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...the parties hereto, representing all of the owners of real property in ... subdivision, Salt Lake County, Utah, according to the official plat ... of record in the office of the County Recorder of said County, ... to create certain various restrictions and covenants intended for the ... of said real property, excepting from said GLEN ARBOR SUBDIVISION lots 1, ... 27, 28, 29, 40 and 41, which lots shall not be affected by these restrictive covenants.

... in consideration of the premises and the mutual covenants and agree- ... of the parties hereto, and said parties, and undersigned, do hereby jointly ... of the following:

That the following restrictions are hereby created and declared to be covenants ... with the title and the land hereinafore described on every part ...

These covenants are to run with the land and shall be binding on all parties and ... until January 1, 1970, at which time said covenants ... for successive period of ten years unless by vote ... of the land owners of the lots it is agreed to change said covenants ...

If any party hereto, or any of them, or their heirs or assigns, shall violate or ... of the covenants herein it shall be lawful for any other per- ... of persons owning any real property situated in said development or subdivision ... against the person or persons vio- ... to prevent him or them ... to recover damages or other dues for such violation.

Violation of any one of these covenants by judgment or court order shall in no ... of the other provisions which shall remain in full force and effect.

All lots in the tract shall be known and described as residential lots. No ... shall be erected, altered, placed, or permitted to remain on any resi- ... plot other than one detached single family dwelling not to exceed ... for not more than two cars, except as to Lots ... upon which lots one two-family dwelling is permitted.

No building shall be erected on any lot until the design and location thereof ... in writing by a committee elected by a majority of the owners ... in subdivision; however, in the event that such committee is not in ... to approve or disapprove such design or location within 60 days, ... shall be required provided the design and location on the lot ... with existing structures in the tract.

No building shall be erected on any residential building plot nearer than 20 ... feet from the front lot line, the front lot line and shall leave a side ... yard from the lot line, the least dimension of which side yard shall be in no ... and the total width of the side yard for any one building ... shall be not less than 10 feet. No other building shall be erected ...

No residential structure shall be erected or placed on any building plot, which ... of less than 1,000 square feet or width of less than 48 feet at ... setback line.

No structure or offensive trade or activity shall be carried on upon any lot nor ... be done thereon which may be or become an annoyance or nuisance to ...

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

No dwelling costing less than \$4500.00 shall be permitted on any lot in the ... The ground floor area of the main structure, exclusive of one-story open ... shall be not less than 800 square feet.

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

I. No race or nationality other than Caucasian race shall use or occupy any building on any of said land, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

F. B. Bothwell
F. B. Bothwell

Dorothea H. Bothwell
Dorothea H. Bothwell

Roy C. Bothwell
Roy C. Bothwell

Clara P. Bothwell
Clara P. Bothwell

Roy A. Menlove
Roy A. Menlove

Lucille O. Menlove
Lucille O. Menlove

Frank J. Miller
Frank J. Miller

Beth B. Miller
Beth B. Miller

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 1st day of May 1945, personally appeared before me F. B. BOTHWELL and DOROTHEA H. BOTHWELL, his wife, ROY C. BOTHWELL and CLARA P. BOTHWELL, his wife, ROY A. MENLOVE and LUCILLE O. MENLOVE, his wife, and FRANK J. MILLER and BETH B. MILLER, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

John M. Clatman
Notary Public
Residing at:



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