

RETURN TO: Richard Prows, Inc.
4970 So. 900 East, SLC, Utah

Recorded AUG 9 1972 at 3:16p
Request of SECURITY TITLE COMPANY
Fee Paid, JERADEAN MARTIN
Recorder, Salt Lake County, Utah
By 4-cd B. Martin Deputy

2476176

DECLARATION OF USE RESTRICTIONS

THIS DECLARATION OF USE RESTRICTIONS made by
RICHARD PROWS, INC., a Utah corporation, hereinafter referred
to as "Prows", on the 27th day of July, 1972, witnesseth:

WHEREAS, Prows, as Declarant, filed for record that
certain Declaration of Condominium of Three Fountains East,
Phase One, in the office of the County Recorder of Salt Lake
County, Utah, on October 20, 1970, in Book 2909 of Records,
at Page 632, and

WHEREAS, Prows also filed for record that certain
Declaration of Condominium of Three Fountains East, Phase Two,
in the said office on October 21, 1971, in Book 3009 of Records,
at Page 74, and

WHEREAS, said two phases of the Three Fountains East
project are herein collectively referred to as the "Condominium
Project", and

WHEREAS, Prows is the owner of the following described
real property in Salt Lake County, Utah, to-wit:

Beginning at a point South 230.39 feet
and East 261.59 feet from the center of Sec-
tion 8, Township 2 South, Range 1 East, Salt
Lake Base and Meridian; and running thence
North 18° 53' 30" East 142.72 feet; thence
North 69° 45' East 85.80 feet; thence South
2° 00' West 169.05 feet; thence North 88°
00' West 120.87 feet to the point of beginning.

(Contains 0.344 Acres)

hereinafter referred to as the "Real Property", (and which Real
Property is referred to in the Record of Survey Map of Three
Fountains East, Phase Two, recorded in the office of said
County Recorder on October 21, 1971, in Book KK of Plats, at

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Page 19, as "Boat and Camper Storage Area", and also referred to in the said Declaration of Condominium of Three Fountains East, Phase Two, in paragraph 24), and

WHEREAS, it has been the intention of Prows from the beginning of the Condominium Project to restrict the use of the Real Property for boat and camper storage purposes, and

WHEREAS, Prows now desires to reduce such intention to writing.

NOW, THEREFORE, FOR VALUE RECEIVED, Prows does hereby declare that the Real Property shall continue to be used only for the purposes of storing boats and campers and other uses incidental thereto by the Unit Owners of the Condominium Project, subject to the payment to Prows by Unit Owners using the same of such reasonable rental as Prows may arrange with the Management Committee of the Condominium Project, and subject, also, to compliance by such users of such reasonable rules and regulations as said Management Committee may prescribe. Such use restrictions of the Real Property shall continue for so long as the Condominium Project shall exist as such under the statutes of Utah, and such restrictions shall constitute a covenant running with the land above described.

IN WITNESS WHEREOF, Prows has caused this instrument to be executed by its lawfully authorized officers on the date and year aforesaid.

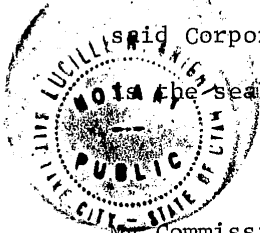
ATTEST:

Richard Prows
Secretary

RICHARD PROWS, INC.

By: Richard Prows
Its President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 27th day of July, 1972, personally appeared before me, RICHARD S. PROWS and MAS YANO, who being by me duly sworn, did say that they are the President and Secretary respectively of Richard Prows, Inc., a Utah corporation, and that the within and foregoing instrument was signed by them on behalf of said Corporation by authority of a resolution of its Board of Directors and the said Richard Prows and Mas Yano, duly acknowledged to me that said Corporation executed the same and that the seal affixed to the seal of said Corporation.



My Commission Expires:
12/10/75

Lucille R. Hughes
NOTARY PUBLIC, Residing
At Salt Lake City, Utah

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