

RETURN TO - SECURITY TITLE CO.
ESCROW DEPT. Recorded NOV 21 1989 at 2:19 p.m.
Request of SECURITY TITLE COMPANY
Fee Paid, Nellie H. Jack,
Recorder, Salt Lake County, Utah
\$ 3.00 By F. Auslender Deputy
Ref. 1989-12-19 1989

1687029

RESTRICTIONS

RECEIVED

KNOW ALL MEN BY THESE PRESENTS:

The undersigned owners of the following described property situate in Salt Lake County, Utah, to-wit:

All Lots in MEADOWBROOK FARMS NO. 18, according to the official plat thereof, recorded in the office of the County Recorder of said County.

are desirous of creating restrictions and covenants affecting said property.

NOW THEREFORE, in consideration of the premises, the undersigned hereby declare the property hereinabove described subject to the following restrictions and covenants.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until November 1, 1989, at which time said Covenants shall be automatically extended for successive periods of 10 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.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of Covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or 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 for such violation.

Invalidation of any 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.

A. All 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 dwelling not to exceed one and one-half stories in heights and a private garage for not more than three cars.

B. No building shall be erected, placed, or altered on any building plot in this subdivision 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 subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of ROSS H. CHAMBERLAIN and CARL R. OHRAN, or a representative designated and authorized by both of them. In the event of death or resignation of any member of said committee, the remainin member, shall have full authority to approved 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 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 and after November 1, 1980. 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 in this subdivision and duly recorded appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

(Continued)

Page #2 - MEADOWBROOK FARMS NO. 18 - (Continued)

C. No building shall be located on any residential building plot nearer than 30 feet to the front lot line, nearer than 8 feet to any side lot line, or a total of 18 feet on the 2 side yards, except in the case of an attached carport or attached garage a total of 16 feet on the 2 side yards, or nearer than 20 feet to any side street line. In the case of an attached garage, it shall be no nearer than 20 feet to any side street line or nearer than 8 feet to any side lot line. No detached garage shall be nearer than 45 feet to any front lot line, nearer than 8 feet to any side street line, or nearer than 2 feet to any side or rear lot line.

D. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. The maximum heights on any fence shall be six feet and shall not extend beyond the front setback of the dwelling, provided however, that the building committee shall have power to grant variances for retaining walls to extend beyond the front setback line.

E. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the 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.

F. No building shall be erected or moved onto any building plot which does not conform to the general architecture of the subdivision.

G. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet in the case of one-story one-family structure, nor less than 800 square feet in the case of one and one-half story, one-family structure.

H. An easement is reserved over the rear 5 or 10 feet of each lot as shown on the recorded plat for utility installation and maintenance.

WITNESS our hands this 12th day of October, 1959, A.D.

HITCHCOCK & CHAMBERLAIN, LTD.

BY Louis F. Diehl
LOUIS F. DIEHL, Secretary

BY Ross H. Chamberlain
ROSS H. CHAMBERLAIN, President

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

On the 12th day of October A.D. 1959 personally appeared before me ROSS H. CHAMBERLAIN and LOUIS F. DIEHL who being by me duly sworn did say, each for himself, that he, the said ROSS H. CHAMBERLAIN, is the President, and he, the said LOUIS F. DIEHL is the Secretary of HITCHCOCK & CHAMBERLAIN, LTD., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said ROSS H. CHAMBERLAIN and LOUIS F. DIEHL each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Bertude Sharnee
NOTARY PUBLIC

My commission expires July 22, 1960. Residing at Los Altos, California.