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Recorded JUL 9 - 1973 at 2:46 P.M.
Request of WESTERN STATES TITLE CO.
Fee Paid JERADEAN MARTIN
Recorder, Salt Lake County, Utah
\$ 5.00 By [Signature] Deputy
Ref.

PROTECTIVE COVENANTS

WESTERN STATES TITLE COMPANY, a Utah Corporation, as Trustee, McKEAN CONSTRUCTION COMPANY, a Utah Corporation, owners of the following described property located in Salt Lake County, State of Utah,

to-wit:

PART A. PREAMBLE

Lots 465-487 inclusive, BELL CANYON ACRES NO. 4, a subdivision of part of Section 16, Township 3 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 improvements of said property do hereby declare the property hereinabove described subject to the restrictions and covenants as follows:

The residential area covenants in Part B, in their entirety shall apply to BELL CANYON ACRES NO. 4, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

PART B. RESIDENTIAL AREA COVENANTS

B-1 LAND USE AND BUILDING TYPE. 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 and one half stories in height, a private garage or carport for not more than three cars and such other accessory buildings as are approved by the Architectural Control Committee.

B-2 ARCHITECTURAL CONTROL. No building or fencing 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 workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography, other residences and finish grade elevations.

B-3 DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost less than \$28,000.00 including the lot, based upon the cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants 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 1300 square feet for a one-story dwelling, nor less than 1300 square feet for the ground and upper floor areas of a tri-level dwelling, nor less than 1100 square feet for a split entry or two story dwelling.

B-4 BUILDING LOCATION.

a. 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 described under S-1A Zoning. 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.

b. No building shall be located nearer than 15 feet to an interior lot line except that a one foot yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building setback line.

c. For the purpose of this covenant, eaves, steps and open porches shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

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B-5 LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 100 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than three-fourths of an acre.

B-6 EASEMENTS. Easements for installation and maintenance of utilities, drainage facilities and bridle path are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements or to obstruct the free, safe and sanitary use and enjoyment of the bridle path. 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.

B-7 NUISANCES. 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.

- a. No clothes drying or storage of any articles is permitted in carports unless in enclosed areas designed for the purpose.
- b. No storage of any articles, materials, equipment or vehicles of any nature is permitted in the front yard portion of any lot except that regularly used passenger cars and light pick-up trucks can be parked on driveway areas. Trailers, trucks, campers, boats and all types of accessory equipment are permitted to be stored or repaired only in garages, carports or on the rear yard areas of each lot.
- c. Each lot, together with its portion of the bridle path, is to be developed and maintained by its owner in an attractive, safe and sanitary manner.

B-8 TEMPORARY STRUCTURES. 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.

B-9 SIGNS. 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 the property during the construction and sales period.

B-10 OIL AND MINING OPERATIONS. 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.

B-11 PETS. Pets, livestock and fowl which are generally associated with estate type living and which are kept only for family use and/or food production and not for any commercial purpose are permitted on all lots except that mink, swine and goats are not permitted on any lot either temporarily or permanently. However, there shall be permitted no more than two head of cattle in any combination of not more than four head of horses or cattle. All permitted animals and fowl are to be adequately maintained in a sanitary and healthful manner.

B-12 GARBAGE AND REFUSE DISPOSAL. 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.

B-13 SIGHT DISTANCE AT INTERSECTIONS. 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 lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway pavement or bridle path. 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.

PART C. ARCHITECTURAL CONTROL COMMITTEE.

C-1 MEMBERSHIP. The Architectural Control Committee is composed of RICHARD F. McKEAN, 1209 Wilmington Avenue, Salt Lake City; WILLIAM R. PAGE, 607 West 6400 South, Murray, Utah; and MARVIN HENDRICKSON, 4914 South 1005 East, Salt Lake City, Utah. 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.

C-2 PROCEDURE. 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 fully complied with.

PART D. GENERAL PROVISIONS

D-1 TERM. 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 forty 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.

D-2 ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages. Enforcement may be by the Architectural Control Committee or by any affected property owner or owners.

D-3 SEVERABILITY. 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.

