

Backman Stewart
6995 Union Park #150
Midvale, Utah 84047

634 1272
04/26/96 11:35 AM 37.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
BACKMAN-STEWART TITLE SERVICES
REC BY: B GRAY ,DEPUTY - WI

COVENANTS

6341272

That the undersigned Owners of FLORIBUNDA HEIGHTS, a Subdivision consisting of a total of nine (9) Single Family Residential Lots, do hereby covenant and agree with all such future owners, their heirs, administrators, executors, and assigns, and with all it may concern, that each and all of said lots shall be held and enjoyed by all persons who may become the owners thereof, and each of them, subject to and with the benefit of the following restrictions, which are hereby declared to be covenants running with the land and binding upon each and every owner thereof:

1. Said property said shall be known as a single family residential district, and all lots within the boundaries of Floribunda Heights shall be known and designated as single family residential lots. Said Floribunda Heights shall not be subject to further phasing or subdividing of current or future lots. No structure shall be erected on said lots other than one (1) Single Family dwelling on each of said lots.
2. No building shall be erected on any lot nearer than 35 feet from the front lot line, no nearer than 8 feet to any side lot line.
3. No noxious or offensive trade 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 trailer, tent, basement, shack, garage, barn, or other building erected in said Floribunda Heights shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
5. No dwelling shall be permitted upon any lot in said Floribunda Heights with a ground floor of less than 1700 square feet in the case of a one story; nor less than 1400 square feet in the event of a one and one half or two story structure. No structure shall be moved upon the lot that does not meet the minimum square footage allowance as designated above, and in compliance with current County Building Codes.
6. No raising of livestock or household pets that do not comply with County Ordinances will be permitted upon said lots.
7. These Covenants and restrictions herein shall run with the land and shall be binding upon the parties hereto.

(1)

BK 7384 PG 2995

Described as All of Lots 1-9, FLORIBUNDA HEIGHTS, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder's Office.

Dated this 23rd day of April, 1996.

E. Roger Simonson

Dolores A. Simonson

Luana C. Heaton Trustee

DE Bonema

Robert K. Fry

Shelly J. Fry

Wayne L. Coons

Sharon L. Coons

Marion L Woods, JR

Jane V. Woods

Virginia M. Lewis

Kevin C. Money

Jean G. Morton

Charles B. Morton

Robert E. Folsom

Nancy P. Folsom

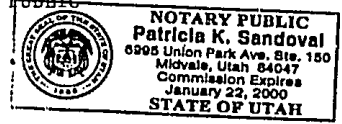
Jean F. Hinckley

STATE OF UTAH)

COUNTY OF SALT LAKE)

On this 23rd day of April, 1996, personally appeared before me E. Roger Simonson, Dolores A. Simonson, Luana C. Heaton, Trustee, Donald E. Bonema, Trustee, Marion L. Woods, Robert K. Fry, Shelly J. Fry, David J. Lewis, Virginia M. Lewis, Kevin C. Money, Jean G. Morton, Charles B. Morton, Jean F. Hinckley the signers of the above instrument.

Patricia K. Sandoval
NOTARY PUBLIC



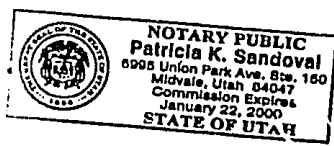
STATE OF UTAH)

COUNTY OF SALT LAKE)

On this 24th day of April, 1996, personally appeared before me Wayne L. Coons, Sharon L. Coons and Jane V. Woods, Robert E. Folsom and Nancy P. Folsom

the signers of the above instrument.

Patricia K. Sandoval
NOTARY PUBLIC



BK 7384 PG 2996