90822

_JUL 2-194) Sernelia S. Lun Book 27 Page 246- 620-24-25-24 RESTRICTIVE COVENANTS misc Index #3

Commencing at a point which is S. 89° 49' 10" East 150' feet from the S.W. Corner of Lot 5, Block 7, F. M. Lyman Jr's. Survey of Section 16, Township 1 South, Range 1 East, S.L.M. and running thence N. 0° 11' 49" East 402.25 ft., thence S. 89° 49' 10" East 608.56 ft., to the East line of Lot 9, Block 7, 5 Acre plat "C" B.F.S. thence S. 0° 11' 30" West 402.01 ft., to the S.E. Corner of Lot 8, of said Block 7; thence N. 89° 49' 10" West 124.848 ft., to the Section line between Sections 15 and 16; thence S. 0° 09' 54" East 0.25 ft. along said section line, thence N. 89° 49' 10" West 483.744 ft. to the place of beginning, less a 50 ft. street known as Downington Ave. and the West 33 ft. of 20th East which was deeded to the City, Entry #902899, Book 268, pg. 429.

- These covenants are to run with the above described land and shall be binding on all parties and all persons claiming under them until January 1, 1960, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
- (a) All lots in the above described tract shall be known and described as residential lots.

No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed one and one-half stories in heighth and a private garage for not more than two cars.

- (b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line nor nearer than 15 feet to any side street line. No building except a detached 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.
- (c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7500 square feet or a width of less than 50 feet at the front building setback line.
- (d) No noxious or offensive trade or activity shall be carried on upon any lot nor shall snything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (e) No trailer, basement, tent, shack, garage, barn or any outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor any structure of a temporary character be used as a residence.
- (f) No dwelling to cost less than \$3,500.00 shall be on any lot in the tract. The ground floor area of main permitted on any lot in the tract. The ground floor area of main structure, exclusive of one-story open porches and garages, shall not be less than 900 square feet in case of a one story structure, nor less than 750 square feet in case of a one and one-half story structure.

STATE OF UTAH

COUNTY OF SALT LAKE)

LUIGIA BERTAGNOLI, being first duly sworn on oath, de-poses and says: That she is the owner of the above described tract