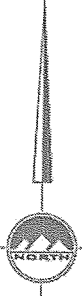


**JONES FARM WEST SUBDIVISION**  
 10020 SOUTH - 10118 SOUTH  
 3610 WEST - 3710 WEST  
 SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

**BANGERTER HIGHWAY (3600 WEST)**



ARTICLE IX

INITIAL CONSTRUCTION OF COMMON MAINTENANCE AREAS

9.01. Declarant's Construction Rights. Declarant shall have the sole and exclusive right to construct and install all initial improvements to the Common Maintenance Area.

9.02. Nature of Improvements. Improvements shall include landscaping, sprinkler systems, fences, and such other improvements as may be identified in the Landscape plan for the project as approved by the City of South Jordan.

ARTICLE X

COVENANTS, CONDITIONS AND RESTRICTIONS

10.01. Residential Area Covenants

(a) 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 and private garages attached to the house. Three car attached garages are required unless approved by Declarant. All construction to be of new materials, except that used brick may be used with prior written approval of the City of South Jordan and the Declarant. Rear detached garages in addition to those on the home are acceptable if approved by the city building requirements, do not interfere with easements or right of ways, and have the same exterior material requirements as the home. 3 GAR

(b) Dwelling Size & Quality, etc.: The main floor of the main structure, exclusive of one-story open porches and garages, shall be not less than 1700 square feet for ramblers, multi-level homes not less than 2100 square feet and two-story homes not less than 2400 square feet above grade. The total livable space must be at least 3000 square feet in any home. Exterior materials must include only brick, stone, stucco or cement based siding products such as Hardy Board. Any application of stucco or cement based products must include some use of brick or stone. Vinyl and aluminum siding may be used only on soffet and fascia. The roof must have a minimum 5/12 pitch and be shingled with a minimum 25 year architectural shingle. The home must rest on a permanent, pre-poured concrete foundation. All other requirements regarding setbacks, side yards and other related items to be per South Jordan City. 1700 #  
2100 # MULTI LEVEL  
2400 # 2 STORY

(ii) Fences may not be constructed of wire or chain link.

(iii) Other than household pets, animals are not allowed including horses, chickens, pigeons, pigs, etc.

(iv) Landscaping must be completed in the front yard of a home within one year of occupancy of the home including underground sprinkler system.