



PROHIBITED USES

- 8.1. No part of the Property shall be used for any purpose or business that is prohibited by the zoning applicable to the Property at any time. No portion of any Parcel may be occupied for any use which is in violation of any applicable ordinances, laws or regulations of any government entity having jurisdiction over the use of all or any part of the Property or for any use which is inconsistent with the provisions of this Declaration, ACC design guidelines (if any), or the local zoning determinations.
- 8.2. Further, the following uses or any uses substantially similar to any of the following are expressly prohibited in the Property:
 - (a) Agriculture, including the production of food and fiber crops, tree farms, grazing, and animal husbandry of livestock, not including feedlots.
 - (b) Automotive and/or Small Engine Repair.
 - (c) Automotive service, paint and body work.
 - (d) Any residential purposes and/or residing in mobile or recreational vehicles.
 - (e) Adult day care.
 - (f) Childcare centers.
 - (g) Funeral home.
 - (h) Manufacture, storage or sale of Explosives.
 - (i) Salvage, wrecking and/or the storage of inoperable vehicles, junk, or other unsightly goods.
 - (j) Cabinet or woodworking facility.

- (k) Food processing which involves the slaughter of animals or rendering operations.
- (l) Restaurants.
- (m) Car wash.
- (n) Metal fabrication and/or outside metal storage yards.
- (o) Lube centers.
- (p) Telecommunications towers.
- (q) Lumber and building material outside storage or yards.
- (r) Outdoor display areas.
- (s) Tire care centers.
- (t) Veterinary offices or outside boarding of animals.
- (u) Kennels or animal shelters.
- (v) Rehabilitation or treatment facilities.
- (w) Any use which would be noxious or offensive to persons of ordinary sensibility because of odors, smoke, dust, noise, vibrations, fumes, or glare.
- (x) No portion of the premises or any portion or part of any building or structure thereon shall at any time be used for the manufacturing, storage, distribution or sale of any products or items which would increase the fire hazard on adjoining premises or neighboring property, or for any use which is in violation of any statute, laws, ordinances, rule, regulation, permit or other validly imposed requirement of Spanish Fork City, Utah County, the State of Utah, or any governmental body.
- (y) Any use of any portion of the premises as a bar or club serving alcohol, tattoo parlors, or sexually oriented business, or adult service (including but not limited to dancing, serving food or beverages, modeling, posing, wrestling, singing, reading, talking, listening, or other performances or activities conducted by a nude or partially denuded individual for compensation), escort service, or any

other sexually oriented business that promotes or encourages lewdness or sexually provocative or obnoxious behavior.

(z) Sexually oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.

(aa)

Any other use prohibited by the Association or ACC.