

PROTECTIVE COVENANTS
ORCHARD SUBDIVISION (ACRES)
DAVIS COUNTY, UTAH
DATED: MAY 19, 1941
RECORDED: MAY 31, 1941
BOOK: N L & L PAGE: 226
INSTRUMENT NO.: 77331

AMENDED PROTECTIVE COVENANTS

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

KNOW ALL MEN BY THESE PRESENTS:

That these amended covenants are drafted this 15th day of May, 1941, by and between Jesse W. Cleverly and Minnie B. Cleverly, his wife; Edward F. Pederson and Beatrice Pedersen, his wife, and Oscar H. Wood, all of South Bountiful, Utah.

That these covenants amend that certain instrument entitled "Protective Covenants" and recorded in the office of the County Recorder of Davis County, Utah in Book M of L.L., page 638, on the 19th day of September, 1940 and apply to that certain subdivision described as follows:

All of the Orchard Acres Subdivision, a subdivision of a part of Section 1, Township 1 North, Range 1 West, Salt Lake Meridian, containing 18 acres more or less, and which subdivision is now divided into 55 building lots.

Said original protective covenants shall be in full force and effect except as herein amended in the following way:

(a) No house shall be erected on any building lot which lot has an area of less than 5,800 sq. ft., nor a width of less than 55 feet at the front building set back line.

(b) No dwelling costing less than \$3,000 shall be permitted on any of lots number 14 to 55 in the tract, and that the ground floor area of the main structure of any house, erected on said lots, exclusive of open porches and garages shall not be less than 600 sq. feet. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

(c) No building shall be erected on lots 15 to 20 inclusive, and lot 49 nearer than 20 feet to the front lot line; nor on lots 1 to 12 inclusive, and 21 to 48 inclusive, nearer than 30 feet to the front lot line. No building shall be erected nearer than 12 feet to any side street line. No building, except a garage or other outbuilding, located 60 feet or more from the front lot line shall be located nearer than 10 feet to any side lot line.

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