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Recorded JAN 23 1958 at 12:58 P.M.  
Request of Elwood Neff  
Fee Paid. Hazel Tappart Chase,  
Recorder, Salt Lake County, Utah  
\$ 4.00 By J. Menden Deputy  
Ref.

COVENANTS IMPOSING RESTRICTIONS UPON THE REAL ESTATE 2168 Evergreen  
HEREINAFTER DESCRIBED: City -

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Samuel B. Neff and Louise R. Neff, his wife, of Sandy, Salt Lake County, State of Utah, the owners of a certain tract of land situated in Salt Lake County, State of Utah, and described as follows: to wit:

Sandy Heights, a Subdivision, a part of Section 7, Township 3 South Range 1 East, Salt Lake Base and Meridian.

Whereas, we have divided said land into building lots.

NOW, THEREFORE, in consideration of the premises and of the benefit that will or may accrue to them in the disposition of the lots hereinabove described, we, Samuel B. Neff and Louise R. Neff, his wife, hereby covenant and agree with all persons who may become owners of lots hereinabove described, and their and each of their heirs, executors, administrators and assigns, and with all whom it may concern, that each and all of said lots which shall be held by them and when sold and conveyed shall be owned, held and enjoyed by all persons who may become the owners thereof, and each of them and their and each of their heirs, executors, administrators and assigns, subject to and with the benefit of the following restrictions which are hereby declared to be covenants running with the land and binding upon each and every owner thereof.

The above described property shall be known as a residential district and all lots within the boundaries of the same shall be known and designated as "residential".

No structure shall be erected wholly or in part on each lot other than a one-story, one and one-half story or a two-story single family or two family dwelling having an area of not less than 1000 square feet of floor space, exclusive of basement requirements.

No basement houses nor temporary dwellings shall be permitted at any time.

The minimum side yard for any dwelling shall be eight (8) feet and the total width of the two required side yards shall be not less than eighteen (18) feet. The minimum side yard for a private garage shall be eight (8) feet, except that private garages and other accessory buildings located at least six (6) feet in the rear of the main building shall have a minimum side yard of not less than one (1) foot, provided that no private garage or other accessory building shall be located closer than ten (10) feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than twenty (20) feet or the average of existing buildings where fifty (50) per cent or more of the frontage is developed, but in no case less than fifteen (15) feet or be required to be more than twenty (20) feet.

The minimum depth of front yard shall be 30 feet.

No building shall be erected, placed or altered on any building lot in this subdivision until the building plans, specifications and plot plans showing the location of such buildings have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Thomas B. Neff, Samuel B. Neff and John Elwood Neff, or by a representative designated by a majority of the members of said committee. In the event said committee or its designated representative fails to approve or disapprove such design and location within 30 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

