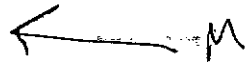


Hearthstone Dev.
824 N. 100 E. Unit #1
Spanish Fork, Ut 84660



**COVENANTS, CONDITIONS, AND RESTRICTIONS
OAKVIEW ESTATES SUBDIVISION, PLAT F
SPANISH FORK CITY, UTAH**

These Covenants, Conditions, and restrictions dated this 26 day of March, 2001, by Hearthstone Development Co. Inc., are applicable to Oakview Estates Subdivision Plat F, lot numbers 109 thru 129.

ENT 47478:2001 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 May 15 4:12 pm FEE 33.00 BY SS
RECORDED FOR HEARTHSTONE DEVELOPMENT

1. Construction Obligations for Oakview Estates Residences

In order to provide a high quality subdivision to protect the quality of life of its residents and to protect property values, the following construction standards shall be applicable to the construction of all residences within plat F of Oakview Estates Subdivision:

- A. All one story residences shall contain a minimum of 1100 square feet of finished living space on the main floor, and all two story residences shall contain a minimum of 1500 square feet of finished living space;
- B. Twenty percent (20%) of all the residences will be constructed entirely of brick, stucco, or rock.
- C. No exterior elevation deemed to be "essentially the same" shall be constructed within 200 feet of each other, and no similar elevations shall be constructed next to each other, and no exterior colors may be repeated within 100 feet of each other on any street except for soffit and fascia or trim details;
- D. Hearthstone Development Co. Inc., shall be required to sign all building permit applications, indicating that these conditions have been met, prior to the issuance of a building permit;

E. In the event Hearthstone Development Co. Inc., sells any lots to other contractors, or to individuals who will obtain their own contractor, notice of these conditions shall be made part of the sale. Compliance with these conditions shall not be waived, but be required, including the approval as set forth in paragraph "D."

2. Reserved Legislative Powers

Nothing in this Agreement shall limit the future exercise of the police power by City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after this date.

HEARTHSTONE DEVELOPMENT CO. INC. by

Dated: 3-26-01



DAVID W. OLSEN, President

3.26.01

