

1475094

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Recorded MAR 21 1956 at 2:44 p.m.  
Request of *Federal Housing Administration*  
Fee Paid. Hazel Taggart Chase,  
Recorder, Salt Lake County, Utah  
\$ 2.80 By *Wm. T. Johnson*, Deputy  
Ref. *Dooly B. Kelly*

PROTECTIVE COVENANTS

WOODSTOCK SUBDIVISION SITUATED IN  
SALT LAKE COUNTY, STATE OF UTAH

TO WHOM IT MAY CONCERN:

We, the owners of the following described property:

All of Lots 1 to 21, inclusive,  
Woodstock Subdivision, County  
of Salt Lake, State of Utah

in consideration of the premises and as a part of the general plan for improvement of said property, do hereby declare the property herein described subject to the restrictions and covenants herein recited.

1. These covenants are to run with the land and shall be binding on all persons claiming under them from date hereof until January 1, 1980, 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.
2. 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 person or persons owning any real property situated on the above-described tract 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 for such violation.
3. 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.
4. All of the above-described lots in the tract shall be known and described as residential lots, with the exception of Lots 15, 16, 17 and 18, which are reserved for residential lots or commercial purposes. With the exception of Lots 15, 16, 17 and 18, no structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one family dwelling of not to exceed two stories in height and a private garage.
5. No residence shall be located on any residential building lot described above nearer than 25 feet to the front lot line, or nearer than 10 feet to any side lot line, excluding porches, garages, cornices, spoutings, chimneys and purely ornamental projections. If a carport or garage is constructed on the said building lot, detached or attached, it shall comply with the applicable zoning ordinances of Salt Lake County.
6. No residential structure shall be erected or placed on any of the above described building plots, which plot has an area of less than 10,000 square feet or a width of less than 65 feet at the front building setback line.

W. DOUGLAS ALLEN  
ATTORNEY AT LAW  
SUITE 205  
SENTINEL BUILDING  
2121 S. STATE STREET  
SALT LAKE CITY, UTAH  
HUNTER 5-9841

7. 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 any annoyance or nuisance to the neighborhood.

8. Nor trailer, basement, tent, shack, garage, barn, or other out-building erected in the said 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.

9. No dwelling shall be erected on said residential lots above described which shall cost less than \$10,000.00 and shall not be less than 1000 square feet of ground floor area space, exclusive of one story open porches and garages.

10. No structure shall be erected for the keeping or housing of domestic animals, fowl or birds, nor shall domestic animals, fowl or birds be permitted to be kept on said residential lots.

11. No trash, ashes or other refuse may be dumped or thrown upon any of the above-described lots.

WITNESS our hands this 30<sup>th</sup> day of January, 1956.

Clyde C. Lewis  
Verona D. Lewis  
Owners

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

On the 30<sup>th</sup> day of January, 1956, personally appeared before me CLYDE C. LEWIS and VERONA D. LEWIS, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

W. Douglas Allen  
NOTARY PUBLIC  
Residing at Murray City, Utah

My Commission expires:  
May 24, 1957  
(Notarial Seal)