

16/3 Vintage Properties  
P.O. Box 1432  
Provo, Ut 84603 ← M

ENT 1602:2006 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Jan 05 12:49 pm FEE 16.00 BY SN  
RECORDED FOR UTAH COUNTY

**RESTRICTIVE COVENANT BINDING TIMPHAVEN HOMES PLAT "11," A  
PLANNED DWELLING GROUP, TO TIMPHAVEN HOMES PLAT "1-A," AND TO  
THE PREVIOUSLY RECORDED DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS, AND FURTHER BINDING SAID DEVELOPMENT TO OTHER  
DOCUMENTS AND AGREEMENTS**

We, the undersigned, constituting all of the owners of that certain real property located in Utah County, State of Utah, and described as **TIMPHAVEN HOMES PLAT "11," LOTS 1 AND 2**, herein referred to as the "Property," do hereby declare that the Property shall be held, sold, conveyed, leased, rented, encumbered, and used, subject to the below described Declaration of Covenants, Conditions, and Restrictions, previously recorded in the Office of the Utah County Recorder, related to the **TIMPHAVEN HOMES PLAT "1-A," A PLANNED DWELLING GROUP**, herein referred to as the "Original Development," and further subject to the additional below described documents, and the covenants, restrictions, limitations, and conditions contained therein, all of which shall constitute covenants which run with the land and shall be binding on and be for the benefit of the Property, the owners of the Property, and their grantees, successors, heirs, executors, administrators, devisees, and assigns, and all of which documents and agreements are incorporated herein by this reference as if fully set forth herein, to wit:

| NAME OF DOCUMENT   | RECORDED | RECORDING ENTRY NO.  |
|--|----------|--|
| Timphaven Homes Plat "1-A"   |          | Entry No. 15666 and Map Filing No. 627   |
| Declaration of Covenants, Conditions and Restrictions              | 8/8/65   | Entry No. 12054, Book 1018, Page 373   |
| Amendment of Declaration of Covenants, Conditions and Restrictions | 2/21/03  | Entry No. 25891:2003   |
| Easement Deed and Conditions Contained Therein                     | 12/18/86 | Entry No. 43596, Book 2367, Page 219<br>Entry No. 43597, Book 2367, Page 222<br>Entry No. 43598, Book 2367, Page 225 |

Easements, Notes and/or Setback Lines as delineated and/or dedicated on the Official Recorded Plat of **TIMPHAVEN HOMES PLAT "1-A," A PLANNED DWELLING GROUP** and/or on the Official Recorded Plat of **TIMPHAVEN HOMES PLAT "11," A PLANNED DWELLING GROUP**,

together with any other dedication, easement, open space easement, open space maintenance agreement, other maintenance agreement, homeowner's agreement, restriction, condition of approval, all owner's dedications contained on the plat of the Original Development, and all other documents or agreements, related to the Original Development.

This covenant shall run with the land and shall be binding upon all persons owning or leasing the Property. Further, this covenant shall hereinafter be included in any deed dealing with the Property, or any portion thereof, in whole or by reference hereto.



