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By Carol Dean Page Deputy Book 756 Page 519

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GUIDELINES FOR ENVIRONMENTAL CONTROL

COUNTRY PLACE

FRUIT HEIGHTS, UTAH

PLEASANT VIEW LAND COMPANY, a Corporation of Utah,  
Owner of the following described property:

All of Lots 1 to 43, inclusive, COUNTRY PLACE SUBDIVISION  
NO. 1, a subdivision of part of Section 36, Township 4  
North, Range 1 West, Salt Lake Meridian,

does hereby declare that said property shall be held  
and owned subject to the hereinafter enumerated  
conditions, and restrictions:

- Abstracted
- Indexed
- Entered
- Platted
- On Meridian
- Compared

With the hope of simplifying the procedure which should be followed in the designing and construction of your home or building, we have formulated a set of recommendations and requirements. This list will assist you in meeting requirements and insure a minimum of confusion. To this end, we invite anyone who wishes to explain and/or submit his plans to meet with the Architectural Control Committee at any time. Contact and arrangements can be made through Charles Schumaker or R. R. Runnells of Fruit Heights.

Permits

Before beginning construction at Country Place, a Permit to Construct must be obtained from the Architectural Control Committee. After a Permit to Construct has been obtained, a Fruit Heights Building Permit must be obtained from the city zoning and building inspector.

The Permit to Construct, issued by the Architectural Control Committee, serves only to verify that the proposed building conforms with all regulations set forth in the protective covenants and all regulations set forth in this and any subsequent directives. This review by the Architectural Control Committee is strictly limited to a check of your compliance with the requirements, and in no way is concerned with the structural or mechanical adequacy. We make no check of nor assume any responsibility for items relating to architectural soundness.

Unless a correction is necessary, the Permit to Construct shall be issued within two weeks of the date of its application, signed by an authorized member of the Architectural Control Committee.

Required Drawings

It is necessary for the Architectural Committee to have two (2) complete sets of construction drawings and specifications before they issue a Permit to Construct. The Architectural Committee will endorse the drawings if they are approved, which verifies their compliance with protective covenants and all architectural requirements. The second set of drawings shall be filed as a permanent record with the Architectural Committee. Of course, FHA standards should be followed regarding these required drawings with the following five drawings considered minimum for obtaining a permit:

(The resident should be well acquainted with all the requirements and recommendations of the Architectural Controls and the Protective Covenants before preparing the two sets of required drawings. This will enable the resident to avoid the unnecessary time and expense to have the drawings redone.)

Site plan: Scale 1/8" = 1'0" or 1" = 20'.

Scale must be noted as well as location and name of street, lot number, property lines, and set-back dimensions, roof overhangs, fences and their height, location of utilities (water and sewer lines) and proposed landscaping, in general terms only.

Floor plans: Scale 1/4" = 1'0" indicating all heating and air conditioning, window and door locations and room dimensions.

Elevations: Scale 1/4" = 1'0" showing all sides of proposed residence with all materials and colors indicated. All exterior mechanical equipment shall be shown on elevations, such as vents, fans, chimneys, and lights.

Building section: Scale 1/8" = 1'0" or 1/4" = 1'0" indicating interior spaces and exterior materials.

Wall sections: Scale 3/8" = 1'0" indicating interior and exterior materials.

- Abstracted
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R. R. Runnells 1150 E. Nicholas Rd. Int. 7/15

## GENERAL STATEMENT

In recent years, community planning has made a very progressive transition. The innovative designing of residential areas has replaced the traditional piecemeal annexation of suburbs into our already overgrown cities. Experience confirms that the beauty, property value, and enjoyment of an area does not decline over long periods of time in those communities which have been planned to handle growth and development without crowding and haphazard additions.

The design and development of Country Place as a planned residential area are its most outstanding and valuable features to you as a resident; designed with the hope of creating environmental harmony between the land and the people who live there. We are anxious to combine this plan with the creative efforts of the individual resident to establish a homogenous, yet varied, community. Aesthetic evenness can best be maintained throughout Country Place through the use of general architectural controls. This will allow the resident freedom to be distinctive and original while assuming some responsibility for the beauty of the community as a whole. By building with materials which are appropriate in the surrounding environment, the beauty of planning will remain through the future.

The control requirements and recommendations apply to all residents. If you have any questions, contact:

Charles Schumaker  
489 East Center Street  
Kaysville, Utah 84037  
(801) 376-5733

R. R. Runnells  
1150 East Nicholls Road  
Fruit Heights, Utah 84037  
(801) 376-5222  
(801) 359-1023

## HARMONY IN BUILDING

Successful planned communities are characterized by a rich mixture of harmonious architectural styles and materials. Country Place is no exception. Its dignity and beauty is the result of creative design in which only harmonious building materials and colors are used. The following standards apply:

Wood, when used, shall be painted or stained in earth tones.

Stucco, when used, shall be painted in earth tones.

Brick, when used, shall be in earth tones. Also, stone trim or facing in colors which are harmonious with the brick, may be used.

The materials acceptable for roofing are (1) wood shingles or shakes, painted or stained in darker colors or graphite and oil base stains; (2) composition shingles (400 pound); (3) tile roofs in the natural colors.

The Architectural Control Committee strongly urges the use of anodized aluminum window and door frames (bronze colored) if aluminum frames and doors are used; tinted glass is recommended.

## BUILDINGS

The maximum height for all buildings is two stories.

All roofs shall have a pitch, the minimum being 4 in 12, and the maximum being a 9 in 12 pitch.

Open storage shall be shielded from the street or from neighboring property. Each garage shall have a built-in storage space. If a carport is included in the plans, it should also have an enclosed storage area.

A horse stall or other animal shelter shall be placed or shielded in such a way as to be protected and not offensive to neighboring property.

It is recommended that space be provided for off-street parking of all vehicles, and that automobiles parked overnight be kept in the garage or carport. All campers, boats, pick-ups, vans and other recreational or commercial vehicles should be kept out of general sight.

## 524 SET BACK REQUIREMENTS

No building shall be erected on any residential building plot nearer than 30 feet from the front lot line nor nearer than 20 feet from any side street line. No building, except a detached garage, horse stall or other animal shelter, situated 60 feet or more from the front lot line, shall be located nearer than 12 feet from any side lot line. Such detached garage, horse stall or other animal shelter, may be no nearer than 6 feet from any side lot line.

### FENCES

Fences shall be constructed in coordination with the general architecture and character of the surrounding area. The materials used shall be the same as or similar to those used in the building, and should compliment the architectural forms.

In cases where a physical barrier is needed but a solid material is not satisfactory, landscape materials can be used, i.e., hedges or bushes. Correctly placed, these can serve as protective barriers for children.

### SIGNS

All exterior signs attached to architectural forms shall be flush with the outside wall surface. Where this is not possible, the sign shall be free standing and permanently anchored.

Back-lighted, translucent plastic signs and flashing or synchronized flashing light signs shall not be permitted. The general luminous output (brightness) of lighted signs shall not exceed the luminous output of either surrounding street lighting or adjacent, pre-existing sign lighting.

A residential identification sign is permitted but should not exceed one square foot in surface area. Numbers on residences shall be located in a position clearly legible from the street, and numbers - not to exceed 6" in height - should be lighted to insure night-time visibility.

### REFUSE

Commercial refuse must be out of sight and be contained in a "dumpster" type of covered receptacle.

In residential areas, trash and garbage cans shall be placed in areas not visible from the street or neighboring property.

Animal refuse must be stored in a manner not objectionable to neighbors and must be disposed of frequently to prevent offensive odors.

## COMPLETION

Issuance of a Permit to Construct obligates the owner to carry the construction to a stage of "substantial completion" within six (6) months. "Substantial completion" means the interior of the house could be lived in. The landscaping (lawn and shrubs) shall be complete within 12 months.

Occupation of a basement living area during construction is not permitted.

## REMODELING

All exterior remodeling, additions, or alterations must be submitted for approval to the Architectural Control Committee as new construction, and the requirements herein outlined will apply. This approval shall be required in addition to any previous approval obtained.

## GENERAL

Because the overriding purpose of the Architectural Control is to maintain an attractive and high-value community, our purpose is to protect you by supporting general architectural recommendations which may not be specifically stated in this brochure. Other criteria which may not be mentioned, but is in the spirit of the controls; may be considered when reviewing your application.

## APPEALS

In the event that a submittal of plans to the Architectural Control Committee is not approved, the building or resident shall request in writing to meet in person with the Architectural Committee for a review of the unapproved plans. The meeting will be scheduled as soon as possible to allow the resident the opportunity to make a full presentation and discuss the plans with the Committee.

If approval of the plans still cannot be granted or no decision can be reached for alteration, then an appeal to the residents of Country Place can be made by the resident. Written approval by a two-thirds (2/3) majority of the residents shall be considered approval of the appeal.

THE ARCHITECTURAL SUPERVISING COMMITTEE

The Committee shall consist of R. R. Runnells, Charles Schumaker, and Anne Barnes, all of Fruit Heights. Membership of the Committee may change from time to time. Replacement of members shall be by majority vote of the lot owners. Each lot owner shall have one vote.

ON BEING A GOOD NEIGHBOR

It is important that each member of the Country Place community maintain his responsibility to keep the living environment as neat and attractive as possible. The following should serve as a guide for you, as a resident:

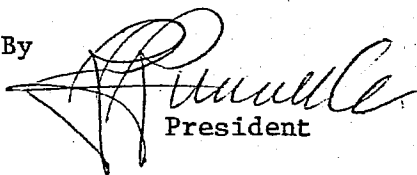
Repairs on personal vehicles should be performed in the garage or carport and should not be visible from the street or neighboring property.

Clothes drying should not be visible from the street.

Horse stalls or other animal shelters should be kept clean and free from offensive odor.

Unimproved lots should be kept free of weeds, refuse or other debris.

PLEASANT VIEW LAND COMPANY

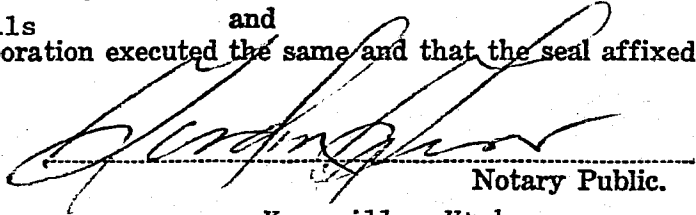
By  President

STATE OF UTAH,

County of Davis

} ss.

On the 7th day of March, 1979, A. D. 1979, personally appeared before me R. R. Runnells and who being by me duly sworn did say, each for himself, that he, the said R. R. Runnells is the president, and he, the said is the secretary of PLEASANT VIEW LAND Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said R. R. Runnells and each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

 Notary Public.

My Commission expires April 4, 1982 My residence is Kaysville, Utah