

My Commission expires ...

L. R. SCHWAIGER, Notary Public
My Commission Expires August 2, 1940

Recorded at the request of F. Y. Fox, Feb. 27, 1940, at 2:59 P. M., in Book #231 of Liens and Leases, pages 350-51. Recording fee paid \$.70. (Signed) Cornelia S. Lund, Recorder, Salt Lake County, Utah, by F. E. Samway, Deputy. (Reference: 8-31, 209, 9.) FL

#875520

RESTRICTIONS AND DEDICATION FOR BELVIEW GARDENS SUBDIVISION
OF SALT LAKE CITY, UTAH, BEING A SUBDIVISION OF PART
OF BLOCK 13, F. M. LYMAN JR'S, SURVEY OF
SECTION 16, TOWNSHIP 1 SOUTH,
RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN.

KNOW ALL MEN BY THESE PRESENTS:

I. DEDICATION.

That the undersigned, Margaret B. Wright of Salt Lake City, Utah, hereinafter called the "Proprietor", has caused to be surveyed and platted the lands hereinafter described, under the name of "Belview Gardens", and has caused the same to be divided into blocks, lots, streets and public way, as shown in the accompanying plat, to the public use.

II. DESCRIPTION.

The following is a particular description of the lands to be embraced within the aforesaid plat and dedication:

Commencing at the Southwest Corner of Lot 2, Block 13, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian; thence North 89° 56' East 765.5 feet; thence North 0° 03' 34" East 285.7 feet; thence North 89° 56' East 769.89 feet; thence North 0° 12' 32" West 285.7 feet; thence South 89° 56' 53" West 1404.84 feet; thence South 0° 3' 34" West 82.64 feet; thence South 66° 34' West 32.7 feet; thence South 87° 42' West 99.3 feet; thence South 0° 03' West 471.89 feet to beginning.

III. RESTRICTIONS, RESERVATIONS, COVENANTS.

The Proprietor declares that the aforesaid land, shown on the plat above referred to, is held and shall be conveyed subject to the reservations, restrictions and covenants herein set forth.

IV. DEFINITIONS.

A "Corner Lot" is one that abuts on more than one street. Any lot, except a corner lot, shall be deemed to front on the street on which it has its smaller dimension, except that the Proprietor, in the deed to any corner lot, or at any time with the consent, in writing, of the holder of the legal title there-

-2-

to, may designate a different street as the one upon which such lot shall be deemed to front.

The street upon which a lot fronts, as above provided, shall be deemed to be the front street. Any other street contiguous to such lot shall be deemed to be a side street.

The word 'plot' shall be deemed to front on the same street, or streets, as the lot or lots constituting such plot.

V. USE OF LAND.

All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot, other than one detached single-family dwelling, not to exceed two stories in height, exclusive of a basement, and a private garage for not more than two cars, and other outbuildings incidental to residential use of the plot, not prohibited by any zoning ordinance respecting this plot of ground which is in effect at the time the said building is to be erected.

No noxious or offensive trade or activity 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.

VI. FRONTAGE.

Every dwelling erected on any plot shall front or present a good frontage on the street or streets on which said plot fronts.

Dwellings on corner lots shall have a presentable frontage on all streets on which the particular corner lot fronts.

VII. BUILDING RESTRICTIONS.

No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor 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 8 feet to any side lot line. These restrictions may be slightly modified with respect to lots 31 and 32, with the approval of the Neighborhood Committee, so that buildings erected on these two lots may be constructed to otherwise better conform to the general plan and beauty of the tract.

No building shall be erected, placed or altered on any building plot in this subdivision until the external design and location thereof have been approved, in writing, by the Neighborhood Committee, which shall be appointed or elected by the owner, or owners, of a majority of the lots, which are subject to the covenants herein set forth, provided, however, that if such committee fails to approve or disapprove such design and location within thirty days after such plans have been submitted to it, or if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required.

No trailer, basement, tent, shack, garage, barn or other building erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No residential structure shall be erected or placed on any building plot, which plot has an area of less than 4500 square feet, nor a width of less than 50 feet at the front building setback line.

VIII. COST OF DWELLING.

No dwelling costing less than \$3,000.00 shall be permitted on any lot in the tract, and no building costing less than \$3,500.00 shall be erected on any of the lots, other than Lots Nos. 1 to 15 and 55 to 69, all inclusive. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 700 square feet in the case of a one-story structure, nor less than 600 square

-4-

feet, in the case of a one and one-half, or two-story structure.

The above cost refers to the cost of the dwelling structure, with attached or detached garage, built only with the walks and driveways necessary to serve the same.

IX. RACIAL RESTRICTIONS.

No person of any race, other than the white race, shall use or occupy any building, or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

X. BASEMENTS.

The Proprietor reserves the right to locate, construct, erect and maintain, or cause to be located, constructed, erected and maintained on the rear four feet of any or all of the lots of said tract of ground sewer or other pipe lines, conduits, poles and wires, and any other method of conduction or performing any public or quasi-public utility or function, above or beneath the surface of the ground, with the right of access at any time to the same, for the purpose of repair and maintenance.

