

Mail recorded document to Covenantor  
at 2272 N. 1060 East, Lehi, Utah 84043

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### **RESTRICTIVE COVENANT**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HAROLD E. BABCOCK ("Covenantor" herein) hereby enters into this RESTRICTIVE COVENANT in favor of the PARK WEST CONDOMINIUM OWNERS' ASSOCIATION ("Covenantee"), a Utah non-profit association, on the terms and conditions set forth herein.

#### **RECITALS:**

A. Covenantor is the owner of two parcels of land (the "Burdened Parcels") located in Summit County, Utah, and in Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, which are more particularly described as follows:

**Parcel G:** Commencing at the Southeastern corner of the Park West Condominium (Cluster Portion) according to the plat thereof on file in the office of the Summit County Recorder, and which is on the North line of Park West Drive, and running thence North 78° 09' 30" East 20 feet; thence North 78° 09' 30" West 105 feet, more or less, to a point on the Eastern boundary line of said condominium; thence along said Eastern boundary line South 23° 05' West 27 feet, more or less, to an angle point in said Eastern boundary line; thence South 21° 09' 30" East 85.86 feet to the point of commencement.

**Parcel H:** Commencing at the Northeastern corner of the Park West Condominium (Cluster Portion) according to the plat thereof on file in the office of the Summit County Recorder; and running thence East 10.00 feet; thence South 180.00 feet; thence South 60° 00' West 30 feet, more or less to a point on the Eastern boundary line of the aforesaid condominium; thence along said condominium boundary line North 23° 05' East 45 feet, more or less, to an angle point in said condominium boundary line; thence North 153.12 feet to the point of commencement.

B. Covenantee is the duly constituted organization representing all of the owners of condominium units in the aforesaid Condominium (the "Benefitted Land") and is acting on behalf of all of said owners.

C. In order to provide open space adjacent to the Benefitted Land, Covenantor is willing to make the covenants set forth herein.

**00421225** Bk00857 Pg00329-00330

#### **COVENANT:**

ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
1994 DEC 19 09:56 AM FEE \$13.00 BY DMG  
REQUEST: PARK WEST LAND COMPANY

1. Covenantor hereby covenants for himself and for all his successors and assigns that no buildings of any kind will ever be constructed on the Burdened Parcels without the prior written consent of Covenantee..

2. The aforesaid covenant shall run with the land and shall perpetually be a burden on the Burdened Parcels and a benefit to the Benefitted Land.

3. By acceptance of this Covenant, Covenantee agrees, for its members and their successors and assigns that it accepts this Covenant as full satisfaction of any and all obligations Covenantor may have

had to Covenantee and all owners of any portion of the Park West Condominium regarding the Burdened Parcels and the balance of Covenantor's adjacent property, and further agrees for itself and all of the aforesaid parties that they recognize that Covenantor or his successor and assigns shall be permitted to build on the balance of his property provided that all structures built on said property shall conform with all applicable laws and ordinances and particularly with the Snyderville Basin Development Code.

DATED this 11 day of November, 1994.

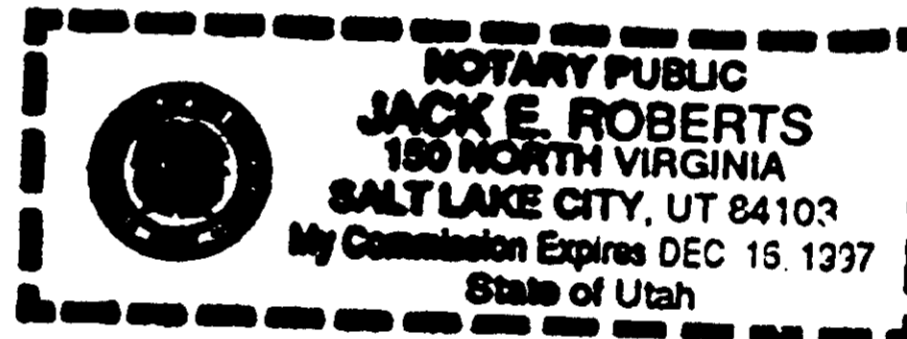
Harold E. Babcock  
Harold E. Babcock

Accepted as of the above date:

Park West Condominium Owners' Association

By DVB  
President

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.



On the 14th day of December, 1994, personally appeared before me Harold E. Babcock, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Jack E. Roberts  
NOTARY PUBLIC residing in Salt Lake County

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

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On this 11 day of November, 1994, personally appeared before me Donna Van Buren, the signer of the foregoing instrument, who duly acknowledged to me that she is the president of the Park West Condominium Owners' Association, and that she executed the same on behalf of said association, and that she had authority on behalf of said association to do so.

Donna Van Buren  
NOTARY PUBLIC residing in Salt Lake County