

DECLARATION OF PROTECTIVE COVENANTS,
AGREEMENTS, RESTRICTIONS and CONDITIONS
AFFECTING THE REAL PROPERTY KNOWN AS
CREEK VIEW ESTATES NO. II

Dated: April 5, 1979
Entry No. 529247
Recorded: April 23, 1979
Book/Page: 764/297
Dated: November 21, 1979

WHEREAS Ivory and Company, a Utah Limited Partnership (hereinafter referred to as Developer) is the owner of the following described real property located in Davis County, Utah:

Lot 38 through 80 inclusive of Creek View Estates No. II according to the official plat thereof, recorded as Entry No. 519491 in Book 747 at page 678 of Official Records.

WHEREAS it is the desire and intention of the Developer to sell the lots described above and to impose on them mutual beneficial restrictions under a general plan of improvement for the benefit of all the lots in the subdivision and the future owners of those lots;

NOW, THEREFORE, the Developer hereby declares that all of the lots described above are held and shall be held, conveyed hypothecated or encumbered, leased, rented, used, occupied and improved subject to the following covenants and conditions, all of which are declared and agreed to be in furtherance of a plan for the improvement and sale of the lots described above and are established and agreed upon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the lots. All of the covenants and conditions shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the above described lots or any part hereof.

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes, with the exception of Lot #44, which shall be permitted to be used as a storm retention pond for the purposes of controlling storm water from the subdivision. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and private garage for not more than three cars; provided however, that the Architectural Control Committee may permit one or more of the lots to be used for school or church purposes or to be used for a swimming pool and other recreational facilities for the benefit of the owners of some or all of the other lots described above. No dwelling shall be erected, placed, or permitted to remain on any lot that does not have attached to it a private garage for at least two cars.

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 structures have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finished grade elevation.

Unless approved by the Architectural Control Committee, no hedge more than three feet high and no fence or wall shall be erected, placed, altered or permitted to remain on any lot closer to the front street than the front of the residential structure on said lot, or, where said hedge, fence or wall is located along the boundary line between two adjoining lots, it shall not be closer to the front street than the front of whichever residential structures on the two adjoining lots is nearest to the street.

After the date of filing of these covenants and conditions, no tree shall be permitted to grow to such a size that it substantially impairs the view from another lot. The Architectural Control Committee is authorized to determine whether any tree so impairs the view from another lot and to order the cutting back or, if necessary the removal of any such tree. Such a determination and order by the Committee shall be conclusive upon the lot owners. The expense of cutting back or removal shall be conclusive upon the lot owners. The expense of cutting or removal shall be borne by the owner of the lot on which the tree is located.

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 year from the date the building was started unless approved by the Architectural Control Committee.

All Construction to be of new material, except that used brick may be used with prior written approval of the Architectural Control Committee.

3. Dwelling Quality and Size: The Ground square area of the main structure exclusive of garage and any one story open porches shall not be less than 1,350 square feet for a one story dwelling. In a split level dwelling the combined area of a single level and each of the two levels in the adjoining two story portion of the dwelling exclusive of garage and any one story porches shall total not less than 1800 square feet. In a two story home which is two stories above the curb level, the combined area of the ground story level and the story level above the ground story level, exclusive of garage and any one story open porches shall total not less than 2000 square feet. In a split entry dwelling the combined area of the above ground level and the below ground level shall be 2,000.00 square feet with the above ground level being not less than 1350 square feet, exclusive of garage and any one story open porches. If four feet or more of foundation is above finished grade, then the basement becomes a story. For the purposes of these covenants, the basement area shall in no event be considered a story. It is the purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same as or better than that which can be produced at the date of these covenants being recorded.

4. SET BACK LINES. Unless a written exception is granted by the Architectural Control Committee where unusual circumstances exist, the following set back lines shall apply:

- (a) No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 30 feet to any side street line.
- (b) No building shall be located nearer than 10 feet to an interior lot line. No building shall be located 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.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the point where there is proposed to be located that part of the dwelling closest to the front street, nor shall any dwelling be erected or placed on any lot having an area of less than 12,000 square feet.

6. EASEMENTS. Seven feet easements for installation and maintenance of utilities are reserved on front and back lot lines and on some side lot lines as materials shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities. 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 or utility company is responsible.

7. DRAINAGE. No lot shall be graded and no structure or other obstacle shall be erected, placed, or permitted to remain thereon in such a way as to interfere with the established drainage pattern over the lot to and from adjoining land, to in the event it becomes necessary to change the established drainage over a lot, adequate provision shall be made for proper drainage. Any fence or wall erected along the side or rear property line of any lot shall contain "weep holes" or be otherwise constructed so as not to prevent the flow of surface water from adjoining land where such flow is in accord with the established drainage. The slope control areas of each lot and all improvements in them shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

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

9. USE OF OTHER STRUCTURES AS RESIDENCE. No trailer, basement, tent, shack, garage, barn or other outbuilding or any structure of a temporary character shall be used on any lot at any time as a residence either temporarily or permanently.

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

11. ANIMALS. 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 and do not become an annoyance or nuisance to the neighborhood.

12. 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.

13. EXCAVATIONS AND COMPLETING IMPROVEMENTS. No excavation shall be made on any lot except in connection with the erection, alteration, or repair, of a dwelling or other improvement thereon. When execution or the rection, alteration, or repair of a structure or other improvements has once begun, the work must be prosecuted diligently and completed within a reasonable time.

14. ROOFTOP ANTENNAS. No television, ham radio, citizens band or radio antenna or other similar electronic receiving or sending device shall be permitted upon the rooftop or side of any home or elsewhere if exposed to the view from any other lot unless approved by the Architectural Control Committee. In no case will any such receiving or sending antenna or other device be allowed to interfere with the peace and quiet enjoyment of any neighboring lot owners premises or home entertainment facilities or equipment.

15. ARCHITECTURAL CONTROL COMMITTEE. The Architectural Control Committee shall consist of three members to be elected by the developer. Any communication to the committee shall be addressed by the Architectural Control Committee of Creek View Estates Subdivision, 370 East South Temple, Salt Lake City, Utah 84111, unless the address is changed by written notice to the lot owners from the developer or the committee. Upon failure of the developer to fill any vacancies in the committee the remaining members of the committee may do so by a majority vote of their number. The developer may, at its sole discretion, remove members from the committee and fill vacancies. Said rights of appointment and removal shall, however, be subject to the right of the then record owners of a majority of the lots, through a duly recorded written instrument to change any membership of the committee or to withdraw from the committee or restore to its power and duties, except that the committee shall always have one member selected by the developer if the developer so desires. A majority of the committee may designate a representative to act for it. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed under this declaration.

The Committee's approval or disapproval required in the Declaration of Covenants and Conditions shall be in writing. In the event that the committee or its designated representatives fail to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, or if no suit to enjoin the construction has been commenced before the completion, approval shall not be required and the related covenants shall be deemed to have been fully complied with.