

PROTECTIVE COVENANTS
BOULTON SUBDIVISION
DAVIS COUNTY, UTAH
DATED: JANUARY 27, 1958
RECORDED: FEBRUARY 7, 1958
BOOK: 137 PAGE: 224
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RESTRICTION AGREEMENT

Whereas, Charles W. Nye and Alta S. Nye, his wife, James R. Boulton and Camilla Boulton, his wife, William R. Boulton and Evelyn Boulton, his wife, Van L. Snow and Grace Snow, his wife are the owners of the following described real estate situated in Davis County, State of Utah, to-wit:

All of Lots 1 to 19, BOULTON SUBDIVISION, a subdivision of part of Section 31, Township 2 North, Range 1 East, Salt Lake Meridian, according to the official plat thereof.

Whereas, said owners, and each of them, desire to place restrictions against the title to said real estate.

Now, therefore, in consideration of the premises, the following restrictions are hereby created and declared to be covenants running with the title and land herein before 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 should be conveyed subject to the following reservations, restrictions, and covenants hereinafter set forth:

A. 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.

B. No building shall be located nearer to the front lot line than 30 feet or nearer to the side street line than the building setback lines as prescribed by Davis County Ordinance. No building shall be located on any residential building plot nearer than 25 feet to any side street line. No building except a detached garage or other outbuilding located 60 feet or more from the front lot line, shall be located nearer than 10 feet to any side lot line, except in the event of an attached garage, in which case the minimum side line shall be 10 feet on the side adjoining the said garage.

C. No residential structure shall be erected or placed on any building plot which plot has an area of less than 10,000 square feet or width of less than 75 feet at the front building set back 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 become an annoyance or nuisance to the neighborhood.