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Recorded at Request of SECURITY TITLE COMPANY

SEP 29 1957

at 2.00 PM Fee paid \$ 7.50 Hazel Taggart Chase, Recorder Salt Lake County, Utah

By *B. J. Schmitt*, Dep. Book 563 Page 343 Ref. 137-159-3

DEDICATION OF RESTRICTIVE COVENANTS

Miss index # 3

White Distributing and Supply Company, a corporation, owner of the following described real property situated in Salt Lake County, State of Utah, to-wit:

Vaughn Subdivision, a subdivision of the Southwest Quarter of the Southeast Quarter of Section 21, and the Northwest Quarter of the Northeast Quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian.

do hereby place the hereinafter designated restrictive covenants on all of the said described land:

(a) All 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-family dwelling, not to exceed two stories in height, and a private garage for no more than two cars.

(b) No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Verdi R. White, S. B. Jardine, and G. P. Austin, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee or its designated representative fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 31, 1957. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

(c) 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 or other outbuilding located 60 feet or more from the front lot line, shall be located nearer than 8 feet to any side lot line.

(d) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 48 feet at the front building setback line.

(e) 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.

(f) 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.

MOYLE, McLAY, BURTON AND WHITE

Attorneys and Counselors at Law
Newcomer Building, Salt Lake City, Utah

(g) 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 1,000 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.

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

(i) No person not of the Caucasian race shall use or occupy any building upon any lot except he or she occupies or uses such building as a domestic servant of the owner or tenant who must be of the Caucasian race.

(j) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1977, 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.

(k) 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.

(l) 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 15 day of September, 1947.

WHITE DISTRIBUTING & SUPPLY COMPANY

By *V. R. White*
President

Attest:

S. B. Jardine
Secretary

STATE OF UTAH }
COUNTY OF SALT LAKE } SS

On this 15 day of September, 1947, personally appeared before me Verdi R. White and S. B. Jardine, who being by me duly sworn did say, each for himself, that he, the said Verdi R. White is the president, and he, the said S. B. Jardine is the secretary of White Distributing and Supply 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 Verdi R. White and S. B. Jardine each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Charles W. White
Notary Public
Residing at Salt Lake City, Utah.

Commission expires:
6-25-50

MOYLE, MCKAY, BURTON AND WHITE
Attorneys and Counselors at Law
Notarary Publics, Salt Lake City, Utah