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Pk 6N Page 481 EMMA M. DALTON Recorder Grand Co., Utah
Feb 20 482 Deputy Ester Tomerwill
Abn

AMENDED PROTECTIVE COVENANTS
Walker Subdivision
Moab, Utah

1. No lot shall be used except for residential purposes. No building shall be altered, placed or permitted to remain on any lot other than one detached single family dwelling unit or duplex unit not to exceed two and one-half stories in height and a private garage for not more than two cars.
2. No dwelling unit shall be permitted on any lot at a cost of less than \$7,000.00 based upon cost levels prevailing on the date of these covenants, that is the date they are recorded, it being the intent and purpose of this covenant to insure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date of these covenants at the minimum cost stated herein for the minimum dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 800 square feet.
3. No building shall be located on any lot nearer than 25 feet to the front line, 25* (feet) to the rear lot line, or nearer than 15 feet to any side street line. No building shall be located nearer than 8 feet to any interior lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered a part of the building, provided, however, that this shall not be construed to permit any portion of building on a lot to encroach upon another lot. A detached garage or other permitted accessory building may be next to a side lot line if located 35 feet or more from minimum building set back line.
4. No lot shall be resubdivided into, nor shall any dwelling be erected or placed on, any lot having a width of less than 60 feet at the minimum building set back line or an area of less than 6000 square feet.
5. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear five feet of each lot.
6. 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.
7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot any time as a residence either temporarily or permanently.
8. These covenants are to run with the land and are to be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded changing said covenants in whole or in part.
9. Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

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Handwritten notes:
U. S. ENTERPRISES
Secretary-Treasurer

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

U. S. ENTERPRISES

By *V. R. Ekins Jr.*
Secretary-Treasurer

STATE OF UTAH }
COUNTY OF GRAND } ss

On the 6th day of December, 1954, personally appeared before me V. R. Ekins Jr., who being by me duly sworn, did say that he is the Secretary-Treasurer of U. S. ENTERPRISES, and that said instrument was signed in behalf of said corporation by authority of its by-laws and said V. R. Ekins Jr., acknowledged to me that said corporation executed the same.

Darrell Palmer
Notary Public, Residing in
Salt Lake County

