

WHEN RECORDED RETURN TO:

14025482 B: 11377 P: 3846 Total Pages: 3  
10/05/2022 12:43 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: DAVID BAIRD  
4538 THOUSAND OAKS DR SALT LAKE CITY, UT 84124

David Baird  
4538 Thousand Oaks Dr.  
Millcreek UT 84124



Tax Serial No. 22-01-331-002-0000

**RESTRICTIVE COVENANT**

DAVID BAIRD and DANA BAIRD (“Declarants”) being the owners of fee title to that certain real property located at 4497 S. Adonis Drive, Millcreek, in Salt Lake County, State of Utah, and more particularly described as:

All of Lot 1317, MT. OLYMPUS HILLS #13 SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder’s Office, EXCEPT THAT PORTION BEGINNING AT S’LY COR SD LOT 1317, N 48° W 150.65 FT TO CURVE; 35.81 FT ALG CURVE TO LEFT; S 39°37’40 E 69.49 FT; S 29°36’04” E 70.03 FT TO BEGINNING (the “Burdened Property”),

do hereby declare on Declarants’ own behalf, and on behalf of Declarants’ successors and assigns, that the foregoing described Burdened Property shall be owned, held, transferred, conveyed, and encumbered subject to a restrictive covenant, running with the land and binding upon successors and assigns, for the benefit of that certain parcel of real property also located in Salt Lake County, State of Utah, and more particularly described on Exhibit “A” attached hereto and incorporated herein (the “Benefitted Property”), that no residence or any other structure may be built, constructed or exist anywhere on the Burdened Property that exceeds an elevation of 5,379 feet above sea level (NAVD88); and that no tree or other vegetation on the Burdened Property shall be of a height which exceeds an elevation of 5,379 feet above sea level (NAVD88).

Declarants, and their successors in interest as owners of fee title to the Benefitted Property shall have and retain all available legal and equitable rights and remedies to enforce the foregoing restrictive covenants, including without limitation, the right to obtain injunctive relief, and a right of entry to remove any trees or other vegetation which are in violation of the foregoing restrictive covenant.

No forbearance or delay in enforcing the foregoing restrictive covenants shall constitute a waiver or relinquishment of the right to enforce such restrictive covenants at a future date.

DATED this 4<sup>th</sup> day of October, 2022.

“Declarants”

David Baird

Dana Baird

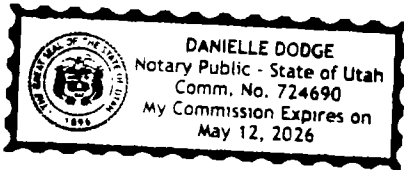
STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October, 2022, by David Baird and Dana Baird.

Danielle Dodge  
Notary Public

SEAL

1617045v2



**EXHIBIT "A"**

The following described real property located in Salt Lake County, State of Utah:

**LOT 1544, MT OLYMPUS HILLS #15**Subdivision according to the official plat thereof, on file and of record in the Salt Lake County, Utah Recorder's Office.