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DECLARATION OF BUILDING AND USE RESTRICTIONS

Pheasant Place Subdivision 1 & 2

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/07/2007 03:24 PM
FEE \$113.00 Pgs: 3
DEPT. REC'D FOR NORTHLAND PROPER
TIES LLC

Part A. PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, being the owners of the following described real property located in the City of Layton, Davis County, State of Utah, to-wit:

Pheasant Place Subdivision Phases 1 & 2, according to the plat thereof, as recorded in the office of the County Recorder of said 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;

The following conditions, restrictions and stipulations shall supersede any covenants and restrictions herein recorded and void and of no effect from the date this Declaration is recorded at the office of the County Recorder, Davis.

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 on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than three vehicles. All construction to be of new materials, except that used brick may be used with prior written approval of the Architectural Control Committee, and or without approval threew city. Any detached shed or garage separate from original structure that exceeds 12x14 will be subject to exterior housing requirements listed in Section 3.

2. Architectural Control. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to the location with respect to topography and finish grade elevations. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. The Committee will no longer allow chain link or wood fence in the Subdivision other than that which has previously been installed. Fences are to be constructed of vinyl, masonry, a combination of the two or it can be any maintenance free material. Approval shall be as provided in Part C.

3. Dwelling Cost, Quality and Size. It being the intention and purpose of the covenants to assure that all dwellings will 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 at the minimum cost stated herein for the minimum permitted dwelling size. No dwellings shall be permitted on any lot with out meeting the requirements stated below. The finished floor area of the rambler structure, exclusive of one-story open porches and garages, shall be not less than 1,700 square feet above grade. 2,000 Square feet finished floor area required on a slab on grade rambler.

The finished floor area of a 2-story structure, exclusive of one-story open porches and garages, shall be not less than 2,100 square feet above grade. All front of structures are to be at least 2/3 brick or rock and the remaining 1/3 to be stucco. The remaining sides of all structures are to be 3 feet of brick or rock the rest can be a combination of brick, rock, or stucco. All structures are to have at least a 6-12 pitch roof.

4. Building location.

(a) Location of building must meet city requirements on set backs & yard lines.

5. Easement. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear seven feet of each lot. 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 are of each lot and all improvements in it shall be maintained continuously by the owner of the lot, 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 automobiles, trailers, boats or other vehicles are to be stored on streets or front or side lots unless they are in running condition, properly licensed and are being regularly used.

7. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

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. 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 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 fences, 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 a driveway or alley pavement. 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, quarry or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

13. 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 designate a representative to act for it. In the event of death or resignation of 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 then record owners of a majority of lots shall have the power through a duly 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 Doug Hamblin; Mark Higley, Mark Sheilds, or assignees.

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 the 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 forty 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 or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. "Notwithstanding any provision of this Declaration to the contrary, Layton City shall have the right, but not the obligation, to initiate litigation or arbitration against the Declarant or other originator of the Declaration – howsoever that individual or entity who is or may be denominated – as well as any subsequent owner or entity who is or may be subject to the requirements of the Declaration, to enforce any of the terms of this Declaration when, in the City's sole judgment, such action is necessary."

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

Northland Properties LC.

Douglas B. Hamblin
Douglas B. Hamblin
Member

STATE OF UTAH,
County of Davis } ss

On the 05 day of June, A.D. 2007 personally
appeared before me, Douglas B Hamblin, who being by me duly sworn did say, that
he is the manager of Northland Properties

