

BOULDER VIEW HOME SITES SUBDIVISION – 500 WEST 300 SOUTH, LOA, UTAH
CORRECTION
UNIFORM DECLARATION OF DEED RESTRICTIONS

1. Lots in this subdivision shall not be less than 31,000 square feet in area.
2. Trash, rubbish, litter, debris, rubble, junk or any other material normally considered to be hazardous, objectionable, or a community nuisance shall not be stored or otherwise allowed to accumulate on any lot. Nor shall weeds be permitted to accumulate on any lot such that they shall become a potential fire hazard as defined by local fire safety officials.
3. Signage of any type or description is not permitted except appropriately small signs indicating residence street address and/or owners' name(s). In the case of property being offered for sale, appropriate temporary real estate brokerage signs shall be permitted. All such real estate signs shall be removed immediately upon sale of property.
4. No motor home, camper, trailer, boat personal water craft, all-terrain vehicle, snowmobile, motorcycle or other recreational vehicle shall be stored on any lot unless such vehicle is stored in the rear area of the lot.
5. Home construction shall be strictly limited to new double or triple-wide mobile or manufactured homes, or new homes of conventional construction containing not less than 1,200 square feet of living space in addition to one attached or detached garage. The garage, which shall not be included in the total living space of the residence, shall be capable of storing no more than three (3) full size automobiles or pick-up trucks. The garage shall be fitted with appropriate doors and shall be finished in the same finish and color scheme as the residence. Construction of the residence and the garage shall be completed no more than one year after commencement of construction. No construction shall commence in the absence of an appropriate building permit issued by Wayne County.
6. As adequate public facilities for this purpose are located nearby, temporary living shelters of any type or description including but not limited to campers, trailers, motor homes, mobile homes, tents, etc., shall not be permitted on any lot preceding, during, or after the period of construction.
7. Only one (1) residence shall be constructed on any lot.
8. Construction, erection or placement of outdoor toilets of any type or description shall not be permitted except that suitable, approved temporary chemical-type toilets shall be permitted during the period of construction if such toilets are maintained in a clean, sanitary condition, free from obnoxious odor. Such chemical toilets shall be located no less than 40 feet from any property line. Temporary toilets shall be removed no later than three days after completion of construction of residence.
9. Dog or other animal containment or exercise yards, corrals, or runs, whether fenced or unfenced, or animal shelters of any type or description, shall not be permitted within 40 feet of any property line.
10. Discharge of any projectile from any firearm, pellet gun, bb gun, crossbow, blowgun, paint ball gun, bow, slingshot, or any other weapon or instrument which has the potential to cause harm or damage to person, animal or property is strictly prohibited.
11. Discharge or ignition of fireworks, firecrackers, blank firearm cartridges, or incendiary, smoke-producing, or explosive devices of any type or description is strictly prohibited.
12. Vehicles of any type or description which are not in running condition, or are not being used on a regular basis as a personal conveyance, may not be parked or otherwise stored on any lot unless such vehicle(s) is (are) housed in a garage
13. Overhead power or telephone lines shall not be permitted.
14. Building setback and back yard requirements shall be 30 feet unless such requirement is exceeded by local or county code.
15. Building side yard requirement shall be 20 feet unless such requirement is exceeded by local or county code.

Initials: RVP AMP

Date: 6-22-98

E 127887 B 167 P 0327
Date 22-JUN-1998 9:44am
Fee: 12.00 Check
LOMA BLACKBURN, Recorder
Filed By CB
For RALPH & LEAH PRATER
WAYNE COUNTY CORPORATION

CONDITIONS FOR OBTAINING VARIANCES FROM, AND FOR CHANGING, REMOVING, AND ENFORCING THIS UNIFORM DECLARATION OF DEED RESTRICTIONS:

- 1. Variances to these Deed Restrictions may be obtained through written consent of no less than two thirds (66.6%) of the owners of the property in the subdivision and must include the written consent of all owners of property in the subdivision which shall abut the property of the owner or owners seeking such variance. All variances must conform to appropriate local, county, state, and federal code and law.
- 2. These Deed Restrictions may be revised or removed in whole or in part only upon written consent of all property owners. Revisions must comply with local, state, county, and federal code and law.
- 3. These Deed Restrictions may be enforced through the use of an injunction applied for and issued from an appropriate court of jurisdiction.

I (we), the undersigned owner(s) of real property in the Boulder View Subdivision, have read, understand, and agree to abide by the Deed Restrictions as listed above, and do further agree to ensure all assignees or lessees abide by said Deed restrictions.

This Correction Document is given to correct errors in the original document recorded 5/26/98 in Book 167, page 80, Wayne County Records.

Ralph F. Prater
Owner's printed name

LEAH M. PRATER
Owner's printed name

Ralph F. Prater 6-22-98
Owner's signature Date

Leah M. Prater 6-22-98
Owner's signature Date

Individual Notary

State of Utah)
County of Wayne) ss.

On the 22 day of June, 19 98 personally appeared before me Leah M. Prater Ralph F. Prater, the signer(s) of the above instrument, who duly

Acknowledged to me that he/she/they executed the same.

Loma Blackburn
Notary Public
Residing at: Loa, Utah

My Commission Expires:

