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BOOK 1297 PAGE 121

Recorded APR 3 1956 at 10:10 a.m.
Request of Salt Lake Real Estate
Fee Paid. Hazel Taggart Chase,
Recorder, Salt Lake County, Utah.
\$ 3.40 By G. Momen Deputy
Ref. 235 East 3rd So.

R E S T R I C T I O N S

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, SALT LAKE REAL ESTATE AND INVESTMENT COMPANY, a corporation of Utah, and WALLACE P. THOMPSON AND CARMEN S. THOMPSON, his wife, and JOHN W. ANDERSON and LOIS N. ANDERSON, his wife, and OREN B. POWELL and BERNICE M. POWELL, his wife, and STANLEY R. MORGAN, JR, and MARJORIE B. MORGAN, his wife, and DARWIN C. KNUDSEN and LENORE W. KNUDSEN, his wife, are the owners of the following described property in the County of Salt Lake, State of Utah, to-wit:

All of Lots 1 to 31 inclusive and Lot 33, SPRINGHAVEN SUBDIVISION according to the official plat thereof recorded in the office of the County Recorder of said County.

and are desirous of creating building restrictions and covenants affecting said property.

AND THEREFORE, in consideration of the premises, the undersigned hereby declare the property herein described, subject to the following restrictions and covenants:

1. No duplex or three story building permitted.
2. Minimum floor area on one level residences of 1200 square feet exclusive of one story open porches, garages and car ports.
3. Minimum of 1000 square feet on main floor of 1½ or 2 level structures.
4. Building materials for the main structures must be masonry brick, exterior or other masonry materials approved by Salt Lake Real Estate and Investment Company.
5. Exterior design of plans subject to approval by the Salt Lake Real Estate and Investment Company.
6. SAVING CLAUSE, Invalidation of any one of these covenants by judgment or court order shall in no wise affect the validity of any of the other provisions not declared invalid and such other provisions shall remain in full force and effect.

In witness whereof, said corporation has caused their names and seals to be herein affixed this 30th day of March, 1956.

SALT LAKE REAL ESTATE & INV. CO.

Darwin C. Knudsen
Lenore W. Knudsen
 * John N. Anderson
 * Lois N. Anderson

BY Darwin C. Knudsen
 President
Wallace E. Thompson
Carmen S. Thompson
Oren B. Powell
Bernice M. Powell
Stanley R. Morgan, Jr
Marjorie B. Morgan

STATE OF UTAH)
 : ss
 COUNTY OF SALT LAKE)

On this 30th day of March, 1956, personally appeared before me, Darwin C. Knudsen, who being by me duly sworn did say that he, the said Darwin C. Knudsen, is the president of the SALT LAKE REAL ESTATE & INV. CO and that the within and the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said Darwin C. Knudsen duly acknowledged

to me that the said corporation executed the same and that the seal affixed is the seal of said corporation.



My commission expires: *Nov. 13th 1959*

Wallace P. Thompson
Notary Public
Residing in Salt Lake City, Utah

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

On the 30th day of March, 1956 personally appeared before me WALLACE P. THOMPSON and CARMEN S. THOMPSON, his wife, and JOHN W. ANDERSON and LOIS N. ANDERSON, his wife, and OREN B. POWELL and BERNICE M POWELL, his wife, and DARWIN C. KNUDSEN and LENORE W. KNUDSEN, his wife, and STANLEY R. MORGAN, jr, and MARJORIE B. MORGAN, his wife, the signors of the within instrument who duly acknowledged to me that they executed the same.

Wallace P. Thompson
Notary Public
Residing in Salt Lake City, Utah

My commission expires: *Nov. 13th 1959*

