

90555

Entry No. \_\_\_\_\_ Recorded at request of National Land Corp. Fee 4.00  
 Date OCT 13 1967 2:10 P.M. Wayne C. Whiting Wasatch County Recorder  
 By Mary J. Chipman Deputy Book 59 Page 191-193

Conditions and restrictions as contained in the

DECLARATION OF PROTECTIVE COVENANTS

executed by NATIONAL LAND CORPORATION October 11, 1967, and recorded in Book 59, Page 191-193, as Entry No. 90555 of Official Records of Wasatch County, State of Utah, affecting the following:

All of Lots 82 to 231, inclusive, of BRIGHTON ESTATES No. 2.

NOW, THEREFORE, in consideration of the premises, the undersigned hereby declares the property hereinabove described subject to the following restrictions and covenants:


1. The aforesaid described property shall be known as residential district and all lots within the boundaries thereof shall be known and designated as residential lots. No structure shall be erected on said lots other than one single family dwelling on each of said lots not to exceed two stories in height and a one or two-car garage or carport. Corner lots shall have 30-foot and 20-foot front yard, with a minimum 8-foot side yard and 25-foot back yard, excepting that side and rear yard requirements may be substituted for each other on corner lots. Inside lots shall have a 30-foot set back with a minimum 8-foot side yard with attached garages or carports, with 8-foot minimum but totaling 18 feet both sides when garages are not attached. The minimum rear yard on inside lots shall be 25 feet deep. No lot shall be less than 20,000 square feet in area.
2. No trailer, basement, tent, shack, garage, barn, chicken coop or other building erected in the tract shall at any time be used as a residence permanently. Fences or walls shall not extend beyond the minimum front building set-back unless of a low ornamental type design approved in writing by the Subdivision Control Committee.
3. No structure shall be moved onto any lot unless it meets with the approval of the Control Committee herein referred to, In the event there is no Control Committee, such structure shall conform to and be in harmony with existing structures in the tract. No corrugated metal or tin roofs shall be permitted.
4. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
5. The Subdivision Control Committee shall be composed of five members to be chosen by the owners of said lots, to serve for periods of three years each. The initial Control Committee shall be designated by National Land Corporation, present owner of all of said lots. No building shall be erected on, placed on or altered on a lot until the construction plans and specifications thereof, and the plan of the location thereof, have been approved by the Control Committee. A majority of the Control Committee may designate a representative to act for it. In the event of death or resignation of any member of said Committee, the remaining members shall have full authority to designate a successor to serve for the balance of the three-year period. Design and work shall conform to and be in harmony with existing structures. No dwelling will be permitted on any lot in said tract with a ground-floor square foot area of less than two hundred (200) feet.

## Page 2. DECLARATION OF RESTRICTIVE COVENANTS.

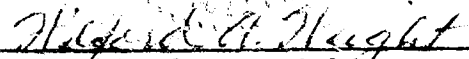
6. In addition to easements shown on the plat, a perpetual easement is reserved over the sides and rear 10 feet or each lot for utility installation and maintenance.
7. No trash, ashes or other refuse may be thrown or dumped upon any lot in the subdivision.
8. The covenants and restrictions herein are to run with the land and be binding on all owners of lots in Brighton Estates No. 2 until July 1, 1990, at which time, by a majority vote of the lot owners, they may be amended, altered or modified as may be found advisable, and extended for successive five-year periods. Any adopted amendments, alterations or modifications of said covenants and restrictions shall be entered on the records of the County Recorder of Wasatch County, State of Utah.
9. If the parties hereto, or any of them, their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before July 1, 1990, it shall be lawful for any person or persons owning any lot in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction, and either to prevent him or them from so doing or to recover damages or other dues for such violation.
10. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
11. Any provision of these covenants and restrictions may be waived by a majority vote of the Subdivision Control Committee, on written application filed by an individual lot owner, when said application, in the judgement of the majority of said Control Committee, shows adequate and reasonable justification for such waiver.
12. These protective covenants and restrictions shall become effective as of the date on which the subdivision Plat of Brighton Estates No. 2 is recorded on the records of the County Recorder of Wasatch County, State of Utah.

NATIONAL LAND CORPORATION

BY

  
E. J. Knudson Jr., President

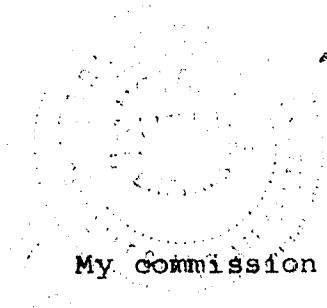
Attest:

  
Wilford A. Weight, SecretarySTATE OF UTAH            )  
County of Salt Lake ) ss

On the 12th day of October, A. D. 1967, personally appeared before me E. J. Knudson Jr. and Wilford A. Weight, who being by me duly sworn did say, each for himself, that he, the said E. J. Knudson Jr. is the president, and he, the said Wilford A. Weight is the secretary of National Land Corporation, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its board of directors and said E. J. Knudson Jr. and Wilford A. Weight duly acknowledged to me that said corporation executed the same

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and that the seal affixed it the seal of said corporation.



*Earl J. Knudson*  
Earl J. Knudson, Notary Public

Residing at Salt Lake City, Utah

My commission expires March 1, 1968.

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COMPARED   
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