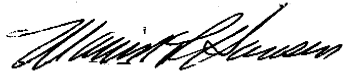


## Country Orchard Estates North Logan, Utah

### Covenants

The purchaser of each lot in the Country Orchard Estates subdivision will agree to and abide by the following:

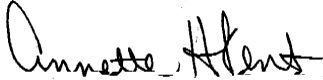
- 1- Each house will be built to conform to the ordinances and standards set forth by North Logan City.
- 2- The minimum finished living area of a one story house will be 1800 sq ft, excluding the garage and basement. For a two story house the minimum size will be 2000 sq ft., excluding the garage and basement.
- 3- Exterior finish will consist of either brick, stone, stucco, or siding, or any combination.
- 4- Each purchaser will maintain the lot. Weeds will be controlled. Equipment, including nonworking cars, trucks, etc. will be housed. A useable travel trailer and/or a boat may be parked on the property.
- 5- Houses must be constructed on the lot. No manufactured houses will be approved.
- 6- Landscaping from the house to the roadway will be installed within one year of the move in date. The property owner will be responsible for landscaping and maintaining the area immediately adjacent to the property line and extending to the edge of the asphalt road or curb.
- 7- House construction plans are to be approved by the subdivision developer (Wasatch Design & Development, LLC), prior to any altering of the lot.
- 8- Each property owner is required to participate in the Country Orchard Estates Home Owners Association and abide by its bylaws. This association will administer, the care of the remaining orchard.
- 9- All orchard trees will remain intact except those incident to the construction of the subdivision, those within a fifteen ft. radius of the foundation of each house, and those with in a driveway path. All remaining trees will be protected during the construction phase of each house. Any damaged trees will be replaced by the property owner. The property owner will obtain approval from the subdivision developer prior to the removal of any tree.



Date: 9 Dec 2003

STATE OF UTAH )  
COUNTY OF CACHE)

On the 9th of December, A.D., 2003, Personally appeared before me MARVIN L. HANSEN, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC

Residing at: Logan, UT

My Commission Expires: 11/19/2006

Ent 849053 Bk 1275 Pg 603



ANNETTE H. KENT  
NOTARY PUBLIC - STATE OF UTAH  
233 NORTH MAIN  
LOGAN, UT 84321  
My Comm. Exp. 11/19/2006

**EXHIBIT "A"**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, COUNTRY ORCHARD ESTATES SUBDIVISION, as shown by the official plat thereof, filed October 16, 2003, as Filing No. 843491, in the office of the Recorder of Cache County, Utah.

Tax Parcel No. 04-173-0001, 04-173-0002, 04-173-0003, 04-173-0004, 04-173-0005, 04-173-0006, 04-173-0007, 04-173-0008, 04-173-0009, 04-173-0010, 04-173-0011, 04-173-0012, 04-173-0013, 04-173-0014, 04-173-0015, 04-173-0016, 04-173-0017

Ent **849053** Bk **1275** Pg **604**