

1730576

RESTRICTIVE COVENANTS

\$ 300 By J. L. Janssena Deputy
Ref.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, Bernard P. Brockbank and Nada R. Brockbank, his wife, are the owners of that certain tract of land situated in Salt Lake County, Utah described as:

All of MT. OLYMPUS HILLS NO. 6, according to the official plat thereof on file in the office of the County Recorder of Salt Lake County, Utah.

Lots Nos. 601 through and including 614 will be subject to all of the restrictions found herein with the exception of paragraph Number 3 where it reads "\$22,000.00" substitute "\$20,000.00", and where it reads "1500 square feet" substitute "1400 square feet".

NOW, THEREFORE, in consideration of the premises and for the benefit that will or may accrue to them in the disposition of the lots aforesaid, said contract purchasers do hereby covenant with all persons who may become owners of the parcels of land within or a part of the above described property purchased from or through them and do hereby restrict the use of the property to those uses which are hereinafter set forth.

1. Land, Use and Building Type: All the lots in said tract shall be known and described as residential lots and shall be used for residential purposes only. No building or structure shall be erected, altered, placed or permitted to remain on any residential plot other than one detached single family dwelling not to exceed one and one-half stories in height.

2. Architectural Control: No building shall be erected, placed or altered on any lot until the construction plans and specification and plans showing location of the structure with respect to said lot, have been approved by Bernard P. Brockbank or his assigns, as hereinafter provided, as to the type and quality of workmanship and materials, harmony of external design with existing structures as to locations with respect to topography and finished grade elevation. Elevations and building locations must be shown on a plot plan by a Certified Engineer. A complete copy of such building plans and specifications and plot plans shall be furnished to Bernard P. Brockbank at his office at 3400 Highland Drive, Salt Lake City and become the property of said Bernard P. Brockbank.

No fences or walls shall be erected on any lot unless approved by Bernard P. Brockbank or his assigns, as hereinafter provided.

3. No dwelling shall be permitted on any lot at a cost of less than \$22,000.00 based upon the cost levels prevailing on the date these covenants are recorded, it being the intention and the purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size.

The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1500 square feet, regardless of whether the house is a one-story or story and a half.

4. Building location: No building shall be located on any lot nearer to the front lot line than 30 feet or nearer than 8 feet on one side and 8 feet on the other side of any one lot with respect to side yard lines. No building shall be located nearer than 20 feet to the street property lines of said streets. No building shall be located nearer than 1 foot from the interior lot line which shall include garages and other necessary buildings.

The purpose of this covenant with respect to eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of any building on any lot to encroach upon another lot.

5. Building Elevation: No building shall be located on any lot having a main floor elevation other than one foot above curb level at the higher end of such building.

RESTRICTIVE COVENANTS (Continued)

6. Lot Area and Width: No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot or portion of a lot having an area of less than 8000 square feet.

7. Easements: Easements for the installation and maintenance of utilities and drainage facilities are reserved, as shown on the recorded plat.

8. Nuisances: No noxious or offensive activity or trade shall be carried on upon any lot nor shall anything be done thereon which may become a nuisance or public or private nuisance to the neighborhood.

9. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or any other outbuilding shall be used on any lot at any time for residential purposes either temporarily or permanently.

10. No animals of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.

11. Membership committee: The architectural control committee will be composed of Bernard P. Brockbank only or if Bernard P. Brockbank is not available to act, either through death or incapacity or lack of further interest in the subdivision, then the persons interested may elect a representative to act for them, each having one vote. Neither Bernard P. Brockbank nor any other person acting for the property holders of the above described property shall be entitled to any compensation for any services performed.

12. It is understood that when Bernard P. Brockbank is not available that the then record owners of a majority of the lots shall have the power at any time to change the representative designated to act for them.

13. Procedure: The approval or disapproval of the plans as required in these covenants shall be in writing. In the event the authorized person fails to approve or disapprove within 30 days after the plans and specifications have been submitted to him or if no suit to enjoin the construction has been commenced prior to the completion thereof, approval shall not be required, and the covenants shall be deemed to have been fully complied with.

14. Term: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 75 years from the date these covenants are recorded.

15. Enforcement: Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

16. Severability: 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.

Dated July 22, 1960.

Lothaire R. Rich
Lothaire R. Rich, Attorney-in-fact
for Bernard P. Brockbank and Nada R.
Brockbank, his wife.

STATE OF UTAH }
 } ss
COUNTY OF SALT LAKE }

On the 22nd day of July, 1960 personally appeared before me
LOTHAIRE R. RICH, Attorney-in-fact for Bernard P. Brockbank and Nada R.
Brockbank, his wife, the signers of the within instrument who duly acknowledged
to me that he executed the same.

My Commission Expires:
March 18, 1963

Donald W. Bradbury
Notary Public residing at
Salt Lake City, Utah