

ENT15269 BK 2514 PG 358  
MINA B REID UTAH COUNTY RECORDER DEP AT  
1988 MAY 27 3:54 PM FEE 14.00  
RECORDED FOR DREM CITY

COVENANTS AND BUILDING RESTRICTIONS

BRETON WOODS COUNTRY SQUARE SUBDIVISION

THE BRETON WOODS COUNTRY SQUARE SUBDIVISION, the Owner(s) or representatives of the Owner(s), of the following described property located in Utah County, State of Utah:

All property known as BRETON WOODS COUNTRY SQUARE SUBDIVISION as shown on the recorded plat(s) at the Utah County Court House. The area between Center Street on the South and the City Park on the North. Being, approximately 950 North Center Street.

The same being the real property now duly platted as the BRETON WOODS COUNTRY SQUARE SUBDIVISION in Utah County, as said plat is now recorded in the office of the Recorder in and for Utah County, hereby makes the following declarations as to limitations, restrictions and uses to which the constituting covenants to run with the land, as provided by law and shall be binding on all parties and all person's claiming under them and for the benefit of limitations upon all future owners for the purpose of keeping the addition desirable, uniform and suitable in architectural design and use as specified hereafter:

1). For the purpose of administering these covenants, a committee called the architectural control committee shall have the full authority to administer and pass upon all conditions specified in these protective covenants. The Committee shall be comprized of the following: O. Kent Coles and Elaine W. Coles and any others whom may be selected by the said group.

The Architectural Control Committee shall be required to review all house plans and a majority must approve and sign said plans. The builders shall furnish the Committee with a complete set of plans on each house.

2). The principal dwelling shall have a minimum full enclosed floor area devoted to living purposes, exclusive of porches, terraces, garages, guest houses and servant living quarters of the following:

a). RAMBLERS: A minimum of 2000 square feet on the main floor on all lots except those lots owned by Joseph Raynes. Those lots, not being part of this subdivision, but complying with these covenants and building restrictions, shall have a minimum of 1600 square feet on the main floor. All dwellings are to maintain a two or three car garage on said premises. No carports will be allowed. 1800 sq.ft. is allowed if design so warrants it.

b). TWO STORY HOMES: If the dwelling is to be a two story home, the main level shall have a minimum of 1450 square feet, plus, a minimum of 1100 square feet on the upper floor. Each dwelling is to build and maintain a 2 or 3 car garage. No carports will be allowed. Exceptions: All lots owned by Joseph Raynes shall have a minimum of 1200 square feet on the main floor and 900 square feet on the upper floor. On all lots, if the main floor is 1800 square feet or larger, the upper floor can be 900 square feet.

c). BI-LEVELS: A bi-level, with the garage built under, shall be required to have a minimum of 2200 square feet on the main level. The main level is stated to be the upper floor. If the Garage is detached or attached (not built under), the minimum square footage of 1800 square feet is required on the main floor. Exceptions: All lots owned by Joseph Raynes shall have a minimum of 1800 square feet on the main floor and if the garage is detached or attached (not built under), the minimum square footage is 1600 square feet on the main floor. All lots must build and maintain a 2 Or 3 car garage. No carports will be allowed on any of the lots in the subdivision or on Raynes lots.

(2)

## BRETON WOODS COUNTRY SQUARE

d). 4 LEVEL SPLITS: The minimum square footage that must be finished, on 3 levels, is 2,400 square feet, with a minimum of 3 levels finished. Exceptions: All lots owned by Joseph Raynes must have a minimum of 1800 square feet finished. All lots are to build and maintain a 2 Or 3 car garage. No carports will be allowed.

e). OTHER: No modular homes, no round homes or octagon homes, no pre-built homes or pre-fab homes shall be allowed to be built or erected in this subdivision. No log homes, no mobile homes, no steel or concrete homes or any other homes of this nature shall be built or erected in this subdivision, or the lots owned by Joseph Raynes.

All deviations from these standards must be approved by the Architectural Control Committee provided herein.

- 3). The following building location restriction shall apply: All properties to comply with Orem City building regulations and codes, except all houses will be required to place the house or garage a minimum set back of 25 feet from the road right of way.
- 4). No junk vehicles will be allowed on any property, for temporary or permanent use.
- 5). No structure of a temporary character, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporary or permanent.
- 6). All fences must be approved by Orem City. No chain link fences will be allowed.
- 7). Swamp Coolers will be allowed, however, all coolers must be placed on the back side of the roof, so no part of the cooler can be seen from the front street location.
- 8). No radio or short wave antenna's All T.V. antenna's must be placed on the back or side of the roof so no part of the antenna can be seen from the front street location.
- 9). All satellite Antenna Systems (disk's) can not be placed or installed in the front or side yards. If allowed in the side yard, the disk must be site obscured from the street location.
- 10). Any item put in for the common benefit of the lot owners will be maintained by all parties and all expenses or repairs and costs of operation will be paid equally by those in the subdivision. Therefore, all parties who will be affected, must approve said improvement(s).
- 11). All lots shall be required to have a front yard light of either brick or cast aluminum. The brick should be the brick that is being used on the home being built on the lot. The brick and/or cast aluminum shall be in keeping with the theme of the subdivision.
- 12). All lots shall be required to have a mail box made of either brick or cast aluminum. The brick should be the brick that is being used on the home being built on the lot. The cast aluminum shall be of ornate casting and in keeping with the theme of the subdivision.
- 13). All roofs must be of Shake roof, Bartile or a minimum of 25 year guarantee, heavy duty, asphalt roof or equivillant.
- 14). No all wood homes will be allowed unless specifically approved by the architectural control committee.
- 15). All house plans must have the signature of the Architectural control committee before building permit can be obtained.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them. Enforcement shall be by proceeding at law or in equity against any persons violating or attempting to violate any covenant(s) either to restrain violation or to recover damages. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect

Any request for deviations from the above covenants must be presented to the Architectural Control Committee for approval:

ARCHITECTURAL CONTROL COMMITTEE:

O. Kent Coles and Elaine W. Coles at 281 North 1200 East, Urem, Utah 84057 801-226-8820  
Or any other person whom may be appointed by the committee.

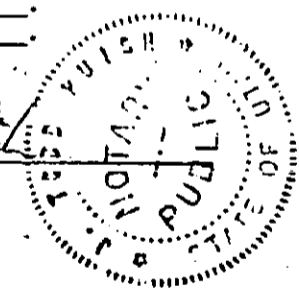
BRETTON WOODS COUNTRY SQUARE

IN WITNESS WHEREOF: The said Owner(s) of the hereinafter described property, being duly authorized, have caused their names to be hereunto subscribed on this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_.

[Signature] \_\_\_\_\_ DATE 5-26-88  
O. KENT COLES  
[Signature] \_\_\_\_\_ DATE 5-26-88  
ELAINE W. COLES

Subscribed and sworn to me this 26<sup>th</sup> day of May 19 88  
My commission expires 8/31/91 and I reside at Urem City  
Utah County Utah State.

[Signature]  
NOTARY PUBLIC



ADDITIONAL ACCEPTANCE OF RESTRICTIVE COVENANTS

x [Signature] \_\_\_\_\_ DATE 5-24-88  
JOSEPH RAYNES  
[Signature] \_\_\_\_\_ DATE 5-24-88  
WITNESS [Signature] \_\_\_\_\_ DATE May 24, 1988