

1607185

BOOK 1533 PAGE 628

Recorded AUG 21 1958 at 12:05 P.M.
Request of McGHEE ABSTRACT TRUST CO
Fee Paid. Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
\$ 3.70 By Wm. K. ...
Book Page Ref.

DECLARATION OF BUILDING AND USE RESTRICTIONS

HOFFMAN HOMES, INC.

-TO-

WHOM IT MAY CONCERN.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owner of all the property and premises situated in Salt Lake County, Utah, and described as follows:

HOFFMAN HEIGHTS #21, a subdivision in Salt Lake County, Utah, according to the plat thereof on file and of record in the office of the County Recorder of Salt Lake County, Utah, as Entry #1607114 in Book "S" of Plats, Page 92, thereof, and does hereby establish the nature of the use and enjoyment of all lots in said subdivision and that all conveyances of these lots shall be made subject to the following conditions, restrictions and stipulations:

1. Said lots shall be known and described as "Residential Building Lots" and used for purpose of residence only.
2. No structure shall be erected, altered, placed or permitted to remain on any of said lots, other than one detached single family dwelling, not to exceed one story in height and a private garage for not more than two cars, one story in height.
3. No garage or any other buildings whatsoever shall be erected on any of said lots until a dwelling house shall have been erected or until a contract with a reliable and responsible contractor shall have been entered into for the construction of a dwelling which shall comply with the conditions, restrictions and stipulations herein contained; and neither prior to the erection nor after the erection, of the main building herein permitted on any of said lots, shall any garage or other out building be used for residential purposes.
4. No residence building shall be erected, permitted or maintained on any of said lots, which shall have a ground floor area of less than 800 sq. ft. Such ground floor area to be exclusive of open porches, pergolas, or an attached garage. The cost or fair value of any dwelling erected on any of said lots shall not be less than \$6,000.00.
5. No building or the covered porches or pergolas thereof shall be erected, placed or permitted at any point on any of said lots nearer than 25 feet nor further than 42 feet from the front line of said lot as shown on the plat of record in the office of the County Recorder of Salt Lake County, Utah and herein above referred to, except the street side of corner lots may be reduced to 20 feet, provided that the required rear yard is contained opposite the 25 foot front yard to conform with the Salt Lake County zoning ordinances.
6. No building or the covered porches or pergolas thereof shall be erected, placed or permitted at any point on any of said lots, nearer than 8 feet to the side thereof and the total width of the two required side yards shall not be less than 18 feet; provided, however, that in the case of any lot on which there shall be erected a garage or carport attached to the residence building then the building line on the side of said lot on which the garage is located shall be 8 feet from the lot side line thereof, and the total width of the two required side yards shall not be less than 16 feet, except for detached garages constructed 6 feet to the rear of the main building may be placed within 1 foot of the property line.
7. No residential structure shall be erected or placed on any of said lots, which lot has an area of less than 6,000 sq. ft.

