

87850

DECLARATION OF BUILDING AND USE RESTRICTIONS

1732934

Recorded AUG 23 1960 at 2:34 P.
Request of SECURITY TITLE COMPANY
Fee Paid, Nellie M. Jack
Recorder, Salt Lake County, Utah
\$ 3.00 By F. Anderson Deputy
Book _____ Page _____ Ref. _____

-TO-

WHOM IT MAY CONCERN

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the Owners of all the property and premises situated in Salt Lake County, Utah, and described as follows:

BEST VIEW NO. 5, a subdivision in Salt Lake County, Utah according to the plat thereof on file and of record in the office of the County Recorder of Salt Lake County, Utah as Entry # 1731883 in Book V of Plats, Page 49, thereof, and does hereby establish the nature of the use and enjoyment of all lots in said subdivision and that all conveyances of these lots shall be made subject to the following conditions, restrictions, and stipulations:

1. The aforesaid described property shall be known as a residential district and all lots within the boundaries of the same shall be known and designated as residential lots. No structure shall be erected on said lots other than one single family dwelling on each of said lots not to exceed two stories in height and a one or two car garage or carport. Corner lots shall have 30 feet and 20 feet front yard, with a minimum 8 feet side yard and 25 feet back yard, excepting that side and rear yard requirements may be substituted for each other on corner lots. Inside lots shall have 30 feet set back with a minimum 8 feet side yard with attached garages or carports, and 8 feet minimum but totaling 18 feet on each side when garages are not attached. The minimum rear yard on inside lots shall be 25 feet deep. No lot shall be less than 7,000 square feet in area.

2. No provisions shall be made on any building lot for the raising of poultry or the housing of cows, horses, or other livestock.

3. No trailer, basement, tent, shack, garage, barn, chicken coop or other building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted. Fences or walls shall not extend beyond the minimum front building setback unless of a low ornamental type design and in such cases approved in writing by the Subdivision Control Committee.

4. No structure shall be moved on to any lot unless it meets with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with existing structures in the tract.

5. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood. No hanging of clothes or otherwise unsightly items shall be hung in carports unless enclosed or otherwise obscure from the street immediately in front of the dwelling.

6. The subdivision Control Committee is composed of three members, Larry Linthicum, Verl R. O'Brien and a representative of Award Homes, Inc. No building shall be erected, placed or altered on a lot until the construction plans and specifications, and plans of the location of the structure have been approved by the committee. The majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Design and work shall conform to and be in harmony with existing structures. No dwelling will be permitted on any lot in said tract with a ground floor square foot area of less than 900 feet or a minimum cost of \$10,000.00.

7. In addition to easements shown on plat, a perpetual easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

