

PROTECTIVE COVENANTS
ORCHARD SUBDIVISION
DAVIS COUNTY, UTAH
DATED: SEPTEMBER 18 1940
RECORDED: SEPTEMBER 19, 1940
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INSTRUMENT NO.: 75106

PROTECTIVE COVENANTS

For Orchard Subdivision, located on State Highway and Odell Orchard Street, Davis County, State of Utah.

KNOW ALL MEN BY THESE PRESENTS:

That these covenants are drafted this 5th day of September, 1940, by Jesse W. Cleverly and Minnie B. Cleverly, his wife; Edward F. Pedersen and Beatrice Pedersen, his wife; Thomas Steele and Leda Steele, his wife; Leo C. Powell and Clarece C. Powell, his wife; Wayne E. Branigan and Lucile W. Branigan, his wife; George Victor Clarkston and Arlene H. Clarkston, his wife; Fred Lewis Jr. and Naomi R. Lewis, his wife; Gerardus C. Barnards and Gustie M. Barnards, his wife; and Oscar H. Wood, all of South Bountiful, Utah,

WITNESSETH that these covenants apply to the Orchard Subdivision of Davis County, Utah, which tract contains 18 acres, more or less, and is divided into 28 residential building lots, one of which is also reserved as well for business purposes, and which subdivision is described as follows:

Beginning at a point 558.05 feet west and 222.9 ft. South of the center of Section 1, Tp. 1 North, Range 1 West, Salt Lake Meridian, U. S. Survey, running thence South 89°21' West 275.84 feet; thence West 926.86 feet along the North side of a 4 rod street; thence North 26°41' East 208.3 feet; along East side of Highway No. 1; thence along the East side of said Highway in a Northeasterly direction 731.1 feet; thence North 89°7' East 723 feet to the West side of a 4 rod street; thence South along the West side of said street 801.8 feet to the place of beginning.

All the lots in said subdivision, excepting the southwest lot which is reserved as a business lot, shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single-family dwelling house, and a private garage for not more than two cars, and pens, coops or stables for animals or chickens providing they are kept clean and sanitary, and providing they are set back 150 feet from the front property line.

No building shall be erected, placed or altered on any lot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing by a majority of a committee composed of Jesse W. Cleverly, Edward F. Pedersen and Oscar H. Wood, or their authorized representative for conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to property and building set-back