

Home Abstract
107-1 of 1000

James D. Harmston and Elaine P. Harmston, his wife,
Ammon Green and Alice P. Green, his wife and
Theodore F. Glauser and Cleo A. Glauser, his wife

RESTRICTIVE COVENANTS
Recorded
At
In Book Page
Entry No.

To

Whom It May Concern

River Valley Estates Sub. No. 7, situated in Riverdale City, County of
Weber, State of Utah (Containing 34 lots)

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 owners hereby declare that the aforesaid land above referred to
is to be held and hereinafter conveyed with 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
land and with their heirs and assigns to conform to and observe the following
covenants, restrictions and stipulations as to the use thereof, and construc-
tion of residences and improvements thereon for a period of thirty years from
this date.

2. USE OF LAND:

That none of said land, or any fraction thereof, shall be improved, used
or occupied for other than single family residential purposes not to exceed
two stories in height and a private garage for not more than three automo-
biles. No residential structure shall be erected, placed or maintained on
any building area (including any lot or lots or portion of lot) which has an
area of less than 10,000 square feet.

3. DWELLING SET BACK AND FREE SPACE:

All residence buildings erected on any plot or lots shall conform to the
zoning ordinance of Riverdale City. No dwelling shall be nearer than 20 feet
to a side street line in the case of a corner lot. The minimum side yards
for any dwelling shall conform to the zoning ordinance of Riverdale City.
The minimum side yards for private garages and accessory buildings shall con-
form to the zoning ordinance of Riverdale City. No fence shall be constructed
over three feet high nearer to the street than the minimum building set back
line. Fencing behind the minimum building set back line may be to a height
not to exceed seven feet.

4. TEMPORARY RESIDENCES PROHIBITED:

No trailer, basement, tent, shack, garage, barn or other outbuildings
erected on the said property shall at any time be used as a residence tempor-
arily or permanently nor shall any residence of a temporary character be
permitted.

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05-150-0001 TO 0019