

BUILDING RESTRICTIONS FOR ALTA VISTA ADDITION, OGDEN, UTAH.

The undersigned Walt A. Riemersma & wf. Geertje A. Riemersma, owners of the following described tract of land, situated in the City of Ogden, County of Weber, State of Utah, to wit:

All of lots 1 to 33, both inclusive, of Alta Vista Addition declare that all of the above described tract of land shall be subject to the reservations, restrictions and covenants hereinafter set forth.

(A) Each and every lot above described shall be known and is hereby designated as a "Residential Lot", and no structure shall be erected, altered, placed or permitted to remain on said Residential Lots other than one single family dwellings, not to exceed two and one-half stories in height, and a private garage for not more than two cars.

(B) No Building shall be located on said residential building plots nearer than 30 feet to the front Lot line nor nearer than 20 feet to any side street line, or ordinances City of Ogden

(C) No noxious or 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.

(D) The ground floor area of the main structure, exclusive of one story porches and garages, shall not be less than 850 square feet in the case of a one story structure, nor less than 700 square feet in the case of a one and one-half or two story structure.

(E) No trailer, basement, tent, shack, garage, barn or other out building erected in the tract shall at any time be used as a residence temporary or permanently, nor shall any structure of a temporary character be used as a residence.

(F) An easement is reserved over the rear of each lot for utility installation and maintenance, as indicated on recorded plot plan.

(G) No structure shall be moved on to any residential lot herein before described or any part thereof, and no fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line, except with the written approval of the Architectural Control Committee.

- (H) The Architectural control committee is composed of: M.L.Sears, 3462 Baker Drive, Wendell R.Woolsey 2933 Washington Blvd. and Walt A.Riemersma, 1185 Douglas Street, Ogden, 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.
- (I) 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 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.
- (K) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- (L) Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF said parties have hereunto set their hands this 31st day of AUGUST, A. D. 1959

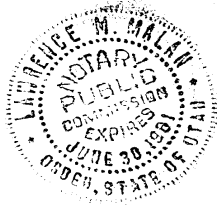
BY

Walt A. Riemersma
Walt A. Riemersma

Geertje A. Riemersma
Geertje A. Riemersma

STATE OF UTAH)
County of Weber) ss

On this 31st day of August, A.D. 1959 personally appeared before me Walt A. Riemersma and wife Geertje A. Riemersma, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Lawrence M. Malan
Notary Public
Residing at

My Commission expires *June 30 - 1961*

320011

Paid ☐ ☐ ☐
Received ☐ ☐ ☐
Counted ☐ ☐ ☐

STATE OF UTAH) ss
COUNTY OF WEBER)
Walt A. Riemersma
AUG 31 2 01 PM '59
IN BOOK 622 - RECORD 4.00
PAGE 113-115
RUTH E. OLSEN
COUNTY RECORDER
Marian L. Skulley