

ENT 14135 BK 2910 PG 285
NINA B REID UTAH CO RECORDER BY MB
1992 MAR 26 4:40 PM FEE 22.50
RECORDED FOR JOHN HADFIELD

DECLARATION OF AMENDED PROTECTIVE COVENANTS,
AGREEMENTS AND RESTRICTIONS
SUNSET ESTATES, PLAT A
Lehi, Utah

THE UNDERSIGNED OWNER in fee of the following described real property:

Beginning at a point in a fence on the existing North right of way line of a road said point being 3.72 feet North and 3219.51 feet West of the East Quarter Corner of Section 5, Township 5 South, Range 1 East, of the Salt Lake Base and Meridian, Utah County, Utah; thence South 89 Deg. 51' 01" West along said fence line on the North side of the street 308.39 feet to the Easterly right of way line of the Union Pacific Railroad; thence North 25 Deg. 30' 42" West along a fence line on said Easterly right of way line 679.34 feet to a fence corner; thence North 89 Deg. 39' 31" East along a fence line 855.00 feet to a fence corner; thence South 0 Deg. 22' 21" West along a fence line 270.54 feet; thence South 89 Deg. 51' 01" West 250 feet; thence South 0 Deg. 22' 21" West 346.21 feet to the point of beginning. Basis of Bearing is the Utah State Plane Coordinate System - Central Zone. Subject to Easements and Restrictions of Record.

do hereby make the following declarations as to limitations, restrictions and uses to which the land may be put, hereby specifying that the said declaration shall constitute covenants to run with all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners of the above described land, this declaration of restrictions being designated for the purpose of keeping the said area desirable, uniform, and enhancing and protecting the valued, desirability, and attractiveness of the lands within said area and every part thereof.

A. AREA COVENANTS

A-1. Land Use and Building Type. Land shall be used for residential purposes. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than one permanent, detached single family dwelling not to exceed two stories in height, each having an attached private carport or garage for not less than one nor more than two automobiles.

A-2. Dwelling Quality and Size. All dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be procured on the date these covenants are recorded. Dwellings shall be of not less than 25% masonry. The ground floor area of one story and split level dwellings, exclusive of garages and open porches, shall not be less than 850 square feet. Two story dwellings must have a minimum finished area of 1550 square feet. No dwelling will be permitted under 850 sq. ft. on the ground floor area. Any dwelling having less than 1000 square feet on the ground floor area must have an attached two car garage. All dwellings are to have a roof pitch of not less than four twelve (4/12). Log homes and pre-constructed homes are not permitted.

B. GENERAL PROVISIONS

The said covenants, conditions, restrictions and reservations shall be perpetual and shall apply to and be forever binding upon the grantees, successors, executors, administrators and assigns, and are imposed upon the land as an obligation in charge against the same for the benefit of the grantors herein named, its successors and assigns as a general plan for the benefit of the said tract, however, the said covenants can be terminated or amended by agreement in writing signed by two-thirds of the property owners in the said area.

I, JOHN L. HADFIELD, TRUSTEE, do hereby execute the above document on this the 3rd day of March, 1992.

John L. Hadfield

JOHN HADFIELD, TRUSTEE

John L. Hadfield did personally appear before me and execute the above document on this the 3rd day of March, 1992.

Lloyd R. Brooks

NOTARY PUBLIC

