

Tax Serial No's: 01-479-0001 through and including 01-479-0008

**DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS,  
RESTRICTIONS of RUTH ESTATES SOUTH SUBDIVISION**

This declaration is made this 7th day of Aug, 2015 by Robert A. Lindsay, hereinafter referred to as "Declarant"

WITNESSETH:

WHEREAS, as Declarant is the owner of certain property (herein the "Lots") in Bountiful City, Davis County, State of Utah, more particularly described as follows: Lots 1 thru 8 of Ruth Estates South Subdivision, according to the official plat thereof filed with the Davis County recorder in Davis County, Utah. Tax Serial No's: 01-479-0001 through and including 01-479-0008

WHEREAS, Declarant is desirous of protecting the above described property by PROTECTIVE COVENANTS: NOW THEREFORE it is the desire of said owner and intent therefore that said property shall be conveyed hereafter subject to the PROTECTIVE COVENANTS set forth below in order to enhance a more uniform development of the Lots therein, maintained to the extent of the natural environment in which they are located, and to maintain the value thereof.

NOW, THEREFORE, Declarant hereby declares, for the purpose of protecting the value and desirability of the Lots that all of the Lots shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which shall run with the Lots, and be binding on all parties having any right, title and interest in the Lots or any part thereof, their heirs, successors and assigns, and shall insure to the benefit of each Owner thereof.

## ARTICLE I ARCHITECTURAL CONTROL COMMITTEE

**Membership:** The initial Architectural Control Committee shall be composed of five (5) members as shown on Attachment 1. 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 members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to these covenants.

**Term:** The initial committee shall remain in existence until such time that all of the Lots in said subdivision are built upon. Upon completion of said construction a successor Architectural Control Committee, comprised of at least three (3) members, shall be elected by a majority of the owners of Lots subject to this declaration. The successor Architectural Control Committee shall have the same powers and authority of the initial Architectural Control Committee, and the members thereof shall serve for such term or terms as said majority may determine. Members elected, after the completion of said subdivision, must be a resident of said subdivision and not an immediate family relative of another member of the Committee.

**Function:** The functions of said Architectural Control Committee shall be to pass upon, approve, or reject any plans or specifications for structures to be erected on Lots in said subdivision, in order that all structures shall conform to the restrictions and general plans of the DECLARANT for the improvement and development of the whole subdivision. Nothing in this paragraph shall be construed as authorizing or empowering the Architectural Control Committee to change or waive any restrictions(s) set forth in this declaration, except as herein specifically provided. The Committee may act by majority, of its members. Any authorization, approval, or power made by said committee shall be in writing and signed by a majority of members within consecutive calendar days. In the event the Committee or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to have been fully complied with.

## ARTICLE II RESIDENTIAL AREA COVENANT

### Section 1. Quality

1.1 No Lot shall be used except for construction and occupancy of one single family dwelling. No gainful occupation, profession, trade or other nonresidential use shall be conducted on any property without full compliance with Bountiful City Ordinances, which govern conditional use permits.

1.2 Each dwelling must have an attached garage, for a minimum of two (2) cars and not more than four (4) cars.

1.3 No building shall exceed 1½ stories in height above basement level without prior written consent of the Architectural Control Committee. Height is measured from ground level to crown of the roof. Ground level is considered the floor of the main level of the home which is required to be at street level or less than a few feet higher than street level such that there is a natural grade or slope to front of the home.

1.4 Roof pitch will be no less than 5/12 and include a minimum of 6 inch fascia.

1.5 The exterior building design and the exterior building material of every dwellings shall be of sufficient quality, durability, and resistance to the elements in full compliance with Bountiful City Ordinances and the Uniform Building Code.

1.6 All structures constructed within the subdivision shall be of professional quality, workmanship, and materials. Eighty (80) percent of all exterior construction shall be of new brick, stone, hardie board, or stucco with a minimum of the greater of 50% or four feet high Wainscot brick or stone on all sides.

1.7 All construction is to be comprised of new materials, except that used brick or stone may be used with the prior written consent of the Architectural Control Committee. No Modular, or Log Homes will be allowed on any Lot.

1.8 Only those exterior materials which will blend harmoniously with the natural environment, with special emphasis on earth toned colors, shall be permitted.

1.9 Construction shall commence within 30 months after purchase. The construction time for the exterior portion of any structure, shall not exceed twelve (12) months from start to finish, except for such delays caused by an act of God, strikes, actual inability of the owner to procure delivery of necessary materials or by interference by other persons or forces beyond the control of the owner to prevent. Financial ability of the owner or his contractor to secure labor or materials or discharge liens or attachments shall not be deemed a cause beyond his control.

1.10 All building debris, excavation, dirt, etc. associated with the building process shall be removed within the 12 month construction period. Such debris, excavation dirt, etc. shall not be permitted on any of the streets or sidewalks.

1.11 All setbacks, side yards, and rear yards shall be in conformance with Bountiful City Ordinance in effect at the time construction commences of any dwelling, building, or structure. Lots 2,3,6,7 shall require additional rear yard setback for primary residence to be increased to 28 feet unless Bountiful City Ordinance has a larger rear yard setback. Lots 2,3,6,7 shall require additional side yard setback for primary residence to be increased to 12 feet unless Bountiful City Ordinance has a larger side yard setback. The Architectural Control Committee shall review and consider for approval minor subdivision setback variances, if appropriate, to improve building orientations and placements that do not conflict with Bountiful City Ordinance.

1.12 Minimum dwelling size is 1,800 square feet, not including any basement or garage area.

1.13 Second story bonus rooms are permitted provided they are less than 25% of the main level floor square footage (not including garage) and comply with Section 1.3.

1.14 All construction must meet Bountiful City zoning requirements.

## Section 2. Plan Submittal

No building, fence, wall or other structure shall be commenced, erected or maintained upon the project, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of external design and location in relations to surrounding structures and topography by the Architectural Committee. All structures must also meet Bountiful City ordinances. Out buildings and accessory buildings must be of permanent nature: i.e. footings, foundations, and asphalt shingle roof and meet the general design and color scheme of the primary dwelling.

## Section 3. Construction Cleaning and Design Review Deposit

Concurrent with submittal of the proposed home plans for each Lot, each Owner shall be required to pay a Construction Cleaning and Design Review Deposit in the amount of one thousand dollars (\$1000.00) to the Committee before any home plans shall be reviewed or approved by the Committee. The Deposit will be held and used by the Committee as set forth in this Section. Upon completion of the construction of improvements upon the Owner's Lot, the Owner shall be entitled to a refund of Five Hundred Dollars (\$500.00), provided that the Lots and public improvements adjacent to the Owner's Lot are free of construction debris and damage, and no refund shall be made until the Owner has so complied. In the event such Owner shall not so comply, then the Committee shall be entitled to use said funds in payment of costs and expenses incurred to do so. The balance of the deposit shall be retained by the Committee to pay costs and expenses incurred in reviewing plans, including payment to consultants, architects, planners or members of the Committee.

## Section 4. Fencing

Fencing of any kind shall not be allowed in the front yard. Setbacks for fencing shall meet Bountiful City requirements for front property lines, which are the same setbacks as required for the residence. All Fencing shall be constructed of masonry, concrete, or vinyl material. No wood fencing will be allowed on any Lot. All fencing must be approved in writing by Architectural Committee prior to installation.

## Section 5. Pets

Animals such as dogs, cats, and rabbits may be kept as pets, but not to exceed two in number, provided that they are not kept, bred or maintained for any commercial purposes, except puppies

and cats until weaned. Noisy pets such as barking dogs, which are bothersome to a plurality of neighbors, must be removed.

#### Section 6. Vehicles, Boats, Snowmobiles, etc.

No vehicle, boat, snowmobile, etc. of any type which is abandoned or inoperable shall be stored or kept on any Lot within this subdivision in such a manner as to be seen from any other Lot or from any street. Trailers, boats, snowmobiles, motor homes, recreational vehicles and the like shall not be stored on driveways, unless behind the front line of the house.

#### Section 7. City Ordinances

All improvements on all Lots shall be made, constructed and maintained, and all activities on a Lot shall be undertaken in conformity with all the laws and ordinances of the City of Bountiful, Davis County, and the State of Utah which may apply, including without limiting the generality of the foregoing, all zoning and land use ordinances.

#### Section 8. Sight Distance at Intersections

No fence, wall, hedge, or shrub planting which obstructs sight lines at an elevation between two (2) and six (6) feet above the roadways, shall be permitted to remain on any corner lot within the triangular area formed by the street property line and a line connecting them at points twenty-five (25) feet from the intersection of the street property lines extended. 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.

#### Section 9. Easements

Easements for all installations and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may obstruct or retard the flow of water through drainage channels in the easements.

#### Section 10. Obstructive Materials

Air conditioners, coolers, pool filters, firewood storage, building ground or repair material, storage, lawn and yard tools, equipment and other temporary or permanent equipment must be screened or completely stored and substantially invisible from the streets and other homes. No swamp coolers allowed. Screening shall be constructed of the same material as the adjacent building or wall. No visible ham radio towers will be allowed. TV dishes will be allowed provided they are placed or screened so they are minimally visible to neighboring properties and streets. The location of the TV dishes must be approved by the Committee.

Section 11. Nuisances

No obnoxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.

Section 12. Temporary Structures

Except for the initial purpose of the sale of the Lots, no structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

Section 13. 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.

Section 14. Landscaping

All front yards must be landscaped within 12 months after the dwelling is occupied. All back and side yards must be landscaped within 24 months after the dwelling is occupied. All park strips must be planted in grass. Each owner shall be responsible for maintenance of the park strips fronting on each owner's Lot.

**ARTICLE III  
GENERAL PROVISIONS**

Section 1. Enforcement

Enforcement shall be effected by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either by restraining the violation or recovery of damages, Either the Architectural Committee or any property owner affected by any violation of these covenants is here by authorized and empowered to bring such action. Failure by any Owner to enforce any covenant or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability

Invalidation of any of these covenants or restrictions by judgment or court order shall in no wise affect any other provision, which shall remain in full force and effect.

Section 3. Responsibility

The Lot owner is responsible for the succeeding owner being notified as to the contents of these restrictions.

Section 4. Amendment

The Covenants and Restrictions of the Declaration shall run with and bind the land for a term of forty (40) years from the date this declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) YEARS. This Declaration may be amended or terminated by a vote of at least seventy-five percent (75) of the total votes of all Owners, which vote shall be taken at a dully-called meeting. Any amendment approved shall be reduced to writing, signed and recorded against the Lots.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year written above.

Declarant:

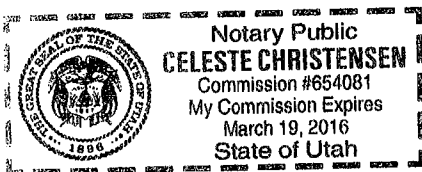
By: Robert A. Lindsay  
Robert A. Lindsay

STATE OF UTAH )

: ss.

COUNTY OF DAVIS)

On this 7th day of Aug 2015, personally appeared before me, Robert A. Lindsay the signer of the within instrument who duly acknowledged to me that he executed the same.



[Signature]  
Notary

## Attachment 1

Initial members of the Architectural Control Committee for Ruth Estates South as follows

Robert A. Lindsay	3187 South 200 East, Bountiful, UT 84010
Gary R. Lindsay	108 West 1650 North, Centerville, UT 84014
Rosemary G. Lindsay	427 West Burton Way, Kaysville, UT 84037
David Badham	3202 South 75 East, Bountiful, UT 84010
Anthony Ivins	2956 South 650 E, Bountiful, UT 84010