

2003

DECLARATION OF PROTECTIVE COVENANTS

THE UNDERSIGNED OWNER in the fee of the following described property
Quail Meadows PLAT "A"

Quail Meadows Lots;

...Do hereby make the following declaration as to the limitations, restrictions, and uses to which the land may be put to use, hereby specifying that the said declaration shall constitute covenants to run with all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners of the above described land, this declaration of restrictions being designated for the purpose of keeping the area desirable, uniform, enhancing and protecting the value, desirability, and attractiveness of the lands within said area and every part there of.

A. AREA COVENANTS Plat B Lots

A-1. Land use and Building Type Land shall be used for residential purposes only. No dwelling shall be erected, altered, placed, or permitted to remain on any lot other than single family dwellings not to exceed two stories in height, each having an attached private garage for not less than two nor more than three automobiles.

A-2 Dwelling Quality and Size All dwellings shall be of quality workmanship and materials;

- 2 car garage minimum
- Side entrance encouraged
- 3 car garage encouraged
- 2 1/2 story maximum height
- Exterior finishes to be Architecturally appealing Stucco, Brick, Rock or Stone only, no siding. 70% of the front of the home to be masonry brick or rock.
- Entry doors to include glass sidelights and brass kick plate.
- Minimum roof pitch to be 6-12
- All windows on stucco finished walls to have "pop-outs".
- No log, contemporary or "modern" design homes.
- Synthetic stucco finish must be used.(no hard coat)
- Colors to be subdued and unobtrusive
- Tile, slate, wood or architectural 30 yr. shingles, to be used.
- No visible antennas
- No full-sized satellite dishes, mini satellite dishes only.
- Landscaping to be completed within 12 months of occupancy.
- No chain link fences.

ENT 84442:2003 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Jun 05 11:54 am FEE 16.00 BY LJ
RECORDED FOR MUSE, JO ANN

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Landscaping continued:

- No automobiles, campers, motor homes, trailers, boats or other vehicles on Front streets. Temporary only.
- Trash cans stored out of public sight.
- No exterior clothes line.

The ground floor area of a one story dwelling shall not be less than **2000 square feet**.

Split level designs are discouraged and only permitted upon Board approval.

The ground floor area of the two story dwellings shall not be less than **1800 square feet** with not less than **800 square feet** in the upper level.

Said minimum square footage required shall be exclusive of garage and open porches. (Log homes and pre-constructed homes are not permitted.)

A-3 Detached Garages , Shops, and out Buildings. All such buildings shall be designed, situated on lots, and constructed of same quality materials and workmanship as the primary family dwelling and which will enhance the area.

A-4 Use of land

- a.No land shall be used, and no building or structure shall be constructed, enlarged, moved or maintained except in conformity with the use, area frontage and other regulations as set forth by the applicable zoning ordinances of Lehi City or these covenants, whichever is the more restrictive.
- b.No structure of a temporary character, tent shack, trailer, barn or other out-building shall be used at any time as a residence, either temporarily or permanently.

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- c. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the area.
- d. On-site parking shall be provided on each lot sufficient to accommodate all automobiles owned by persons living on the property. Only properly licensed and inspected vehicles that are operational shall be permitted to be kept on the lot, excepting, inoperable vehicle may be kept upon the premises when stored in a totally enclosed building. No junk vehicle of any type will be allowed. Commercial equipment (trucks, graders, loaders, etc.) are not to be parked in the area except during construction periods, Agriculture equipment for operating and maintaining the land is permissible, said equipment for operating is to be maintained in good repair.
- e. No lot shall be used as a dumping ground for dumping rubbish. Trash garbage, or other waste shall not be kept except in sanitary containers. All 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 owner. No unsightly materials or objects are to be stored on any lot in view of the general public.
- f. All areas of sidewalk and curb broken during construction of any type, shall be replaced by the contractor of that project or the lot owner.**
- g. Any R.V., trailer, boat, etc., must be set back off the street behind the plane of the home.

A-5 PETS All pets are to be confined to their owners lot, and not become an annoyance or nuisance to the area. Not more than two dogs and three cats are allowed.

NOTE: Owners are responsible for fencing and required maintenance thereof for confinement of animals. Fencing material used shall meet the standards for the area, and shall be maintained to conform with the desirability and attractiveness of the area (see fencing standards above). Chain link dog runs are allowed.

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SEVERABILITY

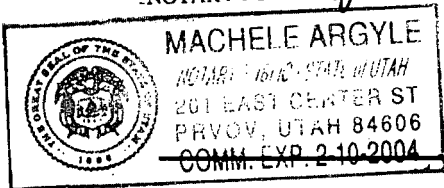
Before purchase of any Lot, Buyer is to submit one copy of proposed house plan for review and approval of the Board. Approval consists of a unanimous vote from the Board consisting of Joann Muse, Ivan Muse, and Garrett Muse. No lot is to be sold unless prior approval is given.

SUBSCRIBED AND SWORN TO AND
ACKNOWLEDGED BEFORE ME, NOTARY PUBLIC

THIS 5 DAY OF June 2003
Machele Argyle
NOTARY PUBLIC

Dated this 5 day of June 2003

Land Owner: Joann Muse
Joann Muse



I/WE _____, AGREE TO THE CONDITIONS OF
THE DECLARATIONS OF RESTRICTIVE COVENANTS PERTAINING TO
CARTERRIDGE PLAT B SUBDIVISION. I/WE HAVE RECEIVED A COPY OF
SAID COVENANTS AND RESTRICTIONS.

SIGNATURE DATE

LOT NUMBER