

RESTRICTIVE COVENANTS  
WESTWOOD ESTATES NO. 2  
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Entry No. 448113

PROTECTIVE COVENANTS

PART A. PREAMBLE

WHEREAS, the undersigned is the legal and beneficial owner of a certain tract of land situated in the City of Clearfield, Davis County, State of Utah described as WESTWOOD ESTATES #2

Whereas, the undersigned is about to sell the property described hertofore, which it desires to subject, prusuant to a general plan of improvements, to certain restrictions, conditions, covenants and agreements between the several purchasers of said property as between the several purchasers of said property themselves as herinafter set forth:

NOW, THEREFORE, the undersigned declares that the property described here- to fore is held and shall be sold, conveyed, leased, occupied, resided upon, hypothecated and held and held subject to the following restrictions, conditions, covenants and agre- ements between itself and the several owners and purchasers of said property as between themselves and their heirs, successors and assihns:

PART B. AREA OF APPLICATION

B-1. FULLY-PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to all lots included in Westwood Estates #2 Subdivision, and more particularly described as follows:

A part of the Northeast 1/4 of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is North 89°56'05" West 1359.45 feet along the Section line and South 0°03'17" West 120.00 feet from the Northeast corner of said Section 3, running thence South 71°30' East 63.25 feet; thence South 89°56'15" East 120.00 feet to the Northwest corner of Lot 58; Westwood Estates No. 1; Thence five courses along the west line of Westwood Estates #1, as follows: South 0°04' West 392.67 feet, South 7°53' West 451.86 feet, South 0°07' West 220.00 feet, South 89°57' East 81.69 feet and South 0°07' West 100.00 feet, thence North 89° 56'57" West 81.69 feet, thence North 0°07' East 10.00 feet, thence North 89°57' West 100.00 feet, thence South 75°44'55" West 61.94 feet; thence North 89°57' West 111.14 feet, thence South 0°07' West 280.00 feet; thence North 89°57' West 285.68 feet, thence North 66°50'45" West 61.00 feet, thence North 89°57' West 99.22 feet, thence North 0°32'03" East 1069.91 feet, thence South 89°25' 52" East 589.17 feet, thence North 0°03'17" East 375.62 feet to the point of beginning.

PART C. RESIDENTIAL AREA COVENANTS

C-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 on detached single-family dwelling not to exceed two stories in height and a private garage for not less than two cars but not maore than three cars. All land use and buildings shall be in compliance with all zoning and land use ordinances and regulations of the municipalities and agencies governing the subdivision land use and building, and all landscaping, grading and drainage of the land in each owner's lot shall be completed so

as to comply with all flood control requirements of the subdivision and the individual lots therein. All construction to be of new materials, except that used brick may be used with prior written approval of the Architectural Control Committee.

C-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 the quality of workmanship and materials, harmony of external 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 minimum building set back line unless similarly approved, Approval shall be as provided in Part D.

C-3. DWELLING COST, QUALITY AND SIZE: No dwelling shall be permitted on any lot at a cost of less than \$25,000 exclusive of the 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 ground floor area of the main structure, exclusive of on-story open porches and garages, shall be not less than 1,000 square feet for a one-story dwelling, not less than 900 square feet for a dwelling of more than one story. For the purposes of these covenants, the basement area in no event shall be considered a story.

C-4. BUILDING LOCATION.

(a) No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side line, except where approved by the appropriate authority.

(b) No building shall be located nearer than 8 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the building set back line. No dwelling shall be located on any interior lot nearer than 30 feet to the rear lot line. No accessory or outbuildings shall be located to encroach upon any easements.

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

C-5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 8,000 square feet, except that a dwelling may be erected or placed on all lots as shown on the recorded plat provided that front, side and rear setbacks required above are complied with.

C-6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear seven feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which 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 the 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 those improvements for which a public authority or utility company is responsible.

C-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.

C-8. TEMPORARY STRUCTURES. No structure 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.

C-9. PRIVATE RESIDENCE: MOVING OF STRUCTURES. Said premises shall be used for private residence purposes only, except as hereinafter set forth and no structure of any kind shall be moved from any other prior residence upon said premises, nor shall any incomplete building be permitted to remain incomplete for a period in excess of one (1) year from the date the building was started unless approved by the Architectural Supervising Committee.

C-10. SIGNS. No sign of any kind shall be displayed to the public view on any lot except on professional sign of not more than one square foot, 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.

C-11. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon 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.

C-12. PETS, ANIMALS, ETC. No animals other than a reasonable and usual number of household pets shall be kept on any of said lots.

C-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. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

C-14. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadway 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 points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

#### PART D. ARCHITECTURAL CONTROL COMMITTEE

D-1. MEMBERSHIP. The Architectural Control Committee is composed of McKinley M. Oswald, 4231 Marquis Way, Salt Lake City, Utah; Gary M. Wright 150 East 600 North, Kaysville, Utah; and Ellis R. Ivory, 1737 Millcreek Circle, Salt Lake City, Utah. 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 shall have full authority to designate 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 of 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.

D-2. PROCEDURE. 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 thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

PART E. GENERAL PROVISIONS

E-1. 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 said covenants shall be 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.

E-2. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

E-3 . SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

E-4. AMENDMENT. These covenants may be amended by the written acceptance of two-thirds (2/3) of the fee simple title owners.

IVORY AND COMPANY