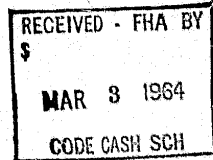


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Recorded MAR 24 1964 at 1:12 P.M.
 Request of SECURITY TITLE COMPANY
 Fee Paid, Hazel Taggart Chase
 Recorder, Salt Lake County, Utah
 \$ 3.00 By *[Signature]* Deposit
 Book _____ Page _____ Ref. _____
PROTECTIVE COVENANTS



TO WHOM IT MAY CONCERN:

Security Title Company, Trustee, a Corporation of Utah, the owner of the following described property situate in the County of Salt Lake, State of Utah, to-wit:

Lots 71 to 129, inclusive, CHERRY HILLS #2, a subdivision of part of the Southwest quarter of Section 26, Township 2 South, Range 1 East, Salt Lake Meridian, according to the plat thereof, recorded in the office of the County Recorder of Salt Lake County.

In consideration of the premises and as part of the general plan for improvement of said property, do hereby declare the property hereinabove described subject to the restrictions and covenants herein recited.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage and/or carport for not more than three cars.

2. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and plans showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to locations with respect to topography and finish grade elevation and to meet Salt Lake County requirements.

No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved.

The Architectural Control Committee is composed of Richard S. Prows, Clifford W. Messenger and Richard F. McKean. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been duly complied with.

3. No dwelling shall be permitted on any lot at a cost of less than \$12,000.00 based upon the cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant 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 on 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 not be less than 1000 square feet for a one-story dwelling, nor less than 800 square feet (ground floor or main floor area) for a dwelling of more than one story.

4. No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line, or nearer than 8 feet to any interior lot line. The minimum distance from the main building to the rear lot line shall be 15 feet. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. A detached garage and/or carport or other permitted accessory building may be located next to a side lot line in accordance with the Salt Lake County Zoning Ordinance.

