

Mt. Pleasant Gateway Estates

ENTRY NO. 213688
RECORDED 1-27-70 3:31 A M BOOK 110-111
REQUEST OF Lloyd J. Christensen
SEE PAID - JACKSON WATLASS, SANPETE COUNTY RECORDER
\$ _____ 57 _____ DEPT

PROTECTIVE COVENANTS
MT. PLEASANT GATEWAY VALLEY ESTATES
SANPETE COUNTY
DATE:
DATE RECORDED:
BOOK _____ PAGE _____
INSTRUMENT NO. _____

KNOW ALL MEN BY THESE PRESENTS:

The undersigned owners of the following described property situated in Sanpete County, Utah, to-wit:

All of MT. PLEASANT GATEWAY VALLEY ESTATES SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of said County, are desirous of creating restrictions and covenants affecting said property.

NOW THEREFORE, in consideration of the premises, the undersigned hereby declare the property herein above described subject to the following restrictions and covenants:

1. Livestock grazing rights shall be retained by the owners for the purpose of controlling fire hazards until such time as a substantial majority of the subdivision has been sold and or it has been determined that such fire danger has been eliminated.
2. No building shall be erected, placed or altered on any building plot containing less than one full acre of area and all such buildings will be designed and erected in conformity and harmony with external design of existing structures and as to location of the building with respect to topography and finished ground elevation.
3. All building and improvements to the land shall be done in conformity with all subdivision requirements of Sanpete County and the State of Utah.
4. Not more than two (2) livestock per acre of ground shall be authorized. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or which may become an annoyance or nuisance to ones neighbor or thageneral welfare of the subdivision.
5. Except where there exists prohibitive topography, and then only by special permission of the owners of Gateway, Inc., no building shall be erected closer than 50 feet from a front lot line; no closer than 25 feet to any side yard line, or no closer than ten feet to the rear yard line.
6. 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 thirty years from the date of the recording of these covenants, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
7. Enforcement of these protective covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violations or to recover damages.

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

WITNESS OUR HANDS

GATEWAY INC.

[Signature]
President

[Signature]
Vice-President

[Signature]
Secretary-Treasurer

The officers who sign these restrictive covenants hereby certify that these covenants were duly authorized under a resolution duly adopted by the Board of Directors of Gateway Inc., a Utah Corporation, at a lawful meeting duly held and attended by a quorum.

In witness whereof Gateway Inc. has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 22nd day of March, A.D. 1970.

Attest:

[Signature]
Secretary

Gateway Inc. Company

By [Signature]
President

[Signature]
Secretary-Treasurer

STATE OF UTAH)
) ss.
County of Salt Lake

On the 22nd day of March, A.D. 1970 personally appeared before me THOMAS FRANK and KEITH J. ALLRED who being duly sworn did say, each for himself, that he, the said THOMAS FRANK is the president, and he, the said KEITH J. ALLRED is the secretary of GATEWAY INC., a Utah Corporation, 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 THOMAS FRANK and KEITH J. ALLRED each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

My commission expires March 20, 1973
My residence is Salt Lake City, Utah

[Signature]
Keith A. Peterson
Notary Public

R E S O L U T I O N

BE IT HEREBY RESOLVED that the subdivision plat submitted to the Board of County Commissioners this 5th day of March, 1970, entitled Mount Pleasant Gateway Valley Estates, by Gateway Inc., Owners, be and hereby is approved, subject to the agreement of the owner;

A-1. To comply in all respects with a general subdivision ordinance for Sanpete County to be enacted within 2 (two) years of the date hereof; (except that the owner shall not be required to supply, install or maintain electrical power utilities to said subdivision)

A-2. That said plat be submitted to County Commissioners for approval and of signature, and after signature be immediately recorded in the office of the County Recorder of Sanpete County, Utah.

B. It is specifically understood that those parcels of land represented on said Plat as being dedicated for use as streets and roads by the owners of the lots shall be and are so dedicated; and that Sanpete County shall have no obligation to construct or maintain said dedicated roads and streets, nor any approach roads.

C. That Sanpete County shall not be required to construct or maintain any road or highway to, or by, or near said subdivision.

D. That Sanpete County shall not be required to furnish any utilities of any nature, including specifically, culinary water, sewers, electric power, television boosters, etc., to said subdivision or the occupants thereof.

E. That fire protection furnished by Sanpete County shall be the same as furnished at this time generally to County residents outside of the Geographical limits of the incorporated Cities and Towns in the county.

Sanpete County Commissioners
CLIFFORD BLACKHAM, voted "aye"
Chairman

EUGENE JENSEN, voted "aye"

KETH JORGENSEN. voted "aye"