

June 30, 2001

Restrictive Covenants: South Meadows at Riverton Subdivision

Any and all builders and lot owners must abide by the following restrictive covenants prepared for both phases of the South Meadows at Riverton Subdivision. All State of Utah Regulations and licensing requirements must be followed. All zoning requirements established by Riverton City must also be followed. All public utilities available in the subdivision must be hooked up and utilized. Riverton City has required the developer to include a secondary water system. This system is pressurized and the city will assess fees to the lot owner regardless of utilization.

Consisting of South Meadows phase I lots 1-46, and phase II lots 1-3.

1. Minimum standards for size of home and materials for exterior finish.
 - A. Rambler style homes must contain at least 1,600 finished square feet all above grade.
 - B. Two story or multilevel homes must contain at least 2,200 finished square feet above grade.
 - C. Exterior finish must be of all masonry materials. Brick, rock, or stucco are acceptable materials. The front of the home must contain some brick or rock. This includes any and all out buildings of a permanent nature.
 - D. All homes must be roofed with architectural style shingles.
2. Standards for garages and out buildings.
 - A. All homes must include at least a two-car garage. No carports are allowed.
 - B. No home shall have more than a three bay garage attached to the home.
 - C. An additional two bay detached garage will the maximum allowed. Any out building of a permanent nature must meet all set back requirements imposed by Riverton City. Permanent structures may not encroach on utility or other legal rights-of-ways.
3. Acceptable fencing materials for individual lots in the subdivision.
 - A. All fencing must be of vinyl, brick, or stone.
 - B. Wood, wire, metal or any other un-named materials shall not be allowed as fencing materials in the subdivision.

4. Animal rights.

- A. There are no large animal rights included in the zoning regardless of lot size. No horses or other farm type animals are allowed.
- B. All pets including dogs, cats, or any other type of pet shall be the responsibility of its owner.
- C. Pet owners agree to be courteous of neighbors and keep pets contained within their own property. Any animal leaving their owners property must be accompanied by the owner and controlled as to not be a nuisance or danger to the neighborhood.
- D. All state and Riverton City laws and regulations relating to pets and animals must be observed.

5. Parking of automobiles, boats, and recreational vehicles.

- A. All autos, boats, and RV's must be parked off the street in a garage or driveway.
- B. Boats, RV'S, work or business trailers, and work related autos must be parked and concealed behind a permanent fence of vinyl, brick, or rock.

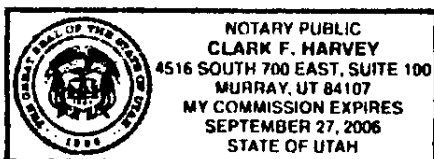
6. Colors and Architectural Styles.

- A. There shall be no specific color or design restrictions in the subdivision. However all homes are to be stick built and of a contemporary style. There shall be no pre-fabricated or manufactured homes.
- B. There shall be no "A" frame, dome homes, earth homes, or mobile homes allowed.
- C. Any home that would not be considered as a common style or color-scheme, must be approved by the developer prior to beginning of construction.

Submitted by the developer: RTCN Development by Randall Sorensen, its manager.

Witnessed by:

Randall Sorensen RTCN



x. Clark F. Harvey
Notary

14 Sept. 2003

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