PROTECTIVE COVENANTS Recorded FEGURITY TITLE CONTAIN.

APR 4 - 1963 Fee Paid HAZEL TAGGART CHASE

EDGT 2035 4121 381

SUNSET DOWNS # I.

Recorder, Salt Lake Gounty, Utah

A RESIDENTIAL SUBDIVISION IN SALT LAKE COUNTY, UTAH.

- ALL LOTS OF THIS SUBDIVISION SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL BUILDINGS ONLY; EXCEPT THAT LOTS NUMBER I, 36, 37, 38, AND 39 MAY BE USED FOR DUPLEX OR TWO FAMILY RESIDENCES. NO OTHER STRUCTURES SHALL BE ERECTED ON THIS SUBDIVISION EXCEPT THAT SUCH RESIDENTIAL STRUCTURES MAY HAVE AN ATTACHED OR DETACHED, ONE OR TWO CAR GARAGE OR CARPORT.
- No GARAGE, CARPORT OR OTHER STRUCTURE SHALL BE ERECTED ON ANY LOT UNTIL A DWELLING STRUCTURE HAS BEEN STARTED: No E XCAVATION OR CONCRETE WORK SHALL BE PERFORMED UNTIL A PROPER BUILDING PERMIT HAS BEEN ISSUED FOR A RESIDENTIAL STRUCTURE, AND ONCE ANY SUCH WORK HAS BEEN COMMENCED, THERE SHALL BE A REASONABLE, CONTINUOUS EFFORT TO COMPLETE SUCH STRUCTURE, BUT IN ALL CASES STRUCTURE MUST BE COMPLETED WITHIN SIX MONTHS OF THE START OF SUCH CONSTRUCTION, AND NO STRUCTURE SHALL REMAIN UNPAINTED FOR HORE THAN TEN DAYS AFTER COMPLETION.
- No garage, pasement or other structure may be occupied BY ANY PERSONS, AND NO RESIDENTIAL STRUCTURE MAY BE OCCUPIED UNTIL THE EXTERIOR PAINTING HAS BEEN COMPLETED.
- THE DISTANCE FROM ANY STRUCTURE TO THE FRONT PROPERTY LINE SHALL NOT BE LESS THAN 25 FEET, OR MORE THAN 40 FEET; ALL SIDE AND REAR YARD SET BACKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SALT LAKE COUNTY ZONING ORDINANCES: No structure shall be more than 30 feet in height: Fences SHALL BE ERECTED ONLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SALT LAKE COUNTY REQUIREMENTS, BUT IN NO CASE SHALL A FENCE TO THE REAR OF THE FRONT OF A STRUCTURE BE HIGHER THAN **EXHIBITOR**.
- NO SIGNS OF ANY TYPE OR SIZE PERTAINING TO ANY TYPE OF BUSINESS MAY BE DISPLAYED ON ANY STRUCTURE OR LOT, EXCEPT THAT THE SUBDIVIDERS, BUILDERS AND REALTORS MAY DISPLAY ANY SUCH SIGNS THAT MAY PERTAIN TO THEIR ACTIVITIES IN THIS SUBDIVISION ONLY.
- No structure may be used or occupied for the purpose OF THE CARE, LODGING OR ENTERTAINMENT OF ANY PERSONS SUFFERING FROM ANY DISEASE OR PHYSICAL AILMENT EXCEPT MEMBERS OF THE OCCUPANTS IMMEDIATE FAMILY.
- IT IS EXPRESSLY UNDERSTOOD TRAT THESE COVENANTS AND RESTRICTIONS ARE MADE FOR THE PROTECTION AND BENEFIT OF THE OWNERS AND OCCUPANTS OF THE LOTS HEREIN, AND SHALL INURE TO THE BENEFIT OF, AND BE BINDING ON ALL PARTIES OR PERSONS OWNING OR OCCUPYING SUCH LOTS; AND THAT THESE COVENANTS AND RESTRICTIONS SHALL BE IN FORCE FOR A PERIOD OF THIRTY YEARS FROM THE DATE OF THE RECORDING OF THIS INSTRUMENT, OR UNTIL FEBRUARY I, 1993, WHICHEVER IS LATER, AT WHICH TIME THEY MAY BE EXTENDED OR ALTERED IN WHOLE OR IN PART BY A MAJORITY VOTE OF THE THEN PROPERTY OWNERS.

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IF ANY PERSONS SHOULD VIOLATE ANY OF THE FOREGOING PROVISIONS OF THESE COVENANTS OR RESTRICTIONS, IT SHALL BE LAWFUL FOR ANY OTHER PROPERTY OWNERS IN THIS SUBDINCTION, TO PROSECUTE SUCH VIOLATORS BY PROCEEDINGS OF LAW, EITHER TO PREVENT ANY FURTHER VIOLATIONS OR TO RECOVER ANY DAMAGES INCURRED BY SUCH VIOLATION.

SHOULD ANY OF THE COVENANTS, RESTRICTIONS OF OTHER PROVISIONS OF THIS INSTRUMENT BE HELD INVALID OR VOID SUCH SHALL NOT EFFECT THE VALIDITY OF ANY OTHER PORTION OF THIS INSTRUMENT HEREIN CONTAINED.

ÂNY VIOLATION OF THE FOREGOING PROVISIONS, CONDITIONS, COVENANTS OR RESTRICTIONS SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST ON ANY PROPERTY IN THIS SUBDIVISION; AND SUCH PROVISIONS SHALL BE ENFORCEABLE AGAINST THE OWNERS OF ANY PROPERTY IN THIS SUBDIVISION AQUIRED BY FORECLOSURE OR OTHERWISE.

IN WITHESS WHEREOF, THE UNDERSIGNED HAVE DULY EXECUTED THIS DOCUMENT ON THIS ...... 5. ...... DAY OF ...... 1963.

KING AND GILLESPIE, INCORPORATED

BY. A.C. KING, PRESIDENT

BY. J. GILLESPIE, SECRETARY

STATE OF UTAH SS COUNTY OF SALT LAKE

NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE.

ADDRESS

MY COMMISSION EXPIRES ON Saley 14, 1966