

DECLARATION OF BUILDING AND USE RESTRICTIONS

Part A. PREAMBLE

Know All Men by These Presents:

That Whereas, the Undersigned, being the owner of the following described real property located in Weber County, State of Utah, to -wit:

Lots 25 to 45 inclusive, Regal County Estates Subdivision No. 1, according to the official plat thereof, as recorded in the office of the County Recorder of Weber County.

Do hereby establish the nature of the use and enjoyment of all lots in said subdivision and do declare that all conveyances of said lots shall be made subject to the following conditions, restrictions and stipulations:

Part B. RESIDENTIAL AREA COVENANTS

1. Land Use 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 not to exceed two stories in height and private garages for not more than four vehicles. All construction to be of new materials, except that used brick may be used with prior written approval of the Architectural Control Committee.

2. Architectural Control. No building shall be erected, place or altered on any lot until the construction plans and specifications and a plan showing the location of the structure has been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external with existing structures, and as to location with respect to topography and finish grade elevation.

3. Dwelling Cost, Quality and Size. No dwelling shall be permitted on any lot at a cost of less than \$85,000.00 exclusive of the lot, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded. The minimum permitted dwelling shall have an attached two-car garage, the main floor area of the main structure, exclusive of open porches and garages, shall not be less than:

- a. One story: 1350 square feet finished
- b. Two story: 1600 square feet finished. The combined area of the two stories above curb level.
- c. Split level: The combined area of the ground level area and the adjoining levels, qualifying as stories as herein defined, shall not be less than 1425 square feet finished.
- d. Three level split: The combined area of the ground level and the adjoining levels must qualify as a story as herein defined, shall not be less than 1700 and the minimum area of the upper levels shall not be less than 1200 square feet.
- e. Split entry: The combined area of the two levels shall not be less than 1700 square feet and the lower level must qualify as a story as herein defined, and the minimum area of

ES 1532346 BK 1917 PG 2671
DOUG CROFTS, WEBER COUNTY RECORDER
31-MAR-98 214 PM FEE \$37.00 DEP MB
REC FOR: KICK WILLIAMS

Declaration of Buildings and Use Restrictions
Regal Country Estates
Page 2

the upper level shall not be less than 1200 square feet finished.

At least 50% of the front elevation shall be brick, rock or stucco. The driveway area occurring in the dedicated street between the blacktop surface of the road and the hard surface on property shall be completed by the owner of the lot and connect the driveway to the road with either concrete or blacktop.

4. Building Location.

a. No building shall be located on any lot nearer than 30 feet to the front line, or nearer than 25 feet to any side street line.

b. No building shall be located nearer than 10 feet to any interior lot line. Detached garages or other permitted accessory buildings may not be located closer than 20 feet from the rear lot line, so long as such buildings do not encroach upon any easements.

c. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of any building on a lot to encroach upon another lot.

5. Easement. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the lot owner, except for those improvements for which a public authority or utility company is responsible.

6. 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. No clothes drying or storage of any articles which are unsightly in the opinion of the Architectural Control Committee will be permitted, unless in enclosed areas designed for such purposes. No automobiles, trailers, boats, or other vehicles are to be stored on streets on front or side unless they are in running condition, properly licensed and are being regularly used. No hay or other feed stacks are to be stored in front or side yards.

7. Temporary Structures. No structure 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 temporarily or permanently. No mobile homes are permitted.

Declaration of Buildings and Use Restrictions
Regal Country Estates
Page 3

8. Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
9. Livestock and Poultry. Animals, livestock, or poultry of various kinds shall be allowed the same as the zoning for West Haven City allows, except that pigs of any kind are not allowed. Dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose and are restricted to the owner's premises or on a leash under handlers' care. No animal shall be allowed to pasture or be maintained within 65 feet of the front street.
10. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, 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. Each lot and its other abutting street are to be kept free of trash, weeds and other refuse by the lot owner. No unsightly materials or other objects are to be stored on any lot in view of the general public.
11. Sight Distance at Intersection. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or in case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on all driveways. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
12. 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 gas shall be erected, maintained, or permitted upon any lot.
13. Landscaping. Trees, lawns, shrubs, or other plantings shall be properly nurtured and maintained or replaced at the property owner's expense upon request of the Architectural Control Committee.
14. Slope and Drainage Control. No structure, planting or other material shall be placed or permitted to remain or other activities undertaken which may damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slope control areas of each lot and all improvements in them shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

Part C. ARCHITECTURAL CONTROL COMMITTEE

1. Membership. A majority of the Committee may be designated a representative to act for it. In the event of death or resignation or any member of the Committee, the remaining members of the Committee shall have full authority to select a successor. Neither the members of the Committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties. The Architectural Control Committee is composed of:

JERRY CRONQUIST
RICK WILLIAMS
GARY WILLIAMS

2. Procedure. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.

Part D. GENERAL PROVISIONS

1. Term. 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 40 years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

2. Enforcement. Enforcement shall be by proceedings at law of inequity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

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

Declaration of Buildings and Use Restrictions
Regal Country Estates
Page 5

Dated this 31 day of March, 1998

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.