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Recorded at Request of

Heber G. Taylor Co. JUL 12 1968 760

9:17 A.M. Fee paid \$ 7 60

Hazel Taggart Chase, Recorder Salt Lake County, Utah

George A. Blumh Dec.

Book 781 Page 301

Ref. *115 E. 1st St. Salt Lake*

Miss Under 14

RESTRICTIONS ON MAYWOOD SUBDIVISION SECOND ADDITION

TO WHOM IT MAY CONCERN:

The undersigned, Leonard B. Gardner and Maxella J. Gardner, his wife, and Heber G. Taylor and Berethy S. Taylor, his wife, the owners of the following described tract of land situated in Salt Lake County, State of Utah, to-wit:

Lots 3, 4, 5, 6, 7, 8, 10, 11 and 12, MAYWOOD SUBDIVISION SECOND ADDITION.

DECLARE that all and each of the said lots above described shall be subject to and 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 any such "Residential Lot" other than one detached single family dwelling not to exceed one story in height.

B. No building shall be located on any residential building plot nearer than 35 feet to the front lot line, nor nearer than 15 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.

C. No residential structure shall be erected or placed on any building plot which shall have an area, exclusive of attached garage, less than 1400 square feet.

D. Lot 2 shall be bound by the restrictions of Paragraph A above. And the remaining lots consisting of Lots 1, 2, 9, 13 and 14, are, together with the above described lots in said Maywood Subdivision Second Addition, subject to the following restrictions:

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

B. 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.

C. 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.

D. No person or persons of any race or nationality other than the Caucasian race shall use or occupy any dwelling on the premises, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

E. No structure shall be moved onto any residential lot hereinbefore described or any part thereof.

F. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1974, 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.

F--(1) 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 any such "Residential Lot" other than one detached single family dwelling.

G. If the... shall violate any... lawful for any... said development... equity against the... such covenant and... damages or other loss for such violation.

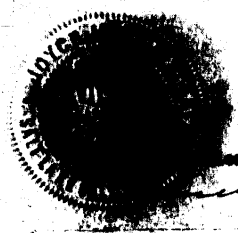
H. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS the hands of said parties this ___ day of July, A. D. 1950.

Leonard B. Gardner
Masella J. Gardner
Heber G. Taylor
Berethy S. Taylor

STATE OF UTAH)
COUNTY OF SALT LAKE) SS.

On this 27 day of July, A. D. 1950, personally appeared before me Heber G. Taylor and Berethy S. Taylor, his wife, and Leonard B. Gardner and Masella J. Gardner, his wife, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Henry J. Ellis
Henry J. Ellis,
Residing at Salt Lake City, Utah