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Platted.  Abstracted   
On Margin.  Indexed   
Compared  Entered

*Lee Roy Cahoon*  
*all lots*

339

Recorded at request of **SECURITY TITLE CO** Order no. 22117 Fee Paid 2.30  
Date OCT 14, 1953 at 1:32 P.M. EMILY T. ELDREDGE Recorder Davis County  
By Marjorie A. Bosman Deputy Book 56 Page 339

OWNERS DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That we the undersigned, LEE ROY CAHOON and MILDRED H. CAHOON, his wife, and ROLLAND N. CAHOON and CAROL P. CAHOON, his wife, as the owners of the following described property situated in Woods Cross, Davis County, State of Utah:

Beginning on the South line of a street at a point 1253.34 feet North and S. 89° 23' 30" E. 252.44 feet from the Southwest corner of the Southeast quarter, Section 25, Township 2 North, Range 1 West, Salt Lake Base Meridian, thence S. 89° 23' 30" E. 416.30 feet along the South line of said street; thence S. 0° 06' 30" W. 972.50 feet; thence S. 89° 42' 00" W. 410.55 feet; thence N. 0° 13' 45" W. 979.06 feet to the point of beginning, and containing 9.25 acres.

Do hereby declare that the aforescribed real property has been set apart and dedicated as a subdivision consisting of forty-four (44) individual residential building lots, which subdivision shall be hereinafter known as "CAHOON ACRES". Said property may be conveyed either by lots or otherwise, subject to the following restrictions, covenants, reservations and declarations:

1. All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one single family dwelling not to exceed two stories in height or a two family dwelling of approved type and a private garage for not more than two cars, all buildings to be constructed in accordance with the Standard Building Code.

2. No building shall be located on any residential building plot nearer than 16 feet to the front lot line, or nearer than 5 feet from any side lot line.

3. The ground floor area of the main structure, exclusive of one-story open porches, and garages shall not be less than 800 square feet. All dwellings shall be constructed of new material and no buildings may be constructed or moved on to any lot until owner of such dwelling plans and/or structure has the written approval from the subdivision sponsors, or from a representative committee of five lot owners.

4. No temporary or sub-standard structure of any kind shall be used as a residence temporarily or permanently.

5. No noxious or offensive trade, business 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.

6. Sewage disposal shall be provided in accordance with the rules and regulations of the Davis County Health Board.

7. An easement of 5 feet is reserved over the rear of each lot in said subdivision for culinary pipe lines, irrigation and drainage ditches and for utility installation and maintenance.

8. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1970.

9. 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 persons or person 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 covenants and either to prevent him or them from so doing or to recover damages or other dues from such violations.

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

IN WITNESS WHEREOF we have hereunto set our hands this 25<sup>th</sup> day of August, 1953.

Lee Roy Cahoon  
Lee Roy Cahoon

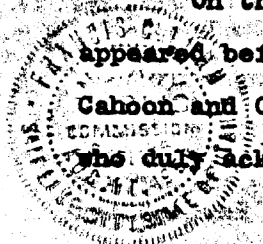
Rolland N. Cahoon  
Rolland N. Cahoon

Mildred H. Cahoon  
Mildred H. Cahoon

Carol P. Cahoon  
Carol P. Cahoon

STATE OF UTAH )  
                  : SS  
County of Salt Lake )

On this 25<sup>th</sup> day of August, 1953, personally appeared before me Lee Roy Cahoon, Mildred H. Cahoon, Rolland N. Cahoon and Carol P. Cahoon, the signers of the foregoing instrument, who duly acknowledged to me that they executed same.



Francis R. Lund  
Notary Public  
Residing in Salt Lake City, Utah