

DECLARATION  
OF  
PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS  
OF  
CANYON CREST ESTATES SUBDIVISION

WHEREAS, UTAH LAND GROUP, INC ("Declarant"), is the legal and beneficial owner of a certain tract of land situated in Provo City, State of Utah, described as follows:

CANYON CREST ESTATES SUBDIVISION ("Subdivision"), consisting of Lots 1-16 (inclusive), according to the official plats thereof as recorded in the office of the Utah County Recorder.

WHEREAS, Declarant is about to sell individual lots in the Subdivision (hereinafter individually "Lot" and collectively "Lots"), which it desires to subject, pursuant to a general plan of improvement, to certain covenants, conditions, restrictions, and agreements as hereinafter set forth;

NOW, THEREFORE, the undersigned Declarant declares that the Subdivision is held and shall be sold, conveyed, leased, occupied, resided upon, hypothecated, and held subject to the following covenants, conditions, restrictions, and agreements between itself and the several owners and purchasers of Lots in the Subdivision and between themselves and their heirs, successors, and assigns:

1. MUTUAL AND RECIPROCAL BENEFITS. All of the covenants, conditions, restrictions, and agreements set forth herein shall be made for the direct, mutual, and reciprocal benefit of each and every Lot created in the Subdivision and shall be intended to create a mutual and equitable servitude upon each of said Lots in favor of each other Lot created on the aforesaid property and to create reciprocal rights and obligations between the respective owners of all of the Lots so created and to create a privity of contract and estate between the grantees of said Lots, their heirs, successors, and assigns, and shall, as to the owners of each Lot in the Subdivision, their heirs, successors, and assigns, operate as covenants running with the land for the benefit of all other Lots in the Subdivision.

2. PERSONS BOUND BY THESE RESTRICTIONS AND COVENANTS. All covenants and restrictions herein stated shall run with the land comprising the Subdivision, and all owners, purchasers, or occupants thereof shall by acceptance of contracts or deeds be conclusively deemed to have consented and agreed with the present and future owners of said land and with his or their successors and assigns to conform to and observe the following covenants, restrictions, and stipulations as to the use thereof and construction of residences and improvements thereon, for a period from the date hereof to January 1, 2030, at which time said covenants and restrictions shall be automatically extended for successive periods of 10 years, unless, by a vote of at least

two-thirds (2/3) of the then owners of said Lots, it is agreed to amend or release said covenants in whole or in part by an appropriate agreement in writing specifying the covenants or restrictions to be amended or released, and by filing said agreement with the office of the Provo City Recorder.

3. LAND USE AND BUILDING TYPE. No Lot shall be used except for residential and related purposes, except for those business purposes allowed under Provo City code in the R-1-10 zone. No building shall be erected, altered, or permitted to remain on any Lot other than one (1) detached single-family dwelling and a private garage for not less than two (2) vehicles. The Architectural Control Committee (as described below) shall have power to further limit the number of stories and the height of structures or other architectural features for new construction on the Lots in its sole and exclusive discretion, as described herein.

It is the intent of the Declarant that Canyon Crest Estates be a "Custom" Subdivision. For the purposes of this document, "Custom" shall mean that all homes are distinguishable from one another. No two home designs shall be constructed which are, for all intents and purposes, the same. If a home design is desired which is similar to a home already constructed or under construction in Canyon Crest Estates, the design must be modified such that it is indistinguishable from the other(s). The Declarant shall have final and sole responsibility of ensuring that only custom homes are being built in the Subdivision.

a. Architectural Control Committee. The administration of the Covenants shall be conducted by an Architectural Control Committee ("Committee"), consisting of three (3) natural persons. The Committee may act by any two (2) of its members and any authorization approval or power made by the Committee must be in writing signed by at least two (2) members. It is intended that Declarant shall control the Committee and may fill any vacancies therein for so long as the Declarant owns any Lots in the Subdivision. For so long as Declarant owns any Lots in the Subdivision, Declarant shall also have the right, at any time, at its sole discretion, to permit one or more of the members of the Committee to be elected by the vote of a majority of the Lot owners. Any member off the committee may resign from the Committee, at any time, upon at least thirty (30) days written notice to the other Committee members. When Declarant no longer owns any Lots in the Subdivision, or at such earlier time as the Declarant may, in its discretion determine, the members of the Committee may be removed, replaced, or elected by the majority vote of Lot owners, at any meeting of the owners at which owners of at least 51% of the Lots in the Subdivision are present. However, nothing herein shall preclude the Declarant from relinquishing control over the Committee at an earlier date, at the Declarant's sole discretion. At the first annual meeting, three (3) Committee Members shall be elected for a term of one (1) year.

The Committee shall have all the powers, duties, and responsibilities as are now or may hereafter be provided by this Declaration, including, but not limited to, the following:

(1) To pass upon, approve, or reject any plans or specifications for improvements to be made on Lots in the Subdivision, and to enforce the covenants and restrictions set forth herein, so that all structures shall conform to the restrictions and general plans of the Declarant, and of the Committee, for the improvement and development of the whole Subdivision.

(2) To keep adequate books and records.

(3) To do all other acts necessary for the operation of the Committee.

b. Liability. Members of the Committee, the officers and any assistant officers or agents shall not be liable to the Lot owners as a result of their activities as such for any mistake of judgment, negligent or otherwise, except for their own willful misconduct or bad faith; shall have no personal liability in contract to an owner of a Lot, or any other person or entity under any agreement, instrument, or transaction entered into by them on behalf of the Committee in their capacity as such; shall have no personal liability in tort to any Lot owner, or any person or entity, direct or imputed, by virtue of acts performed by them in their capacity as such, except for their own willful misconduct or bad faith, nor for acts performed for them in their capacity as such; and shall have no personal liability arising out of the use, misuse, or condition of the Subdivision, which might in any way be assessed against or imputed to them as a result of or by virtue of their capacity as such.

c. Indemnity. The Lot owners shall indemnify and hold harmless any person, his heirs, and personal representatives, from and against all personal liability and all expenses, including attorneys' fees, incurred, imposed, or arising out of or in settlement of any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative, instituted by any one or more Lot owners, or any other persons or entities, to which he shall be, or shall be threatened to be, made a party by reason of the fact that he is or was a member of the Committee or an officer or assistant officer or agent of the Committee, other than to the extent, if any, that such liability or expense shall be attributable to his willful misconduct or bad faith, provided that in the case of any settlement, the Committee shall have approved the settlement, which approval is not to be unreasonably withheld. Such right of indemnification shall not be deemed exclusive of any other rights to which such person may be entitled as a matter of law, by agreement, by vote of the Committee or otherwise.

4. ARCHITECTURAL CONTROL COMMITTEE MEMBERS. The initial members of the Committee shall be as follows:

Joel Farrer	Jordan Pratley
5049 N. Edgewood Dr.	434 West 750 South
Provo, UT 84604	Orem, UT 84058

5. ARCHITECTURAL AND STRUCTURAL CONTROL.

a. Approval Required. For the purpose of further insuring the development of the Subdivision as a residential area of high standards, the owner or occupant of each Lot, by acceptance of title thereto, or by taking possession thereof, covenants and agrees that no building, wall/fence in excess of six (6) feet, or other structure shall be placed upon said Lot unless and until the plans and specifications and plot plan have been approved in writing by the Architectural Control Committee. Each such building, wall, fence, or other structure shall be placed on the Lot only in accordance with the plans and specifications and plot plan so approved in writing by the Committee. No material alteration of the exterior appearance of any home or other structural improvement in the Subdivision shall be made without the Committee's written approval.

b. Plans and Specifications. In connection with said approval, complete plans and specifications of all proposed buildings, structures (including all concrete and masonry walls), and exterior alterations, together with detailed plans showing the proposed location of the same on the particular Lot, shall be submitted to the Committee before construction or alteration is started, and such construction or alteration shall not be started until written approval thereof is given by the Committee. All plans and specifications for such approval must be submitted at least fourteen (14) business days prior to the proposed construction starting date.

c. Approval or Denial. As to all improvements, construction, and alterations within the Subdivision, the Committee shall have the right to refuse to approve any design, plan, or color for such improvements, construction, or alterations, which is not suitable or desirable in the Committee's opinion, for any reason, aesthetic or otherwise, and in so passing upon such design, the Committee shall have the right to take into consideration the suitability of the proposed improvement, the material of which it is to be built and the exterior color scheme of the proposed improvement, the harmony thereof with the surroundings, the effect or impairment that such improvements will have on the view of surrounding building sites, and any and all facts which, in the Committee's opinion, shall affect the desirability or suitability of such proposed structure, improvements, or alterations. The approval of the Committee of any plans or specifications submitted for approval as herein required shall not be deemed to be a waiver by the Committee of its right to object to any of the features or elements embodied in such plans and specifications, if or when the same features or elements are embodied in the plans and specifications of any other improvements submitted for Committee approval.

6. ARCHITECTURAL PROCEDURE. The Committee's approval or disapproval shall be in writing. All decisions of the Committee shall be final, and neither the Declarant, the Committee, nor their designated representatives shall be subject to any liability therefore. Any errors or omissions in the design of any building or landscaping, and any violations of city or of county ordinances are the sole responsibility of the Lot owners and/or their designer or architect. The Committee's review of plans shall in no way be construed as an independent review of the structural or mechanical adequacy of the proposed improvements, or with architectural soundness thereof, and neither the Declarant nor the Committee shall have responsibility for a determination of such adequacy or soundness.

7. MOVING OF STRUCTURES. No structure of any kind shall be moved from any other place to the Subdivision without the prior written approval of the Committee.

8. COMPLIANCE WITH ZONING ORDINANCES OF PROVO CITY. All improvements in the Subdivision shall be placed and used upon the Lots in accordance with the provisions of the applicable Provo City zoning ordinance, unless otherwise modified or restricted by the covenants herein.

9. TEMPORARY STRUCTURES. No trailer, tent, shack, or other outbuilding shall be placed upon or used at any time within the Subdivision as a temporary or permanent residence.

10. NUISANCES AND RELATED MATTERS.

a. Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be an annoyance or nuisance to the neighborhood or the owners or occupants of any other Lots in the Subdivision.

b. Pets. No barn, coop, shed, sty, or building of any type shall be constructed for the purpose of housing pigs, cows, sheep, goats, horses, poultry, or livestock, and none of the foregoing shall be kept, maintained, or permitted at any place within the limits of the Subdivision. A reasonable number of household pets will be permitted in accordance with Provo City ordinances, so long as such pets do not constitute a nuisance for other residents of the Subdivision and comply with any leash laws in effect.

c. Storage. No campers, boats, boat-trailers, house-trailers, automobiles, trucks, motor homes, horse, or other trailers shall be stored in excess of two (2) days in driveways and shall never be stored on streets or other areas in open view within the Subdivision. Any of the above vehicles, or any part thereof, not in actual use shall be stored or placed in a garage, behind a fence, or other walled-off or enclosed space. No commercial vehicle exceeding one (1) ton shall be kept or stored upon any Lot unless such vehicle is kept or stored in an enclosed

garage when not in use. No commercial vehicle owned or in the possession or under the control of any resident or occupant in the Subdivision shall be parked overnight in any street within the Subdivision. "Commercial vehicle" for this purpose shall include, but not be limited to, any truck, pickup, van, bus, tractor, station wagon, taxi, automobile, or other vehicle used primarily for business or other commercial purposes as distinguished from vehicles used primarily for the transportation of persons other than for hire or other than for business or other commercial purpose.

d. Signs. Except for signs displayed by the developer during the construction and Lot sales period, no signs, other than name plates, shall be displayed to the public view on any Lot except one sign not exceeding four square feet advertising the sale or lease of a Lot or home. However, the Architectural Control Committee may approve signs for home businesses allowed by Provo City.

e. Drilling and Mining. There shall be no oil drilling, mining, quarrying, or related operations of any kind permitted upon any Lot.

f. Rubbish. No rubbish shall be stored or allowed to accumulate anywhere in the Subdivision, except in sanitary containers. Rubbish shall include, but not be limited to bushes or weeds, household wastes, and automobiles, campers, trailers, boats, or parts thereof, which have been in a state of disrepair or unassembled for a period exceeding eight (8) days. Trash, garbage, or other wastes shall be kept in sanitary containers, maintained in a clean and sanitary condition, and stored in garages screened by adequate planting or fencing so as to be concealed from view of neighboring Lots and streets.

g. Transmitting and Receiving Equipment. No external radio, citizen's band, ham radio, or any similar transmitting and/or receiving antennas or equipment shall be placed upon any structure or Lot; provided, however, television and radio antennas or other electronic reception devices may be erected so long as they shall be completely erected, constructed, and placed within the enclosed area of the dwelling or garage on the Lot. Exceptions must first be approved in writing by the Architectural Control Committee. Any installation of a satellite reception dish on any Lot shall be located so that it is obscured from view of the street and neighbors by fencing, plants, or tasteful construction to obscure the dish.

11. EASEMENTS. Easements and rights of way are hereby reserved to the Declarant, its successors, and assigns, in and over the real property subject to this Declaration for the erection, construction, maintenance, and operation therein or thereon of drainage pipes or conduits and pipes, conduits, poles, wires, and other means of conveying to and from Lots in said tract, gas, electricity, power, water, telephone services, sewage, and other things for convenience to the owners of Lots in the Subdivision, including but not limited to, those shown on the Subdivision plat. No

structures of any kind shall be erected over any of such easements except upon prior written permission of the Declarant, its successors or assigns. All purchasers of Lots shall, by acceptance of contracts or deeds for every Lot, thereby be conclusively deemed to have granted an easement to the Declarant to permit the Declarant to take any and all actions necessary to develop the Subdivision, and to improve, market, and sell all Lots owned by the Declarant therein.

12. **SET BACKS.** No dwelling house or other structure shall be constructed or situated on any of said Lots created except in conformity with the "set back" lines as established in each instance by the Committee or by law, and in conformity with any additional "set back" lines which may be fixed by the Declarant, its successors, and assigns, on the recorded Subdivision plat, contracts, or deeds to any or all of the Lots created on said property. Technical terms such as "set back" and all other such terms as used in this Declaration shall be defined, where possible, and shall have the meaning assigned by the Provo City Zoning Ordinance or the Uniform Building Cod, as applicable.

13. **MANNER OF VOTING.** In any matters where the members are given the right to vote herein, each Lot owner of record shall be entitled to one vote for each Lot owned by him, provided, however, where there is more than one record owner of a Lot, all of such owners must act unanimously in order to cast a vote for that Lot.

14. **ADDITIONAL COVENANTS.**

a. **Installation and Maintenance of Landscaping.** Lot owners shall be responsible to complete all Lot landscaping, including the installation of an automatic sprinkler system, planting of trees and laying of sod, and fencing within one (1) year of occupancy. The Lot owner shall thereafter maintain said landscaping, including but not limited to irrigation, fertilizing, lawn mowing, weed extraction, and leaf and snow removal.

b. **Fences and Walls.** No fence or wall shall be erected or placed on any Lot unless prior written approval is given by the Architectural Control Committee. The Lot owner is responsible for the installation and maintenance of all walls and fences.

c. **Change in Grade.** The surface grade or elevation of the various Lots in the Subdivision shall not be substantially altered or changed in any manner which would affect the relationship of such Lot to other Lots in the Subdivision, or which would result in materially obstructing the view from any other Lot in the Subdivision.

d. **Utilities.** All electric, television, cable television, telephone, and other utility line installations and connections from the property line of any Lot to the residence or structures thereon shall be placed underground.

e. Garages. Each home shall have at least a two (2) car garage. Carports are prohibited in the Subdivision.

f. Home Sizes. Homes approved for construction shall contain the minimum, above ground, finished living space of 2000 SF for single-story homes and 3000 SF for two-story homes with a minimum of 1500 SF on the main level. The area within a garage or basement shall not be included in the calculation of finished living space, even if the space is finished. Split-level or split-entry homes will not be allowed in the Subdivision.

g. Exteriors. One hundred percent of all exteriors on homes shall be of masonry construction. Masonry products include rock, brick, stucco, or other Committee-approved equal. A minimum of 60% of the front exterior surface of each home must be covered with brick or rock. No exterior surface except the rear facing may be 100 percent stucco. No siding will be allowed other than wood or masonry siding as approved by the Committee on a case by case basis. Soffit and fascia may be constructed with aluminum material.

(1) The following styles of homes will not be allowed: modular, round, octagonal, prefabricated, pare built, all wood, all aluminum, split entry, logs, mobile, steel, concrete, or any other type of style of home similar in nature. Solar homes will be allowed only upon written approval by the Architectural Control Committee.

h. Roofing. All roofing shingles shall be wood, tile, architectural asphalt shingles, or other Committee-approved equal. No "3-tab" shingles shall be allowed. Roof slopes are restricted to a minimum of 10/12 for single-story homes and 8/12 for two-story homes.

i. Detached Accessory Buildings. A detached accessory building may be permitted, subject to all covenants, conditions, and restrictions imposed by this Declaration. Any detached accessory building shall compliment, in design and composition, the dwelling constructed on the Lot. In no event shall an accessory building be permitted with a height or number of stories greater than the dwelling itself.

j. Clean Construction Site. Lot owners are required to provide a dumpster on site during the entire construction process of a home or other major improvement. The Lot owner is responsible to ensure that contractor, subcontractors, suppliers, and all others maintain a clean construction site, free from rubbish and debris.

k. Clean Lot. No Lot shall be used or maintained as a dumping ground for rubbish or debris. Trash, garbage, and other waste shall not be kept except in sanitary containers.



1. **Parking on Public Street.** No automobiles, truck campers, trailers, boats, equipment, recreational vehicles, motor homes, or other similar vehicles shall be parked or stored on a public street or right of way for more than forty eight (48) consecutive hours. The Architectural Control Committee, may enforce this provision by first giving notice to the owner of the violation or where the owner is not readily available or ascertainable, by giving notice in the form of a written request placed on the vehicle in question, and subsequently causing that the vehicle(s) or equipment parked on the street in violation of this provision to be towed away at the owner's expense. None of the above referenced vehicles or equipment may be kept or stored on any Lot unless stored on the side or rear yards behind the front yard setback.

15. **BREACH OF VIOLATION OF COVENANTS.** In the event of a violation or breach or attempted violation or breach of any of these covenants, conditions, restrictions, limitations, or agreements by any person or concern claiming by, through or under Declarant, or by virtue of any judicial proceedings, Declarant or the owner of any Lot in the Subdivision, or any of them, jointly or severally, shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent such violation or breach and to recover damages which may have occurred as a result of such breach.

16. **RECOVERY.** In the event of the Declarant, Architectural Control Committee, or any property owner in this Subdivision are successful in prosecuting any violation of these protective covenants, he may recover, in addition to any other damages, costs, and expenses of the litigation, reasonable attorney's fees from the party found to be in violation thereof.

17. **EFFECT OF WAIVER OR BREACH OR FAILURE TO ENFORCE.** Each and all of the covenants, conditions, restrictions, and agreements contained herein shall be deemed and construed to be continuing, and running with the land of the Subdivision, including each of the Lots, and the extinguishment of any right of re-entry or reversion for any breach shall not impair or affect any of the covenants, conditions, restrictions, or agreements, so far as any future or other breach is concerned. It is understood and agreed by and between the parties hereto that no waiver of a breach of any of the covenants, conditions, restrictions, and agreements herein contained shall be construed to be a waiver of any other breach of the same, or other covenants, conditions, restrictions, and agreements; nor shall failure to enforce any one of such restrictions, either by forfeiture or otherwise, be construed as a waiver of any other restriction or condition.

18. **SEVERABILITY.** Invalidation of any one or any portion of any one of these covenants and restrictions by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this document on this 3<sup>rd</sup> day of August, 2006.

Utah Land Group, Inc., A Utah Corporation

Reed A. Beus  
Reed A. Beus, President

STATE OF UTAH            )  
                                  ): ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of August, 2006 by Reed A. Beus, President, Utah Land Group, Inc., A Utah Corporation.

Notary Public  
**ANN T. GULLEY**  
351 West Center Street  
Provo, UT 84401  
My Commission Expires  
February 5, 2008  
State of Utah

Ann T. Gulley  
NOTARY PUBLIC  
Residing at: 351 West Center St.

My Commission Expires:

February 5, 2008