

5964527

**DECLARATION OF PROTECTIVE
COVENANTS FOR SANDY WOODS PARK**

**Entry No.
Recorded
Book Page
Dated**

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the undersigned being the owner, of the following described real property situated in Salt lake County, State of Utah, to wit: commonly know as Sandy Woods Park Subdivision.

In consideration of the premises and as part of the general plan for improvement of the property comprising the Sandy Woods Park Subdivision, we do hereby agree to the restrictions and covenants hereon recited.

**PART A
RESIDENTIAL AREA COVENANTS**

1. Planned 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 detached single family dwellings not to exceed two and one half stories in height with a private garage for not less than tow vehicles and for not more than four vehicles.

2. Walls, Fences, Etc No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line. An exemption of the fence and wall restriction is granted for Lots eight (8), nine (9) and ten (10) of the Sandy Woods Park Subdivision.

3. 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 20 feet.

(b) No building shall be located nearer than 6 feet to any interior lot line or nearer than 15 feet to the rear lot line.

(c) For the purpose of this covenants, eaves, steps, porches shall not considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon any other lot.

BK 7053 PG 2419

4. Easement. For installation of and maintenance of utilities and drainage facilities, areas are reserved as shown on the recorded plat. Within these easements, no structure, planting or other materials 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 or flow of drainage channels in the area, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each of the lots and all improvements in it shall be maintained continuously by the owner of the lot, except of those improvements for which a public authority or utility company is responsible.

5. Nuisances. No noxious or offensive activity shall be carried upon any lot, or shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood. No clothes line or storage of any articles which are unsightly will be permitted unless it is in an enclosed area built and designated for such purposes. No automobiles, trailers, boats or other vehicles are to be stored on street or front and side lots unless they are in running condition, properly licensed and are being regularly used.

6. Temporary Structures. No structure of a temporary character, trailer, basement, shack, tent, garage, barn or other out building shall be used on any lot at any time as a residence.

7. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste which items shall no 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 conditions. Each lot and its abutting street is to be kept free of trash, weeds, and other refuse by the lot owner. No unsightly material or objects are to be stored on any lot in view of the general public.

8. Animals and Pets. Dogs, cats or other household pets may be kept as permissible within current zoning regulations provided that they are not kept, bred, or maintained for any commercial purpose and are restricted to the owners' premises and under handlers control.

9. Landscaping. Trees, lawns, shrubs, or other plantings provided by the owner of each respective lot shall be properly nurtured and maintained or replaced at the property owner's expense.

10. Subdivision of Lots. No owner of any lot within the subdivision shall at any time be permitted to subdivide owner's lot into two or more sublots less in square foot area than the area of the lot at the time of its initial purchase.

5964527
11/14/94 11:14 AM 41.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
GUARDIAN TITLE
REC BY: S WEST , DEPUTY - WI

BK 7053 PG 2422