

BOOK 357 pg 171

48.40

RESTRICTIONS ROCKCLIFF ADDITION AS PER THE RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF WEBER COUNTY, UTAH

NOW THEREFORE, in consideration of the premises, the following restrictions are hereby created and declared to be covenants running with the title and the land hereinbefore described, and each and every part thereof, and the undersigned owners hereby declare that the aforesaid land above referred to is to be held and hereinafter conveyed subject to the following reservations, restrictions and covenants hereinafter set forth:

1. Persons bound by these Restrictions:

That the covenants and restrictions are to run with the land and all persons and corporations who now own, or shall hereafter acquire any interest in any of the land hereinbefore described or any lot, portion or parcel thereof, shall be taken and held to agree and covenant with the owners of the said land and with their heirs and assigns to conform to and observe the following covenants, restrictions and stipulations as to the use thereof, and construction of residences and improvements thereon for a period of twenty years from this date.

2. Use of land, cost, frontage:

That none of said land or fraction thereof, shall be improved, used or occupied for any other than residential purposes, and no store or stores shall be erected thereon, PROVIDED, HOWEVER, that these restrictions are waived if consent is given thereto under the provisions of the zoning ordinances of the City of Ogden.

3. Dwellings Set Back and Free Space:

All residence building erected on any building plot or lot shall be set back from the front lot line a uniform distance of at least 15 feet from said front lot line. No residence building shall be erected on any residential building plot or lot nearer than six feet to any side of said lot or side street line. Buildings constructed with attached garages shall maintain a distance of six feet from the side line of the lot, including the attached garage. No buildings except a detached garage or other building located 75 feet or more from the front lot line shall be located nearer than five feet to any side lot line.

4. Size of Lots:

Said land, or any part thereof, or any lot thereof, shall not be

resubdivided into building lots having less than a width of 60 feet at the front line thereof as herein defined, and/or 6000 square feet, and in the event of subdivision of any of said lots, the buildings erected upon such subdivided lots shall conform in all respects to the set back and free space restrictions above provided for.

5. Temporary Residences prohibited:

No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the said property shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

6. Utility and Alley Easement:

An easement is reserved over the rear ten feet of each lot for utility installation, maintenance and alleyways for utility purposes, provided, however, there is excepted from the above lots 4 and 5.

7. Saving Clause:

Invalidity of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

No restriction, or restrictions, shall in any manner take precedent over a mortgage, or mortgages.

DATED this 30th day of December, 1950.

1	Robert H. Benz	Janette Benz
2	Wm H. Kraft	Clara Benz
3	Columbia Construction Co. Inc.	By time of recording
4	John J. Callahan	Mary M. Callahan
5	A. P. Stanford	Grace P. Stanford
6	Stanley E. Jensen	Mrs. Helen W. Jensen
7		
8		
9	Harold B. Covertzen	Shirley Ann Covertzen
10	William B. Knight	Paul B. Knight
11		
12	Jack M. Helgeson	Lorraine D. Helgeson
13	Ben W. Lahr	Fern Lahr
14		
15	Walter Houston	Mary J. Houston

19	Joseph J. Lukenskyfer	Genev S. Blikenslyfer
20	Arthur J. McKay	Edouard McKay
21	Brent M. ...	William J. ...
22	George V. Nord	James F. Nord
23	Philip H. Pearson	Elaine M. Pearson
24	Charles Brown	Elaine Brown
25	Howard Knight	Enoch Knight
26	Edward ...	William ...
27	Edward ...	John ...
28	William ...	Charles ...
29		
30	Maurice H. Laws	Jenny B. Laws
33	Albert R. Mapwell	
32	William W. Marsden	Grace S. Marsden
31	Stanley W. Madson	Jacqueline Mapwell
31	Edith Bird	Bertha Bird
35	W.	
36	Teyle F. Wilson	
37	R. J. ...	Rhona H. ...
38		
39	Wallace Sandlund	Mrs. Juliana Sandlund
40	R. W. Jenkins	Mrs. ... Jenkins
41	W. Don Maughan	Mrs. W. Don Maughan
42	Arthur S. Barney	Kathryn F. Barney
43	Charles S. ...	Deborah ...
59	Samuel J. Baker	
44	William ...	
45		
46		Burton J. Hedley
47		
48		
49		Patricia Williams
50		
51	Ralph J. Smith	Elizabeth S. Smith
52	Thomas W. Fowler	
53	Leo F. ...	
54		
55	Robert ...	Lucy ...
56	John ...	Rauline ...
57	Norman ...	Mary ...

58	<u>Elizabeth M. Muecke</u>	<u>Beverly B. Muecke</u>
59	<u>Virginia Thompson</u>	<u>Virginia Thompson</u>
60	<u>Stanley K. Grush</u>	<u>Stanley K. Grush</u>
61	<u>Edna Sabardi</u>	<u>Emma Colletti</u>
62	<u>Beatrice B. Blodgett</u>	<u>Beatrice B. Blodgett</u>
63	<u>Edna Thompson</u>	<u>Edna Thompson</u>
64	<u>Edna Thompson</u>	<u>Edna Thompson</u>
65		
66	<u>Joe DeLatorre</u>	<u>Dora DeLatorre</u>
67	<u>Clarence Sessions</u>	<u>Mary Jeanne S. Sessions</u>
68	<u>Robert B. Aldrich</u>	<u>Ruth M. Aldrich</u>
69		
70		
71	<u>Edna Thompson</u>	<u>Edna Thompson</u>
72		
73	<u>Edna Thompson</u>	<u>Edna Thompson</u>
74		
75	<u>Harold Peterson</u>	<u>Harold Peterson</u>
	<u>Edna Thompson</u>	<u>Edna Thompson</u>

STATE OF UTAH }  
 COUNTY OF WEBER } SS

On the 30th day of December, 1950, personally appeared before me Robert L. Berry, Jeanette Berry, John H. Kraft, Elsie M. Kraft, Frank J. Victor Jr., Asst. Sec. of Columbia Construction Co. Inc., John J. Callahan, Lave M. Callahan, C. L. Stanford, Grace R. Stanford, Stanton P. Jensen, Helen W. Jensen, Edmund C. Gulczynski, Harriet Gulczynski, Richard G. Andersen, Bernice Andersen, Gerald B. Evertsen, Shirley Ann Evertsen, Eldon J. Knight Jr., Ruth S. Knight, Keith D. Tonks, Ruth P. Tonks, Jack E. Helgesen, Lorraine P. Helgesen, Ben W. Farr, Fern Farr, M. E. Allred, Mrs. Max E. Allred, Walter R. Houston, Mary F. Houston, Joseph W. Blickens-berger, George R. McKay, D. Lou Jean McKay, Brent Marriott, Glana J. Marriott, Lewis V. Nord, JoAnn T. Nord, Blaine D. Pearson, Elaine K. Pearson, Clyde R. Brown, Sherrie Brown, Howard Knight, Evelyn Knight, George D. Taggart, Myra S. Taggart, Edward Glashien, Joan Glashien, William D. Olsen, Cleora P. Olsen, Richard T. Riesinger, Lila J. Riesinger, Maurice H. Laws, Jerry E. Laws, Albert R. Maxwell, Jacqueline Maxwell, William W. Marsden, Grace G. Marsden, Stanly W. Madson, Etta Mae Madson, Dale Bird, Bertha R. Bird, K. C. Scott, Bernadine C. Scott, Lyle F. Nielson, Dorothy Nielson, L. P. Braselton, Donna W. Braselton, Lyle H. Atkinson, Elaine P. Atkinson, Wallace Sandlund, Jacelyn Sandlund, R. W. Jenkins, Fern Jenkins, W. Don Baughman, Mrs. W. Don Baughman, Gordon S. Barney, Kathryn P. Barney, Darrel P. Hunter, Beverly H. Hunter, Stanley J. Baker, William Pallack, Shirley W. Pallack, Kenneth J. Kearney, Ann E. Kearney, A. L. Headley, Barbara T. Headley, Robert L. Porter, Jacquelin G. Porter, Edward R. Davis, Kathleen E. Davis, George S. Williams, Patricia R. Williams, August G. Luthy, Artella Luthy, Ralph F. Smith, Elizabeth S. Smith, Thomas W. Fowles, Lu Jean Fowles, Leo P. Blaes, Marilyn C. Blaes, Robert J. Ehrenstrom, Jane T. Ehrenstrom, Robert Beck, Shirley K. Beck, Dale Hennings, Pauline Hennings, Norman W. Austad, Mary Austad, Fred T. Larsen Jr., Lavon Larsen, Richard G. Wade, Marilyn B. Wade, Keith S. McMurdie, Beverly B. McMurdie, William Thompson, Virginia Thompson, Stanley S. Grush, Mabel A. Grush, Edna Gabardi, Emma Colletti, Bert L. Blodgett, Patricia L. Blodgett, Keith I. Bunderson, Chloee S. Bunderson, Charles E. Hand, Maxine S. Hand, J. M. Herbert, Merleen Herbert, Joe DeLatorre, Dora DeLatorre, Clarence Sessions, Mary Jeanne S. Sessions, Robert B. Aldrich, Ruth M. Aldrich, John C. Peterson, Cleo F. Peterson,

BOOK 357 PAGE 175

Emery S. Ellertson, Iris S. Ellertson, James M. Ross, Ruth E. Ross, Lawrence D. Farr, Joan S. Farr, Jack E. Jones, Velora W. Jones, Harold A. Monson, Myrene M. Monson, signers of the attached instrument, who duly acknowledged to me that they executed the same.

Subscribed and sworn to before me this 30th day of December, 1950.



*Ella O. Fowles*  
NOTARY PUBLIC  
Residing at Ogden, Utah

173265

48.40

STATE OF UTAH } SS  
COUNTY OF WEBER }  
FILED AND RECORDED FOR  
*Frank Victor Jr.*  
JAN 3 2 54 PM '51

*427 Kiesel Bldg*

IN BOOK 357F Records  
PAGE 171  
DOROTHY B. CAMPBELL  
COUNTY RECORDER

*Olive Hollands*

PLATED  INDEXED   
RECORDED  ABSTRACTED   
COMPARED  PAGE