

1412716

GORDON C. YOUNG
and VIRGINIA D. YOUNG, his wife
to

WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned GORDON C. YOUNG and VIRGINIA D. YOUNG, his wife, of 167 Third Avenue, Salt Lake City, Salt Lake County, State of Utah; the owners of certain tract of land situate in Salt Lake County, State of Utah, and described as follows, to wit:

Running East, from 4040 South 15th East, toward Highland Drive, street designated as Claridge Drive, and plot known and recorded as "Claridge Acres". Ten building lots are enclosed in this sub-division.

Now, therefore, in consideration of the premises and of the benefit that will or may accrue to them in the disposition of said lots hereinabove described, we, the undersigned, make the following restrictions for said lots, i.e.

1. ~~None but the Caucasian race and American citizens shall be allowed to own said lots.~~
2. Above described property known as residential and no commercial building shall be allowed to be built.
3. No structure shall be erected wholly or in part on said lots, other than one story, one and one-half or two-story single family dwelling, ~~costing not less than \$10,000.00 or~~ containing less than 1,200 square

Recorded FEB 14 1955 at 4:06 P. M.
Request of Gordon C. Young
Fee Paid Hazel Taggart Chase
Recorder, Salt Lake County, Utah
\$ 1.90 By C. D. Schreyer Deputy
Book 1170 Page 30 Ref.

167-3-ave

- feet, exclusive of basements or garages or carpets, etc., or not less than 800 square feet on main floor of two-story structures.
4. No stable, barn or chicken coop, to exceed 200 square feet and must be set back 100' from front line.
 5. No building set back less than 25 feet from front property line or 12 feet from side line.
 6. No trailer houses, basement houses, tents or any mobile dwelling, nor can any building be moved onto lots for temporary or permanent occupancy.
 7. No fur bearing animals shall be kept on said premises; and fur bearing animals shall be described as follows. Fox, Mink, Pine Marten, Coyotes, Skunk, Alaskan Lamb, Mouton Lamb, Muskrats and rabbits.
 8. All building constructed to comply with all plumbing, electrical and building requirements as set forth in the ordinances of Salt Lake City.
 9. No lot may be divided or sold in pieces other than as shown on official plat.
 10. No noxious or offensive trade or activity shall be carried on on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
 11. No building shall be built of brick or block that exceeds four inches in height of each block or brick, without said block or brick to be covered with stucco.

12. An easement is reserved over the rear five (5) feet of each lot for utility installation and maintenance.

These covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming ownership under them until the first of January, 1974, at which time said covenants shall automatically be extended for a successive (10) year period, unless by a vote of the majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

The invalidation of any of these covenants by court order or injunction shall in no way affect any of the other provisions which shall remain in full force and effect.

Signed:


