

DECLARATION OF PROTECTIVE COVENANTS,
AGREEMENTS, AND RESTRICTIONS

COUNTRY MANOR ESTATES
Lehi Utah

ENT 35080 BK 2964 PG 688
NINA B REID UTAH CO RECORDER BY MB
1992 JUL 13 4:47 PM FEE 14.50
RECORDED FOR LLOYD BROOKS

THE UNDERSIGNED OWNER in fee of the following described real property:

Beginning at a point which is North 89 deg 53' 10" East along the section line 35.98 feet and South 1685.58 feet from the North Quarter Corner of Section 5 T5S, R1E SLB&M; thence along a fence line the following courses and distances, South 68 deg 18' 43" East 282.35 feet; thence South 69 deg 24' 49" East 72.32 feet; thence South 67 deg 03' 17" East 47.77 feet; thence South 63 deg 14' 01" East 69.08 feet; thence South 58 deg 56' 12" East 38.21 feet; thence South 51 deg 24' 20" East 40.92 feet; thence South 43 deg 02' 22" East 27.90 feet; thence South 39 deg 03' 45" East 167.11 feet; thence South 29 deg 27' 18" East 21.94 feet; thence South 0 deg 31' 00" West 120.90 feet; thence North 89 deg 32' 04" West along a fence line extended 635.58 feet to a fence line; thence North 0 deg 07' 07" East along a fence line 509.74 feet to the point of beginning. Basis of Bearing is the Utah State Plane Coordinate System Central Zone. Subject to Easements and Restrictions of Record.

do hereby make the following declarations as to limitations, restrictions and uses to which the land may be put, hereby specifying that the said declaration shall constitute covenants to run with all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners of the above described land, this declaration of restrictions being designated for the purpose of keeping the said area desirable, uniform, and enhancing and protecting the value, attractiveness, and desirability of the lots within said area and every part thereof.

A. AREA COVENANTS

A-1. Land Use and Building Type. Land shall be used for residential purposes. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height, each having an attached private garage for not less than two nor more than three automobiles.

A-2. Dwelling Quality and Size. All dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be procured on the date these covenants are recorded. Dwelling exterior walls - front and two end walls shall consist of not less than 50 per cent brick. The ground floor area of one story dwellings shall not be less than 1400 square feet. Split level designs, only the ground level and the next level above (not including area over the garage) count toward the 1400 square footage requirement. The ground floor area of two story dwellings shall not be less than 1000 square feet with not less than 700 square feet in the upper level. Said minimum square footage required shall be exclusive of garage and open porches. All dwellings are to have a roof pitch of not less than (5/12). Mobile homes, log homes and pre-constructed homes are not permitted. Motor homes, travel trailers and campers are not to be lived in upon the premises except for an occasional need to accommodate traveling friends or relatives.

A-3. Detached Garages, Shops and Out Buildings. All such buildings shall be designed, situated on the lot, and constructed of quality materials and workmanship which will enhance the area.

A-4. Use of Land.

a. No land shall be used, and no building or structure shall be constructed, enlarged, moved or maintained except in conformity with the use, area, frontage and other regulations as set forth by the applicable zoning ordinances of Lehi City.

b. No structure of a temporary character, tent, shack, trailer, basement, garage, barn or other out-building shall be used at any time as a residence, either temporarily or permanently.

c. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the area.

d. All areas of sidewalk curb broken while construction of any type is being done on a lot, shall be replaced by the contractor of that project or the lot owner.

A-5. Pets. All pets are to be confined to their owners lot, and not become an annoyance or nuisance to the area. Not more than 2 pets per lot are allowed.

B. GENERAL PROVISIONS

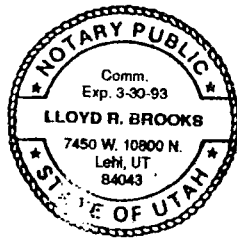
The said covenants, conditions, restrictions and reservations shall be perpetual and shall apply to and be forever binding upon the grantees, successors, executors, administrators and assigns, and are imposed upon the land as an obligation in charge against the same for the benefit of the grantors herein named, its successors and assigns as a general plan for the benefit of the said tract, however, the said covenants can be terminated or amended by agreement in writing signed by two-thirds of the property owners in the said area.

We, Michael A. Dubois and JoAnne R. Dubois do hereby execute the above document on this 23 day of April, 1992.

Michael A. Dubois
Michael A. Dubois

JoAnne R. Dubois
JoAnne R. Dubois

Michael A. Dubois and Jo Anne R. Dubois did personally appear before me and execute the above document on this 23rd day of April, 1992.



Lloyd R. Brooks
NOTARY PUBLIC