

153865 PROTECTIVE COVENANTS

A+K

Outline of Protective Covenants applying to A. and K Subdivision Lots 1-25 inclusive, executed by Theodore B. Atha and Jean B. Atha, husband and wife, a part of North 1/2 section 25, Township 2 North, Range 1 West, Salt Lake Meridian, plat of which is on file at the office of County Recorder Davis County, Utah.

Hereby declare that the Real Estate now owned by them, shall be conveyed by lot or otherwise subject to the following restrictions and reservations:

- (a) All lots in the tract shall contain an area of 8,000 sq. ft. or more.
- (b) No building shall be located on any residential building lot nearer than 30 ft. to the front lot line or nearer than 8 ft. to the side lot line.
- (c) No building shall be located on any lot having less than 800 sq. ft. of space.
- (d) Sewage disposal shall be provided according to the rules of the County Health Board.
- (e) No trailer, basement, tent, shack, garage, barn or other outbuilding in said tract, shall at any time be used as a residence, temporarily or permanently.
- (f) These covenants shall be binding on all parties and to run with the land until January 1976.
- (g) If the parties hereto, or their heirs or assigns shall attempt to violate any of the covenants herein, it shall be lawful for any persons or person owning any real property situated in said development or subdivision to prosecute any proceedings at law against the person or persons violating or attempting to violate any covenants and either to prevent him or them from so doing or to recover damages or other dues from such violations.
- (h) Invalidation of any one of these covenants by judgment or court order shall not effect any of the other provisions, which shall remain in full force.
- (i) No activity or trade shall be carried on upon any lot that is an annoyance or nuisance to the neighborhood.

Signed Theodore B. Atha
Jean B. Atha

Presented at request of Beulah H. Kelly & John W. Kelly
Date FEB 3 1956
By James R. Byrnes
Recorder Davis County Utah
Page 104
No. Paid 1.30
Recorder Davis County

Abstracted
Registered
Plotted
On Margin
Copied
STATE OF UTAH :
COUNTY OF DAVIS:

On the 3 day of February, 1956 personally appeared before me Theodore B. Atha and Jean B. Atha, husband and wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.



H.P. Byrnes
Notary Public, Residing at Bountiful, Utah
Feb 16, 1956