

WHEN RECORDED, RETURN TO: West Jordan City Attorney, P. O. Box 428, West Jordan, Utah 84084

3930335

DECLARATION OF BUILDING AND USE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: This declaration is made this 9th day of March, 1984, by Trade West Development Corporation, a Utah Corporation.

THAT, WHEREAS, the undersigned, being the owners of the following described real property located in the City of West Jordan, Salt Lake County,

Lots 201 to 256 inclusive, River Ridge Subdivision, Phase 2; according to the plat thereof, as recorded in the office of the County Recorder of said County.

do hereby establish the nature of the use and enjoyment of all lots in said subdivision and do declare that all conveyance of said lots shall be made subject to the following conditions, restrictions, and stipulations:

1. Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than the one single-family dwelling not to exceed two stories in height and private garages and/or carports for not more than three vehicles, unless otherwise approved by a majority of lot owners. All construction to be of new materials, except that used brick may be used with prior written approval of the Architectural Control Committee.

2. Architectural Control. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials and as to location with respect to topography design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the front building set back line unless similarly approved.

3. Dwelling Cost, Quality and Size. No dwelling shall be permitted on any lot at a cost of less than \$40,000.00 including lot, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The floor area of the structure, exclusive of one-story open porches and garages, shall be not less than 750 square feet. Two story structures shall have a minimum of 997 square feet finished, total.

4. Building Location.

(a) No building shall be located on any lot nearer than 21 feet to the front sidewalk; or nearer than 15 feet to any side street sidewalk line.

(b) The dwelling to be constructed will have a common wall, with an adjoining dwelling on an adjacent lot and will have a zero side yard, a minimum eight foot side yard for the opposite side shall be required. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line, except that larger cul-de-sac and corner lots may be less; to a 15' minimum. Detached garages or other permitted accessory buildings may be located seven feet or more from the rear lot line, so long as such buildings do not encroach upon any easements. Larger lots having a minimum of 5,000 square feet and 50 foot frontage may not have a common wall but may have a minimum six foot side yards. Cul-de-sac lots shall not be required to have a minimum 50' frontage.

(c) For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of any building on a lot to encroach upon another lot.

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City of West Jordan
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SALT LAKE COUNTY
COUNTY RECORDER
1820 W 7800 S
West Jordan 84084

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5. Lot Area and Width. No dwelling shall be erected or placed on any lot having a width of less than 40 feet at the front building set-back line nor shall any dwelling be erected or placed on any lot having an area of less than 4,000 square feet, except that a dwelling may be erected or placed on all corner and cul-de-sac lots as shown on the recorded plat, provided that the above yard clearances are maintained.

6. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 7 feet of each lot. Within these easements, no structure may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which public authority or utility company is responsible.

7. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No clothes drying or storage of any article which are unsightly in the opinion of the Architectural Control Committee will be permitted in carports, unless in enclosed areas designed for such purpose. No automobiles, trailers, boats, or other vehicles are to be stored on streets or fronts, or sides of lots unless they are in running condition, properly licensed and are being regularly used.

8. Temporary Structures. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently. No Mobile Homes are permitted.

9. Signs. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes and are restricted to the owner's premises or on a leash under the handler's control.

11. 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 a sanitary container. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Each lot and its abutting street are to be kept free of trash, weeds and other refuse by the lot owner. No unsightly materials or other objects are to be stored on any lot in view of the general public.

12. Sight Distance at Intersections. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 3 and 7 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at a point 25 feet from the intersection of the street property lines extended. The same sight-line limitations shall apply on a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

13. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

14. Landscaping. Trees, lawns, shrubs or other plantings provided

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by the developer shall be nurtured and maintained or replaced at the property owner's expense upon request of the Architectural Control Committee. All lots will be required to have landscaping within 30 days of occupancy of the structure thereon as follows, unless otherwise granted by the Architectural Control Committee: front, side and rear yards with sod or equivalent, 4 six-foot trees minimum, and 16 low-lying shrubs minimum. Completely fenced rear yard with opaque material. The existing planting strip between the driveways shall always contain live plant material and will not be permitted to be altered in size. Said planting strips shall perpetually contain at least 2 upright trees or shrubs at least six (6) feet in height.

15. Slope and Drainage Control. No structure, planting or other material shall be placed or permitted to remain or other activities undertaken which may damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slope control areas of each lot and all improvements in them shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

16. Architectural Control Committee. A majority of the committee may designate a representative to act for it. In the event of resignation of any member of the committee, the remaining members of the committee shall have full authority to select a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners or a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. The Architectural Control Committee is composed of Gregory L. Hansen, Darrell E. Martin, and Jerard. H. Dinkelman. The Committee's approval or disapproval as required in these covenants shall be in writing. 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, or in any event, if no suit specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.

17. Party Walls. That portion of the boundary line of any lot upon said property occupied or covered by a building containing a division wall will be construed to exactly longitudinally bisect said division wall; the owners of the wall on each half of said wall shall have an easement of support in the other one half of said wall, and said wall shall be a party wall for the benefit of both parties, subject to the following rights and obligations:

A. Should said party wall at any time be damaged or destroyed by the default or negligence of one of said parties, such party shall rebuild or repair said wall to a condition equal or better than immediately prior to its being damaged and shall compensate the other party for any damage to the property of such other party.

B. Should said party wall be damaged or destroyed by any cause other than the act or negligence of the other party, the same shall be rebuilt or repaired to a condition equal to or better than immediately prior to its being damaged, at the joint expense of both parties, provided that any sum received by insurance against such damage or destruction shall be first applied to such restoration.

C. In the event either party desires to extend their respective buildings either longitudinally along said boundary line or vertically from the location of said party wall, said extension shall be on top of and/or on the same line as the present wall or any extension thereof. When either party shall so extend said wall, the other party shall have the right to use as a party wall and join the same by paying the other party one-half of the cost of such wall as he shall use, it being understood that any such extension shall at all times be a party wall.

D. The rights and obligations of said parties in and to said party wall shall be perpetual; shall run with the land and shall benefit and apply to their respective heirs, administrators, executors and assigns.

18. Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of forty years from the date these covenants are recorded, after which time, said covenants shall automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

19. Enforcement. Enforcement shall be by proceedings at law or in equity against person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. Severability. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

TRADE WEST DEVELOPMENT CORPORATION

By Gregory L. Hansen
Gregory L. Hansen
Executive Vice President

ATTEST:

Jerard H. Dinkelman
Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE)^{ss}

On the 9 day of March 1984 personally appeared before me, Gregory L. Hansen and Jerard H. Dinkelman who being by me duly sworn did say, each for himself, that he, the said Gregory L. Hansen is the Vice President and he, the said Jerard H. Dinkelman is the secretary of Trade West Development Corporation and that the within and foregoing instrument was signed in behalf of the said corporation by authority of a resolution of its board of directors and said Gregory L. Hansen and Jerard H. Dinkelman each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Ed Jenkins
Notary Public

My Commission Expires: 5 May 1986
Residing in Salt Lake City, Utah