

DECLARATION OF PROTECTIVE COVENANTS
FOR
OLD FARM STATION PLAT 5
(A Residential Subdivision Development)

70533240

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the undersigned being the owner of the following described real property situated in Salt Lake County, State of Utah, to wit:

All lots in Old Farm Station Plat 5 Subdivision, said lots being numbered 501 through 518

In consideration of the premises and as part of the general plan for improvement of the property comprising OLD FARM STATION PLAT 5 SUBDIVISION, the undersigned does hereby declare the property hereinabove described, subject to the restrictions and covenants herein recited.

Landscaping Requirements

In order to help meet the goal of improving the appearance and living environment of Old Farm Station Plat 5 Subdivision, landscaping on residential lots shall comply with the following standards:

1. Landscaping shall be installed in front yards between the front line of the house and the sidewalk on the entire width of the lot excluding the driveway. On corner lots landscaping shall be installed in all areas between the sidewalk and the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.
2. Landscaping shall include at least one tree and a combination of lawn, shrubs or ground cover. Ground cover may include vegetative vines, low spreading shrubs or annual or perennial flowering or foliage plants. Ground cover may also include mineral or non-living organic permeable material in not more than fifty percent of the net landscaped area. Mineral ground cover may include such materials as rocks, boulders, gravel or brick over sand. Species, size and placement of landscape elements shall be determined by the home owner.
3. In order to allow double driveways and to allow hard-surface access to the rear yard, up to, but not more than, forty percent of a front yard may be paved.

Special Conditions

Fassio Egg Farms is an egg processing and packaging operation located on approximately five acres of land to the east of Old Farm Station Plat 5 subdivision. All prospective buyers, residents, and subsequent buyers of lots in Old Farm Station Plat 5 subdivision are hereby notified that said Fassio Egg Farms will continue to operate its agricultural and commercial business at this location.

Terms

These covenants are to run with the land and should and shall be binding upon all parties and 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 a successive period of ten years unless an instrument signed by a majority of the then owners of the lots have been recorded agreeing to change said covenants in whole or in part.

Severability

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

DATED this 4th day of August, 1998.

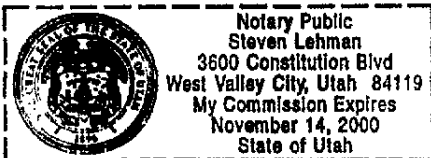
Ron Thome Construction, Inc.
by: Eastland Properties, Inc., Development Manager

by: David J. Dean
David J. Dean, Its President

STATE OF UTAH)
COUNTY OF SALT LAKE)

ss.

On the 4th day of August, 1998, personally appeared before me David J. Dean, who being by me first duly sworn did say that he executed the foregoing instrument.



Steven Lehman
Notary Public
Residing at: S.L.C. UTAH

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08/11/98 1:51 PM 29.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC, UT 84119-3720
REC BY:V ASHBY ,DEPUTY