

BOOK 2217 PAGE 127
2015814

Recorded JUL 23 1964 at *1140 P.M.*
Request of *MEL NELSON*
Fee Paid HAZEL TAGGART CHASE
Recorder, Salt Lake County, Utah
\$ *4.00* By *[Signature]* Deputy
Ref.

RECEIVED - FHA BY
\$
JUN 16 1964
CODE CASH 30M

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the undersigned are the owners of the following described real estate located in Salt Lake County, State of Utah, to-wit:

SHORLAND NO. 1 SUBDIVISION,
according to the official plat thereof;

and are desirous of creating restrictions and covenants under them until May 1, 1994, affecting said property.

NOW, THEREFORE, the undersigned hereby declare the property hereinabove described subject to the following restrictions and covenants.

A. 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 one and one-half stories in height and a private garage or carport for not more than two cars.

B. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of materials and workmanship, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback lines unless similarly approved. The Architectural Control Committee is composed of James D. Jamieson, Dean Baker and Glen M. Seely, 3481 South 2700 West, Granger, Utah, or 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. At any time the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. The powers and duties of such committee, and of its designated representative, shall cease on or after May 1, 1994.

C. No dwelling shall be permitted on any lot at a cost of less than \$14,000.00, including lot, based upon cost levels prevailing on the date these covenants are recorded, it being the intention of the covenant to assure that all dwellings shall be of 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 650 feet for a split-level dwelling.

D. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event 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, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

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E. No dwelling shall be erected or placed on any lot having a width of less than 70 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 8000 square feet.

F. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No clothes drying or storage of any kind is permitted in carports except in enclosed areas designed for the purpose. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

G. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet away from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

H. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

I. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise property during the construction and sales period. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

J. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

K. The original builder of a residence upon any of the residential lots of the area shall, when the residence is turned over to the first occupant, provide and plant a tree of at least one inch in caliber, such trees to be located between 5 and 10 feet of the back line of the sidewalk and between 10 and 20 feet of the side property line.

L. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installations and maintenance of utilities, or which may obstruct or retard the flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

M. 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 thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

N. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violating or to recover damages.

O. 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.

WITNESS the hands of said owners this 16th day of June, 1964.

Robert M. Sign
Oliver M. Sign
Shorland Hunsaker
John L. Hunsaker

STATE OF UTAH)
) ss.
 County of Salt Lake)

On this 16th day of June, 1964, personally appeared before me J. Kenneth Thayer, Oliver M. Thayer, Shorland Hunsaker, and John L. Hunsaker, the signers of the within instrument who duly acknowledged to me that he executed the same.

Glen M. Seely
 NOTARY PUBLIC

My Commission Expires: 17 Aug 1967 Residing at Salt Lake County.

