

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS
 APPLYING TO COTTONWOOD ACRES, PLAT "A", AMERICAN FORK
 CITY, UTAH

ORAL T. DALTON and BONNIE B. DALTON, TO THE PUBLIC:

WHEREAS, it is proposed to set up an area of land hereinafter described for a residential district; and

WHEREAS, it is proposed that said district and section of land shall have protective covenants applying to and running with said land, and binding upon all parties, their heirs, successors and assigns;

NOW, THEREFORE, the signers hereto, in consideration of covenants herein made, do agree that the following covenants shall be applicable to the following described property:

Commencing 99.00 feet South 89° 56' 26" East and 33.0 feet North from the South $\frac{1}{4}$ corner of Section 12, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 1286.84 feet; thence East 233.0 feet; thence South 155.0 feet; thence East 58.0 feet; thence South 209.0 feet; thence West 14.0 feet; thence South 266.0 feet; thence East 103.0 feet; thence North 72° 30' East 86.51 feet, Arc length 67.24 feet (chord bears North 73° 34' 29" East a distance of 63.13 feet; thence South 700.71 feet; thence West 523.06 feet to point of beginning. Area 11.87 acres.
 Known as Cottonwood Acres Subdivision, Plat "A"
 Lots 1 to 31 inclusive.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until _____, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these Covenants by judgment or court shall in no wise effect any of the other provisions which shall remain in full force and effect.

All lots in the tract shall be known and described as residential lots. No structure shall be erected upon lots 1 through 9, 16 through 24, and lots 28, 29 and 30, unless such structure has a minimum of 1200 square feet, and no structure shall be erected upon all other lots unless such structure has a minimum of 1500 square feet. No building shall be erected which is in violation of any zoning ordinances of American Fork City and such zoning ordinances are hereto referred to and incorporated by reference and made a part hereof.

