

1477029

Recorded APR 3 1956 at 3:29 P. m.
Request of Cannon-Papanikolas Const. Co.
Fee Paid. Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
\$ 4.30 By Johnsen Deputy
Ref.

BOOK 1297 PAGE 239

PROTECTIVE COVENANTS

CANNON-PAPANIKOLAS CONSTRUCTION COMPANY, a Partnership

TO WHOM IT MAY CONCERN:

We, the owners of the following described property:-

All of Lots 501 to 563 inclusive, Oquirrh Hills No. 5 a subdivision in
The Southwest quarter of Section 29, Township 1 South, Range 2 West, Salt
Lake Base and Meridian.

In consideration of the premises and as part of the general plan for improvement of
said property, do hereby declare the property hereinabove 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, 1981, 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 judgement or court order shall
in no wise affect any of the other provisions which shall remain in full force and
effect.

4. All above described lots in the tract shall be known and described as
residential lots. No structures shall be erected, altered, placed or permitted to
remain on any residential building plot other than one detached single-family dwelling
not to exceed two stories in height and a private garage for not more than two cars.

5. No building shall be erected, placed or altered on any building plot in
the above-described property until the building plans, specifications, and plot plan
showing the location of such building have been approved in writing as to conformity
and harmony of external design with existing structures in the said property, and as
to location of the building with respect to topography and finished ground elevation,
by a committee composed of John E. Papanikolas, Nick E. Papanikolas and Gus E.
Papanikolas, or by a representative designated by a majority of the members of said
committee. In the event of death or resignation of any member of said committee, the
remaining member, or members, shall have full authority to approve or disapprove such
design and location, or to designate a representative with like authority. In the
event said committee, or its designated representative, fails to approve or disapprove
such design and location within thirty days after said plans and specifications have
been submitted to it or, in any event, if no suit to enjoin the erection of such
building or the making of such alterations has been commenced prior to the completion
thereof, such approval will not be required and this covenant will be deemed to have
been fully complied with. Neither the members of such committee, nor its designated
representative, shall be entitled to any compensation for services performed pursuant
to this covenant. The powers and duties of such committee, and of its designated
representative, shall cease on or after January 1, 1961. Thereafter, the approval
described in this covenant shall not be required unless, prior to said date and
effective thereon, a written instrument shall be executed by the then record owners
of a majority of the lots above described and duly recorded appointing a represent-
ative, or representatives, who shall thereafter exercise the same powers previously
exercised by said committee.

6. No building shall be located on any residential building lot described
above nearer than seventeen feet to the front lot line, excluding porches, cornices,
spoutings, chimneys, and purely ornamental projections. No building except a detached
garage or other outbuilding located sixty feet or more from the front lot line shall

be located nearer than six feet to any side lot line, except that if a garage is attached to and made a part of a residential structure the building may be located within three feet of any side lot line. No residence shall be erected on any of the above lots farther than fifty feet from the front lot line.

7. No residential structure shall be erected or placed on any of the above-described building plots, which plot has an area of less than 4,000 square feet or a width of less than forty feet at the front building setback line.

8. 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.

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

10. No dwelling costing less than \$6,000.00 shall be permitted on any of the above-described lots in said subdivision. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 700 square feet in the case of a one-story structure, nor less than 600 square feet, in the case of a one and one-half or two-story structure.

11. An easement is reserved over the rear five feet of each of the above-named lots for utility installation and maintenance, and for an irrigation ditch for the benefit of each lot. Utilities easements along side lot lines will be reserved for above purposes.

12. No permanent provision shall be made on any of the above-described lots for the raising of poultry, or the housing of cows, horses or other livestock.

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

CANNON-PAPANIKOLAS CONSTRUCTION COMPANY

By John E. Papaniolas
General Partner

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On the 13th day of January A.D., 1956, personally appeared before me JOHN E. PAPANIKOLAS, who being by me duly sworn, did say that he is a member of the firm of CANNON-PAPANIKOLAS CONSTRUCTION COMPANY, a partnership, and that said instrument was signed in behalf of said partnership by authority of the Articles of Partnership, and said JOHN E. PAPANIKOLAS acknowledged to me that said partnership executed the same.

John E. Johnson
Notary Public

Residing at Salt Lake City, Utah

My commission expires July 19, 1959.