

**Protective Covenants-Plat F**

**Jacob's Ranch Subdivision**

The following are limitation and restrictions to which the lots and land parcels, with the exceptions of government and school owned properties as well as commercially zoned lands, may be used. These limitations and restrictions shall be considered covenants associated with the Jacob's Ranch Master Plan, the purpose of which is to create and maintain a desirable subdivision for all current and future owners.

These covenants apply to the entire property described in said master plan.

ENT 7464:2005 PG 1 of 1  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2005 Jan 24 3:16 pm FEE 51.00 BY LJ  
RECORDED FOR SARATOGA SPRINGS CITY

**Covenants**

No lot within the subdivision shall be used for anything other than single family residential purposes. Each lot is permitted to hold one (1) single family dwelling. Ramblers are to have a minimum square footage of one thousand three hundred (1300) square feet. Two story homes are to have a minimum of nine hundred (900) square feet on the main floor and a minimum of five hundred (500) square feet on the second floor. All homes must be built on site. The square footage of the home does not include any of the following: Garages, verandas, patios, basements, porches or steps.

All homes require a two (2) car garage, either attached or detached. The exterior of each home must be of, or a combination of, masonry, stucco, brick, or rock. Roof pitches of 6/12 or greater are required. Roofing materials must be architectural shingle, shake shingle or bar tile.

Landscaping shall be fully installed in front yards and side yards from the home to the property lines and curb and gutters within twelve (12) months of the issuance of the occupancy permit. Rear yard landscaping is to be completed within twenty four (24) months from issuance of the occupancy permit.

Fencing within Jacob's Ranch must comply with all city codes. All fencing within Jacob's Ranch shall have an earth tone color with white fencing of any material being excluded. No fencing shall be permitted within 20 feet of the steel fence along Redwood Road and any similar fence that may be installed along Foothill Boulevard. Fencing adjacent to open spaces in the development shall be limited to open or semi-privacy fences.

No inoperative vehicle shall be parked or left on a lot or street for more than seventy two (72) hours. All recreational vehicles such as motor homes, boats etc. must be stored behind the front line of the home. No storage of junk, old vehicles or other offensive materials will be permitted on the lot.

Land owners are required to comply with all city ordinances relative to land use.

Developer: Land Rock Development  
65 North 100 East  
Pleasant Grove, UT 84062

by: *Angela V. Smith*

SUBSCRIBED and SWORN to before me this 20<sup>th</sup> day of January, 2005.

*Angela V. Smith*  
Notary Public

My Commission Expires 8-14-2005

