

1157048

BUILDING RESTRICTIONS

TO WHOM IT MAY CONCERN:

The undersigned, Leonard D. Gardner and Mabelle J. Gardner, his wife, the owners of the following described tracts of land situated in Salt Lake County, State of Utah, to-wit:

WALKWOOD SUBDIVISION

Declare that all and each of the said lots above described shall be subject to, and shall be conveyed subject to the reservations, restrictions and covenants hereinafter set forth:

(A) Each and every lot above described shall be known and is hereby designated as a "Residential Lot" and no structure shall be erected, altered, placed or permitted to remain on said such "Residential Lot" other than one detached, single family dwelling not to exceed one story in height.

(B) No fence shall be erected on any "Residential Lot" which shall extend beyond the front line of the building erected on said lot.

(C) These covenants are to run with the land and shall be binding upon 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 the majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

(D) 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.

(E) 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.

WITNESS the hands of said parties this 12 day of May, 1949.

Leonard D. Gardner
Mabelle J. Gardner

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 12th day of May, 1949, personally appeared before me Leonard D. Gardner and Hazel J. Gardner, his wife, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Albert G. Taylor
Notary Public
Residing at Salt Lake City, Utah

My commission expires:

Jan 19, 1953

Recorded at Request of Heber G. Taylor Co MAY 12 1949
at 3:30 AM Fee paid \$ 1.00 Hazel Taggart Chase, Recorder Salt Lake County, Utah
By E. R. Regan Dep. Book 678 Page 470 Ref. S. 23-225-25
115 East 1st South

S. 23-217-18
S. 23-202-10
S. 23-236-38
Miss Indip #3
S. 40-100-4