

2021068

BOOK 2225 PAGE 489

Recorded AUG 18 1964 at 2:58 p.m.  
 Request of Kenneth R. Farley  
 Fee 3.00 BY Ann F. Goldthorpe Deputy  
 Recorder, Salt Lake County, Utah  
 Ref. 4775 to 7790 City 17

RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

The undersigned owners of the following described property situate in Salt Lake County, Utah, to-wit:

Lots 1 through 8 inclusive, FARLEY SUBDIVISION, according to the plat thereof, as recorded in the office of the County Recorder of said County.

are desirous of creating restrictions and covenants affecting said property.

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

1. USE OF LAND None of the lots in the said subdivision shall be improved, used or occupied for other than private single family residence purposes and no flat or apartment house intended for residence purposes shall be erected other than one detached single family dwelling, not to exceed one story in height, and a one, two or three car garage. Dwelling must not be less than 1200 square feet, excluding basement and garage.
2. SET BACK OF RESIDENCE FROM FRONT AND SIDE LINES Must meet the requirements as established by the Salt Lake County Planning Commission.
3. SUBDIVIDING OF LOTS No lot as now platted shall be re-subdivided, unless approved by the planning committee.
4. NO RESIDENCE OF TEMPORARY CHARACTER PERMITTED No trailer, basement, tent, shack, garage, barn or other out building shall be moved onto or erected on any lot in the subdivision which shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted thereon.
5. PLAN, DESIGN AND LOCATION OF BUILDINGS No building shall hereafter be placed or erected on any lot of said subdivision until the design and location thereof has been approved in writing by not less than two members of the subdivision planning committee. Members of the said committee to be Kenneth R. Farley, Fred C. Goldthorpe, and Jennis R. Farley. However, in the event said committee shall fail to approve or disapprove such design or location within 15 days after approval thereof has been requested in writing, thence such approval shall not be required, provided designing and location of the lot conforms with the restrictions herein contained and are in harmony with existing structures in the subdivision. All construction must be of first grade brick or its equivalent.
6. EASEMENT OF UTILITIES An easement is hereby reserved over the rear five feet of the lots for the installation and maintenance of utility service, or as shown on the recorded plat.
7. RESPONSIBILITY OF OWNERS It shall be the responsibility of all owners to repair all damage caused through negligence to curb, street, and utilities.

Kenneth R. Farley  
 Kenneth R. Farley

Fred C. Goldthorpe  
 Fred C. Goldthorpe

Betty J. Farley  
 Betty J. Farley

Ann F. Goldthorpe  
 Ann F. Goldthorpe

See reverse for acknowledgments

STATE OF UTAH )  
: ss  
COUNTY OF SALT LAKE )

On the 12 day of August, A. D., 1964  
personally appeared before me KENNETH R. FARLEY and BETTY T. FARLEY,  
the signers of the within instrument who duly acknowledged to me that they  
executed the same.



Lillian E. Carroll  
Notary Public  
Residing at Salt Lake City, Utah

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On the seventh day of August, A. D., 1964  
personally appeared before me FRED C. GOLDTHORPE and ANN F. GOLDTHORPE,  
the signers of the within instrument who duly acknowledged to me that they  
executed the same.

Catherine K. Falenzer  
Notary Public  
Residing at 19901 Woodliff Rd  
Northridge, California

My Commission Expires: August 6, 1967

CATHERINE K. FALENZER  
NOTARY PUBLIC in and for the County  
of Los Angeles, State of California  
My Commission Expires August 6, 1967

Platted \_\_\_\_\_  
Indexed \_\_\_\_\_  
Grantee \_\_\_\_\_  
Photo \_\_\_\_\_  
Abstract \_\_\_\_\_  
Notes \_\_\_\_\_