

M. W. ...
473 W. 2nd St

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RUTH EAMES OLSEN
WEBER COUNTY RECORDER
Edith ...

PROTECTIVE COVENANTS
Indian Hills Subdivision No. 1
North Ogden, Utah

TO WHOM IT MAY CONCERN:

That whereas the undersigned are the present owners of all of the hereafter property in the City of North Ogden, Weber County, Utah;

And whereas, said area comprises an exclusive residential area in the City of North Ogden;

And whereas, it is the desire of the owners to place restrictive and protective covenants upon said land and parcel of ground for the benefit and protection of the owner or future owners thereof;

Now, therefore, it is stated that the premises to which these restrictive and protective covenants attach is that tract described as follows:

All of Indian Hills Subdivision, ^{No. 1} North Ogden, Weber County, Utah.

1. Lots 1 through 48 of the tract shall be known and described as residential lots and no structure shall be erected, altered, placed or permitted to remain on any residential building plot, other than one detached single family dwelling not to exceed two (2) stories in height, and a private garage for not more than two cars, and other building incidental to residential use of the plot, all structures to be of new materials.

2. No dwelling shall be permitted on any lot at a cost of less than \$17,500 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwelling 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 one-story open porches and garages, shall be not less than 1000 square feet for one-story dwelling, nor less than 1,000 square feet for a dwelling of more than one story.

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3. (a) No Building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event 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 street line.

(b) No building shall be located nearer than 10 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 30 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 30 feet to the rear lot line.

(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 a building, on a lot to encroach upon another lot.

4. No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.

5. 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 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 a public authority of utility company is responsible.

6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there which may be or may become an annoyance or nuisance to the neighborhood.

7. 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.

8. No sign of any kind shall be displayed to the public view on any lot except one 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.

9. 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 excavation 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.

10. 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 any commercial purpose.

11. 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.

12. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 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 points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection or 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.

13. A Committee authorized to require and approve the conformity of all construction on said lots in the Indian Hills Subdivision, North Ogden, Weber County, Utah, in accordance with these covenants shall consist of Dean F. Morrin, Richard D. Morrin and Larry M. Buttars, Weber County, Utah. The committee shall serve without compensation for their services in determining any question of said conformity. This committee may, in writing, by a vote of a majority of its members designate a representative to act in its place and stead. In the event of death or resignation

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of any member or members the remaining members or member shall have full power to perform the actor acts herein authorized to said committee. 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.

14. 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 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.

15. 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 thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 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.

16. If the parties hereto, or any of the, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development of subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

IN WITNESS WHEREOF the said party to this agreement has hereunto signed his name this 19th Day of June 1968.

W. Allen Jackson & Wf. Arda Jackson

By W. Allen Jackson

By Arda Jackson

Date 19 June 1968

M. MORRIN & SON CO., INC.

By Richard B. Morrin

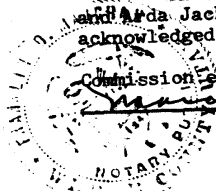
Date 19 June 1968

State of Utah)
County of Weber) ss

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On the 19th day of June, 1968, Personally appeared before me W. Allen Jackson and Arda Jackson, Husband and Wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Commission expires:
March 25, 1971

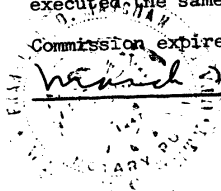


Frank D. Mangham
Notary Public
Residing at Ogden, Utah

State of Utah)
County of Weber) ss

On the 19th day of June, 1968, Personally appeared before me Richard D. Morrin, Vice President of M. Morrin & Son Co. Inc., a corporation and that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and the said Richard D. Morrin acknowledged to me that said corporation executed the same.

Commission expires:
March 25, 1971

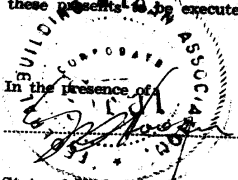


Frank D. Mangham
Notary Public
Residing at Ogden, Utah

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is fully paid, satisfied and discharged.

IN WITNESS WHEREOF, the said FEDERAL BUILDING AND LOAN ASSOCIATION has caused these presents to be executed by its duly authorized officers on June 25, 1968



FEDERAL BUILDING AND LOAN ASSOCIATION
By Andrew Brunetti President
By Virginia Anderson Secretary

State of Utah
County of Weber

Oct. 25, 1968 before me personally appeared Andrew Brunetti
and Virginia Anderson known to me to be the officers of the Corporation that executed the within instrument, who, being by me duly sworn, did acknowledge that they are the duly authorized officers of the Federal Building and Loan Association, that the seal affixed to said instrument is the Corporate seal of said Corporation, that said instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors, and that said Corporation executed the same.

My Commission Expires July 21, 1970

Notary Public [Signature]
Ogden, Utah

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RUTH EAMES OLSEN
WEBER COUNTY RECORDER
DEPUTY [Signature]

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