

WHEREAS, we, Russell Duerden and Elsie B. Duerden, his wife, are the owners of the following described land:

All of COLONIAL HEIGHTS, SUBDIVISION, a subdivision of part of Block 39, North Mill Creek Plat, Bountiful Townsite Survey, according to the official plat thereof.

AND, WHEREAS, it is our desire to place certain restrictive covenants on said land to govern and control the type and design of buildings placed thereon for the future development of said land, NOW, THEREFORE, we do hereby declare that all of the lots in said subdivision shall be conveyed subject to the following restrictions, and all parties owning or claiming an interest in any of said lots shall be bound hereby.

1. All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one single family dwelling not to exceed two stories in height or a two family dwelling of approved type and a private garage for not more than two cars.
2. All buildings shall conform in every respect and shall be located on each residential building plot in accordance with the provisions of Bountiful City Zoning Ordinance No. 507.
3. The ground floor area of the main structure, exclusive of one-story open porches, and garages, shall not be less than 1100 square feet. All dwellings shall be constructed of new material, and all buildings shall have an exterior constructed solely of brick or flagstone.
4. No temporary or sub-standard structure of any kind shall be used as a residence either temporarily or permanently.
5. 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.
6. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1982.
7. 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 in said subdivision 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 from such violations.
8. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

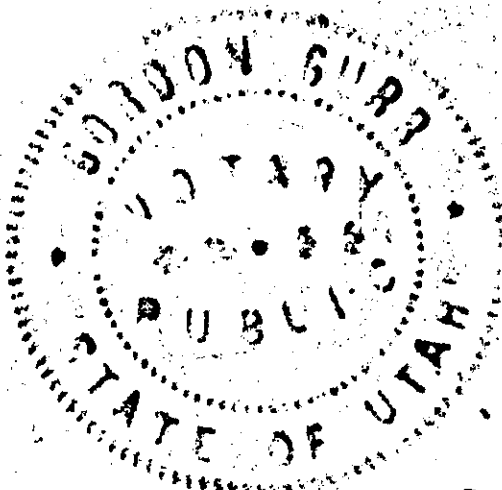
Executed this 22 day of June, 1957.

Russell Duerden
Elsie B. Duerden

STATE OF UTAH)
) SS.
COUNTY OF DAVIS)

On the 22 day of June, 1957, personally appeared before me Russell Duerden and Elsie B. Duerden, his wife, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.

[Signature]
NOTARY PUBLIC
Residing at: Kaysville, Utah
My Com. Expires: April 4, 1958



See Amendment in Book 129 Page 110

- Platted
- Abstracted
- On Map
- Indexed
- Compared
- Entered