

RECORDED AT REQUEST OF

TITLE INSURANCE AGENCY OF UTAH, INC. Mar 12 - 1948

11254 N. 1st W. 390 West Tappan Street, Recorder, Salt Lake County, Utah.

By R. Y. Schmitt Clerk - Book 594 Page 467 - Ref 37-269-6

CERTIFICATE OF USE RESTRICTIONS

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Miss. Index #3

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KNOW ALL MEN BY THESE PRESENTS:

That whereas, the undersigned, CAPSON-BOWMAN, INC.

a Corporation of the State of Utah, is the owner of a certain parcel of real property, situated in the County of Salt Lake, State of Utah, and described as follows, to wit:

Beginning at the Southeast corner of Lot 232, Mountair Acres Addition No. 6; thence North $89^{\circ} 40'$ West 927.05 feet; thence South 275.0 feet; thence North $89^{\circ} 40'$ West 892.0 feet; thence North $72^{\circ} 28' 08''$ West 176.03 feet to a point on a 310 foot radius curve, the center of which bears North $41^{\circ} 56' 18''$ West; thence Southwesterly along said curve to the right, 143.86 feet to point of tangency; thence South $74^{\circ} 39'$ West 114.64 feet to the East side of Highland Drive, which point is also the Southwest corner of Mountair Acres Addition No. 4; thence South $15^{\circ} 21'$ East, along said East side of street, 92.84 feet; thence East 151.85 feet; thence South 159.00 feet; thence South $89^{\circ} 20'$ East 2048.37 feet to the West line of 1700 East Street; thence North $0^{\circ} 12' 40''$ West 582.48 feet to the point of beginning.

And whereas said CAPSON-BOWMAN, INCORPORATED has subdivided said land into building lots in a subdivision designated as Mountair Acres Addition Number 7 and is filing and recording the plat thereof as required by law, and

Whereas, it is desired in connection with the platting and subdivision of said land and as part of a general building plan for the benefit and protection of the owners of the respective parcels within said area to provide for certain use restrictions, which shall govern and control the use and enjoyment of the lots within such subdivision.

Now, therefore, the undersigned, CAPSON-BOWMAN, INC. do hereby certify and declare that each and all of the lots within such subdivision, shall, upon conveyance thereof by the undersigned, be owned, held and enjoyed by the respective grantees thereof, their heirs and assigns subject to the following restrictions:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1973, at which time said covenants shall be automatically extended for successive periods of ten 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. 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.

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.

- (A) All lots in the tract shall be known and described as residential lots, except that Lot 335A shall be known as a commercial lot and Lot 335 shall be known as a parking lot. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling and not to exceed one story in height and a private garage for not more than two cars, and no structures shall be erected, altered, placed or permitted to remain on Lot 335A other than a building for commercial purposes, the design and size of which meet with the approval of the committee hereafter mentioned. No structure shall be permitted on Lot 335 except a dwelling
- (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 CAPSON-BOWMAN, INCORPORATED, LEO L. CAPSON and N. J. BOWMAN, or by a representative designated by a majority of the members of said committee. In the event said committee or designated representative fails to approve or disapprove such design and location within thirty 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 member 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 1, 1973 unless, prior to said date and effective thereon, a written instrument shall be executed by the then recorded 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 buildings shall be located nearer to the front lot line or nearer to the street line than twenty-two (22) feet. No building except a detached garage or other out-building located sixty (60) feet or more from the front lot line, shall be located nearer than eight (8) feet to any side lot line, except that on Lots 290, 291, 303, 304, 334, 306, 307, and 336 garages may be located nearer than eight (8) feet to the side lot line provided said garage is located within the rear twenty-five (25) feet of the lot. No fence shall be constructed on any of the lots nearer to the front lot line or nearer to the street line than the front or side line of the house constructed on said lot.

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(D) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than fifty-five (55) feet to the front building setback line, except that a dwelling may be constructed on any lot as platted.

(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.

(G) No dwelling costing less than \$4,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of open porches and garages, shall be not less than 750 square feet.

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

(I) Until such time as a sanitary sewer system shall have been constructed to serve this subdivision, 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 the 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 the health authorities.

(J) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenants.

In witness whereof said CAPSON-BOWMAN, INCORPORATED has caused this instrument to be signed by its duly authorized officer and its corporate seal to be hereunto affixed this 11th day of December, 1947

CAPSON-BOWMAN, INC.

ATTEST: [Signature]
Secretary

By [Signature]
President

STATE OF UTAH }
COUNTY OF SALT LAKE } SS

On the 11th day of December, 1947, personally appeared before me LEO L. CAPSON and H. J. BOWMAN who being by me duly sworn did say each for himself, that he, the said LEO L. CAPSON is the president and he, the said H. J. BOWMAN, is the Secretary of the Capson-Bowman Incorporated 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 Leo L. Capson and H. J. Bowman each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

[Signature]
Notary Public
Residing at Salt Lake City,
Utah

Commission expires: 4-24-48

