

**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF MAJESTIC MOUNTAIN ESTATES
(LOTS 2, 3, 4 AND 6 THROUGH 12)**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MAJESTIC MOUNTAIN ESTATES (this "Declaration") is made to be effective this 4th day of March, 2005 by LPI, LLC, a Utah limited liability company ("Declarant"), with respect to the following:

ENT 23441:2005 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2005 Mar 07 1:02 pm FEE 23.00 BY AB
RECORDED FOR FIRST AMERICAN TITLE CO

RECITALS:

A. Declarant is the owner of that certain property located in Utah County, State of Utah (the "Property") that is more described on Exhibit "A" attached hereto and incorporated herein by this reference, and which Property constitutes a portion of the Majestic Mountain Estates. Declarant is the developer of the Property, and Declarant desires to subject all of the Property to the covenants, conditions and restrictions set forth in this Declaration.

DECLARATION

NOW THEREFORE, Declarant, as the owner of all of the Property, hereby declares that:

1. No animal, bird or fish, other than a reasonable number of generally recognized house or yard pets, shall be maintained on any lot within the Property, and then only if they are kept and raised thereon solely as domestic pets and not for commercial purposes. All pets must be kept in a fenced yard or on a leash at all times. No animal or bird shall be allowed to make an unreasonable amount of noise or to become a nuisance. This restriction specifically prohibits horses, cows, sheep, goats, llamas and other similar large animals from being kept or maintained on any of the lots within the Property, even if the zoning ordinances applicable to the Property would otherwise permit such animals to be maintained on the Property.

2. Declarant hereby declares that the Property is and shall be held, conveyed, hypothecated, encumbered, leased, occupied, built upon and otherwise used, improved or transferred, in whole or in part, subject to this Declaration. This Declaration shall run with the Property and shall be binding upon and inure to the benefit of Declarant, all owners of all or any portion of the Property including, without limitation, all lots within the Property, and all successors in interest of such owners. The Declarant or one or more of the owners of any portion of the Property or of any lot within Majestic Mountain Estates that is subjected to restrictive covenants similar to those set forth in this Declaration shall have a right of action against any owner of any portion of the Property who fails to comply with the provisions of this Declaration, and in any litigation arising out of a breach of this Declaration by any owner of the Property or any portion thereof, the successful party in any such litigation shall be entitled to recover from the unsuccessful party all costs of litigation, including without limitation attorneys' fees, incurred by the successful party in enforcing the terms of this Declaration.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date first above written.

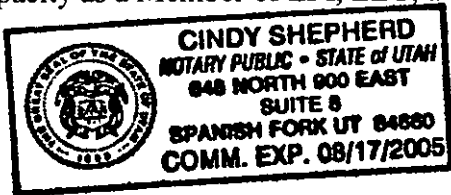
LPI, LLC, a Utah limited liability company

By: [Signature]
John C. Heiner, As Trustee of the John C. and Arlene S. Heiner Trust

Title: Member

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 4th day of March, 2005, by John C. Heiner, in his capacity as Trustee of the John C. and Arlene S. Heiner Trust, in its capacity as a Member of LPI, LLC, a Utah limited liability company.



[Signature]
NOTARY PUBLIC
Residing at: Spanish Fork, UT

My Commission Expires:
8/17/2005

TO

**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF MAJESTIC MOUNTAIN ESTATES**

LEGAL DESCRIPTION OF THE PROPERTY

The Property consists of that certain real property located in Utah County, State of Utah, more particularly described as follows:

All of Lots 2, 3, 4, and 6 through 12, inclusive of Majestic Mountain Estates, according to the official plat thereof on file and of record in the Office of the Recorder of Utah County, Utah.