

Miraleste, Lots 18 to 32 Inc, Plat "B" 300

PROTECTIVE COVENANTS

272001 Miraleste Subdivision, Plat "B"

WHEREAS, Bryce M. Singley and Emma Jean Singley, his wife are the owners and possessors of the following described tract of land in Woods Cross, Davis County, Utah:

All of Lots 18 to 32, both inclusive, MIRALESTE, plat B, a subdivision of part of the Southeast Quarter of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, in the City of Woods Cross, County of Davis, State of Utah, according to the official plat thereof.

AND WHEREAS, it is our desire and intent to file restrictions on said property to insure a uniform development thereof, and to enhance the value thereof.

NOW, THEREFORE, we do hereby declare that all of said property shall be conveyed subject to the following restrictions:

1. All lots in the tract shall be known and described as residential lots and no structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two stories in height, and a privated garage for not more than two cars.
2. No building shall be erected on any lot nearer than 25 feet to the front lot line, nor nearer than 6 feet, to any side lot line, and the total width of the two side yards shall not be less than a total of 16 feet. For the purpose of this covenants, eaves, steps and open porches shall not be considered as a part of the building, provided, however that this shall not be constructed to permit any portion of a building on a lot to encroach upon another lot. A detached garage or other permitted accessory building located 60 feet or more from the front lot line may be located and shall have a minimum required side yard of not less than 1 foot.
3. No offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
4. 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.
5. No animals or fowl shall be kept, housed, or permatted to be kept or housed on any lot or lots in said tract except such dogs, cats or birds as are normally considered household pets.
6. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1,000 square feet. No lot shall be resubdivided into, not shall any dwelling be erected or placed on any lot having a width of less than 70 feet in the minimum building setback line, or less than a total area of 6500 square feet.
7. No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plat 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 location with respect to topography and finished grade elevation. The Architectural Control Committee shall be composed of W. D. Gygi and Ronald K. Gygi and Bryce M. Singley. 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 not suit to enjoin the erection has been commenced prior to the completion thereof, approval will not be required and the bicolated covenants shall be deemed to have been complied with.
8. No fence, wall, hedge, or other object of similar design may be constructed on any lot nearer the street line than the dwelling on said lot, nor shall any fence, wall, hedge, or other object of similar design be constructed on any lot to a height greater than six feet.

Recorded at [unclear] of [unclear] County
 Date SEP 1 1964
 By [Signature]
 Fee Paid \$ 3.00
 Recorder Davis County
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 EMILY T. ELDRIDGE
 300

Bryce M. Singley
 230p
 Emma J. Singley

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