

134625

RESTRICTION AGREEMENT

Raynor Acord

Whereas, Minnie Stahlé Harrison and C. T. Raynor and Veda Mae Raynor, his wife, are the owners of the following described real estate situated in Davis County, State of Utah, to wit:

All of Lots 1 to 19, inclusive, RAYNOR ACRES, a subdivision of part of Block 10, North Mill Creek Plat, Bountiful Townsite Survey.

Whereas, said Owners, and each of them desire to place restrictions against the title to said real estate,

Now, Therefore, in consideration of the premises, the following restrictions are hereby created and declared to be covenants running with the title and land herein before described and each and every part thereof and the undersigned owners hereby declare that the aforesaid land above referred to is to be held and should be conveyed subject to the following reservations, restrictions and covenants hereinafter set forth:

A. 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.

B. No building shall be located nearer to the front lot line than 30 feet or nearer to the side street line than the building setback lines as prescribed by Bountiful Ordinance. No building shall be located on any residential building plot nearer than 25 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 10 feet to any side lot line, except in the event of an attached garage, in which case the minimum side line shall be 6 feet on the side adjoining the said garage.

C. No residential structure shall be erected or placed on any building plot which plot has an area of less than 6500 square feet or width of less than 65 feet at the front building set-back line.

D. 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.

E. No trailer, basement, tent, shack, garage, barn, or other outbuildings 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.

F. The ground floor area of the mainstructure, exclusive of one-story open porches and garages, shall be no less than 800 square feet.

G. An easement is reserved over each lot for utility installations and maintenance, and irrigation rights, as shown on the recorded plat of said Subdivision.

IN WITNESS WHEREOF, the Owners of the tracts of real estate hereinabove mentioned this 20 day of January, 1954 have caused these presents to be executed.

Platted Abstracted
Containing
Composed Entered

Minnie S. Harrison,
C. T. Raynor
Veda Mae Raynor

STATE OF Utah
COUNTY OF Salt Lake SS.

On the 20 day of January, 1954, personally appeared before me, Minnie Stahlé Harrison and C. T. Raynor and Veda Mae Raynor, his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same.

Resident At: Salt Lake City, Ut.

Marie Dawson
Notary Public

Com. Expires: Feb 7, 1954