

BOOK 2136 PAGE 413

Recorded DEC 23 1963 at 11:00 a.m.
Request of WACHIE ABSTRACT & TITLE

Fee Paid: HAZEL TAGGART CHASE
Recorder, Salt Lake County, Utah

\$ 5.00 by [Signature] Deputy

Ret. _____

1968222

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are duly appointed officers and of the sub-divider and land owner of property described as follows:

ARTISTIC TERRACE, a subdivision in Salt Lake County, State of Utah according to the plat thereof of record in the office of the County Recorder of said County.

do hereby establish the nature of the use and enjoyment of all of the lots in said subdivision and that all coveyances of these lots shall be made subject to the following conditions, restrictions and stipulations.

I.

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 one and one-half stories in height and a private garage or carport for not more than three cars.

II.

ARCHITECTURAL CONTROL

No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in part G.

III.

DWELLING COST, QUALITY AND SIZE

No dwelling shall be permitted on any lot at a cost of less than \$14,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure exclusive of one-story open porches and garages, shall be not less than 1,200 square feet for a one-story dwelling, nor less than 1,200 square feet for a dwelling of more than one story.

IV.

BUILDING LOCATION

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line.

b. No building shall be located nearer than 5 feet to an interior lot line except that no side yard shall be required for a garage or other permitted accessory building located 38 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line.

c. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

V.
LOT AREA AND WIDTH

No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 8,000 square feet except that a dwelling may be erected or placed on lots numbered 9, 14, 20, 21 on the recorded plat.

VI.
EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

VII.
NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

VIII.
TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

IX.
SIGNS

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

X.
LIVESTOCK AND POULTRY

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

XI.
SIGHT DISTANCE AT INTERSECTIONS

No fence, wall hedge or shrub planting which obstructs sight lines at elevations between 2 to 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement.

No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines

III
MEMBERSHIP

The Architectural Control Committee is composed of Mr. Boyd Bronson, Miss Irene Weight, Mr. Howard Amundsen. A 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. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

IV
PROCEDURE

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

V
GENERAL PROVISIONS

A. TERM, 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 these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 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.

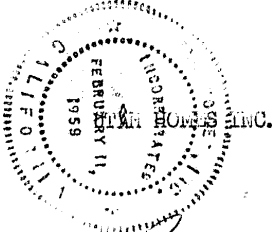
b. ENFORCEMENT, Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

c. SEVERABILITY, Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

VI
FAILURE TO ENFORCE

The above various restrictive measures and provisions of this declaration are declared to constitute mutual and equitable covenants and servitudes for the perfection and benefit of each property in the said subdivision and failure by the Declarant or any other person or persons entitled so to do to enforce any measure or provision upon violation thereof shall not stop or prevent enforcement or be deemed a waiver of the right so to do.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the
20th day of December 19 63.



By Boyd Bronson
Boyd Bronson, Vice President

~~Irene Weight~~
~~Irene Weight, Assistant Secretary~~

Howard Amunasen
Howard Amunasen

STATE OF UTAH)
COUNTY OF WEBER) ss.

On the 20th day of December, A.D. 1963 personally appeared before me
BOYD BRONSON and IRENE WEIGHT who being by me duly sworn did say, each for himself,
that he, the said BOYD BRONSON is the Vice President and she, the said IRENE WEIGHT
is the Assistant Secretary of UTAH HOMES, INC., 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 BOYD BRONSON and IRENE WEIGHT each duly
acknowledged to me that said corporation executed the same and that the seal
affixed is the seal of said corporation.

G. A. [Signature]
Notary Public

Residing at: Ogden, Utah

My Commission Expires: 11-28-66

