

TTE #10847

DECLARATION OF PROTECTIVE
COVENANTS FOR
Wood Springs Subdivision

ENT 59454 BK 5093 PG 620
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 May 21 4:35 pm FEE 38.00 BY JRD
RECORDED FOR PRO-TITLE AND ESCROW INC

KNOW ALL MEN BY THESE PRESENTS:

That whereas, the undersigned being the owner of the following described real property situated in Utah County, State of Utah, to wit:

All of lots in Phases I and II of the Wood Springs Subdivision, I do hereby declare the property and covenant here in recited.

**PART A
RESIDENTIAL ARES COVENANTS**

1. Planned 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 detached single family dwellings not to exceed two stories in height and a private garage for not more than four vehicles and not less than two vehicles.

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 upon the lot have been approved by Wood Springs Subdivision Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location in respect with topography and finish grade elevation. The approval or disapproval of any home must be given by letter from Wood Springs Subdivision Architectural Committee. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be provided in part B.

3. A Dwelling Size

No dwelling shall be permitted on any lot wherein the ground floor area of the main structure; exclusive of open porches and garages is less than 1400 square feet for a single story, aggregate footage of above ground floors of the structure to total a minimum of 2000 square feet for two-story structures, exclusive of basement, garage, and open porches. Main floor on a 2-story 1200 minimum. No modular, prefabricated or mobile home of any type is permitted.

3. B Dwelling Quality

(a) Exterior Building Wall Materials, Brick, stone, stucco and wood are permitted for use in the exterior walls or Living Units and accessory buildings. The use of any other materials for such buildings shall require the prior approval of the Architectural Control Committee. Reflective materials other than glass are prohibited. 20% metal or vinyl siding is allowed on the front of any home. Metal or vinyl siding on the sides of homes is limited to 60% of area. Metal or vinyl siding is allowed for 100% coverage on rear of home.

(b) Roof, Soffit and Facia, Roof, soffit and facia material shall be restricted to wood shingles or shakes, asphalt, fiberglass, slate, metal, tile, or other materials approved by the Architectural Control Committee. Tar and gravel roofs are prohibited. The use and design of roof, soffit and facia materials is subject to the approval of the Architectural Control Committee. The use of architectural 25 year or better asphalt shingles is encouraged.

(c) Sheet Metal, Flashing and Vents. All sheet metal, flashing, vents and pipes must be colored to match the material to which they are attached or from which they project, with the exception of copper.

(d) Mailboxes. Mailboxes shall be installed to match the color and material of each residence.

(e) Fences and Walls. Fencing and walls shall be stucco, colored chain link, masonry, stone, wood, wrought iron, or vinyl. Fences and walls are to be color coordinated with the approved dwelling colors.

(f) Paving. Driveway and other flat paved areas may be concrete, exposed aggregate concrete, stamped concrete, asphalt, quarry tile, brick or paving blocks. Gravel areas are not permitted.

(g) Antennas. All antennas are restricted the attic or interior of the Living Unit. Satellite dish antennas shall be allowed provided they are screened from view and approved by the Architectural Control Committee. Satellite dish antennas shall not be permitted on roofs.

(h) Mechanical Equipment. All air conditioning and heating equipment must be screened from view. Air conditioning units are not permitted on roofs unless screened from view and approved by the Architectural Control Committee.

(i) Gas and Electric Meters. Meter locations are to be designed into the architecture of the dwelling and screened from view.

(j) Machinery and Equipment. No machinery or equipment of any kind shall be placed, used, operated or maintained in or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use, Maintenance or construction of a Living Unit or appurtenant structures.

4. Building Location

a) No building shall be located on any Lot nearer to the front Lot line than 30 feet.

b) No building shall be located nearer than 8 feet to an interior 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 constructed to permit any portion of a building on a lot to encroach upon any other lot.

5. Easements

Easements for installations and maintenance of utilities are reserved as noted on the recorded map. 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. 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, if any, for which a public authority or utility company is responsible.

6. 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. No storage of any articles which are unsightly in the opinion of Wood Springs Subdivision Architectural Control Committee will be permitted, unless in enclosed area built or designed for such purposes. Automobiles, trailers, boats, or other vehicles are not to be stored on the street at any time.

7. Tempoary Structures

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any Lot at any time as a residence either temporarily or permanently.

8. Garbage and Refuse Disposal

No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and garbage 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. Each Lot and its abutting street are to be kept free of trash, weeds, and other refuse by the lot owner. No unsightly material or objects are to be stored on any lot in view of the general public.

9. Animals and Pets

Any household pet may be kept, as permissible within current zoning regulations provided that they are kept, bred, or maintained for any commercial purposes and are restricted to the owner's premises and under handler's control.

If in the opinion of Wood Springs Subdivision Architectural Control Committee, any or the fore named animals or pets become an annoyance, nuisance or obnoxious to other owners throughout the subdivision, the committee may require a reduction in the number or animals or pets permitted. The committee may also require the elimination of any such animal or pet considered dangerous or unsafe to the neighborhood.

10. Landscaping

Trees, lawns, shrubs, or other plantings provided by the owner of each respective Lot shall be properly nurtured and maintained or replaced at the property owner's expense upon request of Wood Springs Subdivision Architectural Control Committee. There is a maximum of 6 months to complete the landscaping.

11. Outbuildings

Low profile out buildings such as barns, garages and etc. will be allowed as long as they are approved by the Architectural Control Committee.

PART B**WOOD SPRINGS SUBDIVISION ARCHITECTURAL CONTROL COMMITTEE****1. MEMBERSHIP**

Wood Springs Subdivision Architectural Control Committee is comprised of M. Denise Simpson, & David R. Simpson. Neither the members or the committee nor their designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

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 representatives fails to approve within 30 days after plans and specifications have been submitted to it, or in the event there is no suit to enjoin the construction which has been commenced prior to the completion thereof, approval will not be required and the related covenants

**PART C
GENERAL PROVISIONS**

1. Terms

These covenants are to run with the land and should and shall be binding upon all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for a successive period 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.

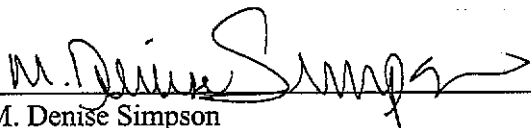
2. Enforcement

Enforcement shall be by proceeding at law in equity against every person or persons violating or attempting to violate any covenant by either restraint or violation or a recovery of damages.


3. Severability

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

Wood Springs Subdivision



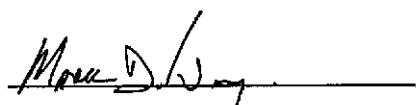
M. Denise Simpson



David R. Simpson

State of Utah)
 ss:
County of Utah)

On the 21 day of MAY 1999 personally appeared before me M. Denise Simpson and David R. Simpson sworn did say that he executed the foregoing instrument in behalf of WOOD SPRINGS SUBDIVISION.



My commission expires: 3/16/12

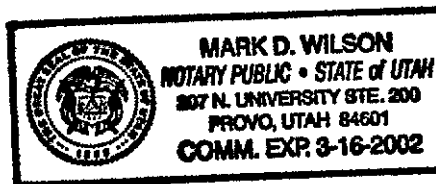


EXHIBIT "A"

**All of Lots 1 through 21 inclusive, of Plat "A", WOOD SPRINGS SUBDIVISION,
Springville, Utah, according to the official plat thereof on file in the office of the Utah
County Recorder.**