

When recorded mail to:
Anderson Estates
601 West 1700 South Suite A
Logan, Utah 84321

ENT 737287 Bk 941 Pg 875
DATE 25-APR-2000 3:04PM FEE 20.00
MICHAEL L GLEED, RECORDER - FILED BY HG
CACHE COUNTY, UTAH
FOR CONTINENTAL CONST

ANDERSON ESTATES Restrictive Covenants

Part A: Preamble

KNOWN ALL MEN BY THESE PRESENT:

THAT, WHEREAS, Anderson Estates, being the owner of the following described real property located in Nibley City, Cache County, State of Utah, to wit:

SEE ATTACHED EXHIBIT "A"

Do hereby establish the nature of the use and enjoyment of all lots in said subdivision and do declare that all conveyances of said lots shall be made subject to the following conditions, restrictions and stipulations:

PART B: RESIDENTIAL AREA COVENANTS

1. Land use and building type

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height. Two car garages are required. Covenants for additional phases will be approved by the ownership of Anderson Estates at a later date and recorded. All construction to be of new materials, except that it be approved by Anderson Estates.

2. Dwelling Quality and Size

All building specifications as required by Nibley City must be complied with. Exterior materials must include stone or masonry, stucco or siding, and other materials as shall be approved in writing by Anderson Estates. A minimum of 1,000 square feet of finished living space is required for all homes in Anderson Estates.

3. Landscaping

The yard is to be landscaped, including area between sidewalk and curb, within one year after closing and must be in accordance with any additional Nibley City regulations. A minimum of grass will be allowed.

No "fixer-upper" junk cars or junk piles are allowed in the front, rear or side yards.

4. Anderson Estates, must approve all homes to be placed on any of the lots in the Anderson Estates Subdivision.

5. Fencing

Must follow Nibley City ordinance.

1. Term

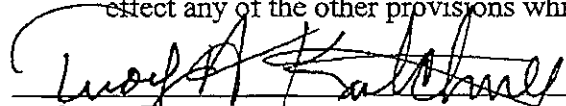
These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

2. Enforcement

Enforcement shall be proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

3. Severability

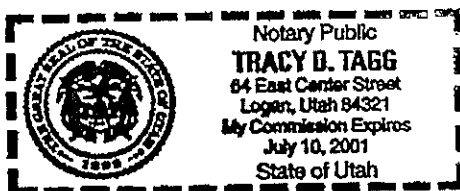
Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.



Anderson Estates
BY: Troy Kartchner

State of Utah
County of Cache

On the 24 day of April, 2000, personally appeared before me, Troy Kartchner, who being by me duly sworn did say that he, the said Troy Kartchner is the OWNER of ANDERSON ESTATES, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Troy Kartchner duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.





Notary Public

EXHIBIT "A"

PARCEL 1: BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 17, MILLVILLE WEST FIELD SURVEY, AND RUNNING THENCE WEST 40 RODS; THENCE NORTH 130 FEET; THENCE EAST 22 RODS; THENCE NORTH 35 FEET; THENCE EAST 18 RODS; THENCE SOUTH 10 RODS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: BEGINNING 10 RODS NORTH OF THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 17, MILLVILLE WEST FIELD SURVEY AND RUNNING THENCE WEST 18 RODS; THENCE SOUTH 35 FEET; THENCE EAST 18 RODS; THENCE NORTH 35 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: BEGINNING 40 RODS SOUTH AND 40 RODS WEST OF THE NORTHEAST CORNER OF LOT 10, BLOCK 17, J.W. FOXES MILLVILLE WEST FIELD SURVEY, AND RUNNING THENCE WEST 40 RODS; THENCE NORTH 4 RODS; THENCE EAST 40 RODS; THENCE SOUTH 4 RODS TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, AND RUNNING THENCE WEST 80 RODS; THENCE NORTH 28 RODS; THENCE EAST 80 RODS; THENCE SOUTH 28 RODS TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTHEAST CORNER OF LOT 11, AND RUNNING THENCE WEST 80 RODS; THENCE SOUTH 12 RODS; THENCE EAST 80 RODS; THENCE NORTH 12 RODS TO THE POINT OF BEGINNING. FURTHER DESCRIBED AS BEING SITUATE IN SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.