

Sept 9, 1948

AGREEMENT

This agreement made and entered into this 7th day of August, 1948 by and between Wilford Wood and Edward F. Pederson, both of Woods Cross, Davis County, Utah, Witnesseth

That whereas Edward F. Pederson has subdivided certain property for the purpose of erecting dwelling residences thereon, and

Whereas Wilford Wood owns property adjacent to the said subdivisions on the North Side;

In consideration of the covenants and restrictions which Edward F. Pederson has placed upon the said subdivision, Wilford Wood hereby agrees that if and when his real estate property on the north of said subdivision shall be sold the following restrictions and covenants shall be created and shall run with the land.

A. No structures shall be erected, altered, placed, or permitted to remain on the land which shall cost less than \$6000.00 for each building, detached garages and other out buildings not included.

B. No building shall be located on any residential building plot nearer than 20 feet to the front line, nor nearer than 20 feet to any side street line. No building, except a detached garage or other outbuilding located 60 feet or more from the front lot line, shall be located nearer than 10 feet to any side lot line. No residence or attached appurtenance shall be erected on any lot farther than 35 feet from the front lot line.

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 erected in the tract 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 shall be permitted to be occupied by persons other than those of the Caucasian race.

G. An easement is reserved over the rear 8 feet of each lot for utility installation and maintenance.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1959.

These restrictive covenants apply only to the following described real estate, beginning on the East line of a county road at a point 16 rods West and 437.25 feet North from the South East corner of the North West 1/4 of Sec. 1, Township 14 N., Range 1 East, 31st Meridian. Running thence East 30 rods, thence South 70 feet, thence West 38 rods, thence North 70 feet to beginning.

Wilford Wood
Ellian W. Wood

(OVER)

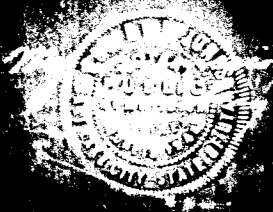
State of Utah
County of Davis
Filed SEP 9 1948
At 3 25 P.M.
H. K. White
Page 420
G. E.
Elma R. Anderson, Dep.

City of Salt Lake
County of Utah

Sept 9, 1948

421

Robert L. Jones
Notary Public



Commission expires June 15, 1952
in Salt Lake City, Utah

STATE OF UTAH |
| SS
COUNTY OF SALT LAKE |

On the 9th day of September, A. D. 1948, personally appeared to me
Wilford C. Wood and Lillian W. Wood, his wife, the signers of the
instrument, who duly acknowledged to me that they executed the



Robert L. Jones
Notary Public
Residing in Salt Lake City
Com. Expires June 15, 1952