

NOW THEREFORE, in consideration of the premises, the following restrictions are hereby created and declared to be covenants running with the title and the land hereinbefore described, and each and every part thereof, and the undersigned owner hereby declared that the aforesaid land above referred to is to be held and hereinafter conveyed subject to the following reservations, restrictions and covenants hereinafter set forth:

1. Persons bound by these Restrictions:

That the covenants and restrictions are to run with the land and all persons and corporations who now own, or shall hereafter acquire any interest in any of the land hereinbefore described or any lot, portion or parcel thereof, shall be taken and held to agree and covenant with the owners of the said land and with their heirs and assigns to conform to and observe the following covenants, restrictions and stipulations as to the use thereof, and construction of residences and improvements thereon for a period of twenty years from this date.

2. Use of land, cost, frontage:

That none of said land or fraction thereof, shall be improved, used or occupied for any other than residential purposes, and no store or stores shall be erected thereon, PROVIDED, HOWEVER, that these restrictions are waived if consent is given thereto under the provisions of the zoning ordinances of the City of Ogden.

3. Buildings set back and Free Space:

All residence building erected on any building plot or lot shall be set back from the front lot line a uniform distance of at least 15 feet from said front lot line. No residence building shall be erected on any residential building plot or lot nearer than eight feet to any side of said lot or side street line. Buildings constructed with attached garages shall maintain a distance of eight feet from the side line of the lot, including the attached garage. No buildings except a detached garage or other building located 75 feet or more from the front lot line shall be located nearer than five feet to any side lot line.

4. Size of lots:

Said land, or any part thereof, or any lot thereof, shall be not resubdivided into building lots having less than a width of 60 feet at the front line thereof as herein defined, and in the event of subdivision of any of said

lots, the buildings erected upon the lots shall conform in all respects to the use and other restrictions above provided for.

5. Temporary Residence Prohibition:

No trailer, caravan, tent, camp, garage, barn or other out-building erected on the said property shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

6. Utility and Alley Easement:

An easement is reserved over the rear ten feet of each lot for utility installation, maintenance and alleyways for utility purposes.

7. Saving Clause:

Invalidity of any one of these covenants by judgement or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

No restriction, or restrictions, shall in any manner take precedent over a mortgage, or mortgages.

DATED this 7th day of November, 1955.

WITT CONSTRUCTION CO. INC. OF IDAHO

By M. B. Weber
M. B. Weber, Secretary

Robert Hippen

State of Utah }
County of Weber } ss. On the 2ND day of DEC. A. D. 1955 personally
appeared before me *M. B. [Signature]* and who
being by me duly sworn, did say that they are the President and the Secretary
respectively of the *M. B. [Signature] of Utah Construction Co.* a corporation and
that said instrument was signed in behalf of said corporation by authority of a resolution of its
board of Directors and the said
acknowledged to me that said corporation executed the same.

E. W. [Signature]
(Notary Public)
Residing at *Cody, Wyo*
My Commission Expires *Dec 1-58*
Notary Seal
Platted Indexed
Recorded Abstracted
Compared Paged

Recording Data
Fees \$ *9.50* Serial No.
Entry No. **247200**
Platted Indexed
Recorded Abstracted
Compared Paged
STATE OF UTAH }
COUNTY OF WEBER } ss
FILED AND RECORDED FOR
M. B. [Signature]
DEC 2 4 56 PM '55
IN BOOK 498 OF RECORDS
PAGE 528
DOROTHY B. CAMPBELL
COUNTY RECORDER

[Handwritten notes]
(Use black typewriter ribbon only)