

ENTRY NO. 00200105

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VERJEAN CARUSO, KANE COUNTY RECORDER

FEE \$ 56.00 BY WHITE POCKET VILLAS HOA



DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WHITE POCKET VILLAS

THIS DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WHITE POCKET VILLAS is made on the date evidenced below by Kanab Townhome Developers, LLC, a Utah limited liability company.

RECITALS

- A. White Pocket Villas is a duly formed and organized subdivision in Kane County, Utah, which is more particularly described on Exhibit "A" attached hereto (the "Property").
- B. Declarant desires and intends to protect the value and desirability of the Property as a harmonious and attractive residential community. Therefore, the Property will be subject to the following covenants, conditions, restrictions, and easements, which, along with the Association's Articles and Bylaws, provide for a governance structure and a system of standards and procedures for development, maintenance, and preservation of the Property as a residential community.
- C. This project is not a cooperative.

DECLARATION

Declarant hereby declares that all of the Property described in Exhibit "A" shall be held, sold, conveyed and occupied subject to the following covenants, conditions, restrictions, easements, assessments, charges and liens, and to the Plat recorded concurrently herewith. This Declaration and the Plat shall be construed as covenants of equitable servitude; shall run with the Property and be binding on all parties having any right, title, or interest in the Property or any party thereof, their heirs, successors and assigns; and shall inure to the benefit of each Owner thereof.

**ARTICLE 1
DEFINITIONS**

1.1 "Additional Property" means and refers to any real property which is adjacent of, contiguous to, or otherwise within the vicinity of the Property, whether or not so described herein or on the Plat. When Additional Property is annexed to this Declaration, it shall become part of the Property.