 1968 personally appeared before me Franklin D. Johnson, the signer of the within instrument who duly acknowledged to me that he executed the same.

My commission expires April 20, 1971.

Wanda D. Larson  
Notary Public  
Residing at Salt Lake City, Utah