

1276461

Recorded at Request of SECURITY TITLE CO. (Order No. 45345) FEB 23 1962
at 12:20 P.M. Fee Paid \$5.00 Hazel T. ... Recorder Salt Lake County, Utah
By: *[Signature]* Deputy Book 912 Page 112 Ref.
Return to: *[Signature]*

DEDICATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, owners and mortgagees of the following described property situate in Salt Lake County, Utah, to-wit:

All of Lots 1 to 8, both inclusive, of RENSMANN SUBDIVISION, ACCORDING to the plat thereof recorded in the office of the County Recorder of said County;

are desirous of creating restrictions and covenants affecting said property.

NOW THEREFORE, in consideration of the premises, the undersigned hereby declare the property hereinabove described subject to the following restrictions and covenants:

(a) All of the Lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-or double-family dwelling.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 8 feet to any side street line. No building, except a detached garage located 60 feet or more from the front lot line, shall be located nearer than 3 feet to any side lot line.

(c) Not more than one dwelling shall be erected on any one building lot, except on Lot 1.

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

(e) No trailer, basement, tent, shack, garage, barn, or other outbuilding shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(f) No dwelling costing less than \$7,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 750 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half story structure.

(g) An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

(h) Until such time as a sanitary sewer system shall have been constructed to serve this tract, a sewage disposal system constructed in accordance with the requirements of the Utah State Board of Health shall be installed to serve each dwelling. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain unless it has been first passed through an absorption field approved by a health authority.

(i) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

(j) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development

or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(k) 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.

Dated at Salt Lake City, Utah, this 8th day of February, A.D.

1952.

Albert Rensmann
Albert Rensmann

Anna M. Rensmann
Anna M. Rensmann

Clyde H. Larsen
Clyde H. Larsen

K. Louise Larsen
K. Louise Larsen

CONTINENTAL NATIONAL BANK & TRUST CO.

By W. E. Eick Vice-Pres.

Peter W. Wilson
Peter W. Wilson

Delphia D. Wilson
Delphia D. Wilson

Edward H. Larsen
Edward H. Larsen

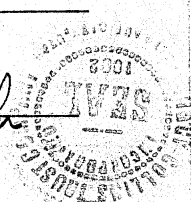
Deane J. Larsen
Deane J. Larsen

Marian R. David
Marian R. David

Joseph A. David
Joseph A. David

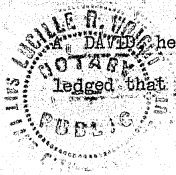
TRACY-COLLINS TRUST COMPANY

By M. D. [Signature]



STATE OF UTAH,)
) :SS
County of Salt Lake,)

On the 8th day of February, A.D. 1952 personally appeared before me, ALBERT RENSMANN and ANNA M. RENSMANN, his wife, CLYDE H. LARSEN and K. LOUISE LARSEN, his wife, PETER W. WILSON and DELPHIA D. WILSON, his wife, EDWARD H. LARSEN and DEANE J. LARSEN, his wife, MARIAN R. DAVID and JOSEPH



DAVID, her husband, the signers of the foregoing instrument who duly acknowledged that they executed the same.

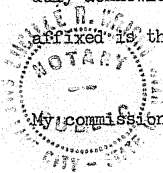
My commission expires 12/10/55

Lucille R. Wright
NOTARY PUBLIC,
Residing at: Salt Lake City, Utah

STATE OF UTAH,)
) :SS
County of Salt Lake,)

On the 8th day of February personally appeared before me

W. E. GILE who being by me duly sworn did say that he is the Vice-President of the Continental National Bank & Trust Company, 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 W. E. GILE duly acknowledged to me that corporation executed the same and that the seal affixed is the seal of said corporation.



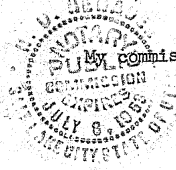
My commission expires 12/10/55

Lucille R. Wright
NOTARY PUBLIC,
Residing at Salt Lake City, Utah.

STATE OF UTAH,)
) :SS
County of Salt Lake,)

On the 8th day of February personally appeared before me

Newell B. Dayton who being by me duly sworn did say that he is the Vice-Pres. of Tracy-Collins Trust Company, 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 Newell B. Dayton duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



My commission expires 7-8-53

Newell B. Dayton
NOTARY PUBLIC,
Residing at Salt Lake City, Utah.