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BOOK 2285 PAGE 119

JAN 28 1968

Return to: Le R. Burton  
4611 Bruce  
Salt Lake City, Utah

Recorded at \_\_\_\_\_ m  
Request of SECURITY TITLE COMPANY  
Fee Paid, Hazel Taggart Chase  
Recorder, Salt Lake County, Utah  
\$ 3.00 By \_\_\_\_\_ Deputy  
Book \_\_\_\_\_ Page \_\_\_\_\_ Ref. \_\_\_\_\_

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

The undersigned COMMERCIAL AND INDUSTRIAL DEVELOPMENT CORPORATION, a Utah Corporation, the owners of that certain tract of real property located in Salt Lake County, State of Utah, and hereinafter particularly described, in consideration of the parcels to be created within said property do hereby covenants with any and all persons who may become owners of the parcels of land within or a part of said property purchase from or through the undersigned and do hereby restrict the use of said property as hereinafter set forth:

1. No building shall be erected, placed, or substantially altered on any lot within said premises until the construction plans and specifications and plans showing location of the structure with respect to said lot have been approved by an Architectural Control Committee consisting of not less than 3 nor more than 5 members each of Salt Lake City and identified now as Mr. Layton P. Ott, Mr. LeR Burton and Mr. Paul K. Evans, with the provision that a majority of the then existing committee may from time to time increase or replace the herein designated members. Applications for approval may be made to any of the members of said committee, a majority whom may act in approving or disapproving said plans and specifications. In the event of the failure of the committee to act within ninety days after the submission of such plans and specifications by either approving or disapproving the same, the plans shall be deemed to be approved. Said Architectural Control Committee shall in considering any application for approval specifically consider the type of materials specified for use, and the harmony of the external design with existing structures and location with respect to topography and finished grade elevation. Fences or walls to be erected within any parcel or any perimeter lot line shall be considered an improvement requiring approval of the said Architectural Control Committee.

2. The premises shall not be used or occupied for any use which constitutes a public nuisance or for any use which is publicly noxious or offensive by reason of the emission of dust, odor, gas, or fumes, or junk or wrecking yards.

3. Said premises shall at all times be kept free and clear of all debris and in a neat and orderly manner, and each of the purchasers of the parcels shall landscape said property in a manner consistent with the best interests of the development of the industrial area including the removal of weeds and unattractive growth.

4. The restrictions herein above listed shall be binding upon any and all parties occupying or using said property or constructing or placing buildings, improvements or appurtenances thereon. Should any use be made of the above described property which is contrary to any of the provisions herein, any two members of the Architectural Control Committee shall give written notice of the existance of such defect; and the party or occupants responsible for the same shall initiate corrective action with ten days thereafter. If said defects or violations of this agreement are not corrected within 10 days after written

notice the Architectural Control Committee may at its option correct the defects or cause the same to be corrected and the fee owner of the area in violation shall be assessed with the cost of correction of the defect together with all costs of enforcing collection of payment of same including reasonable attorneys fees, and said costs shall be assessable against the property described herein.

The property herein referred to is particularly described as follows:

Parcel No. A

Beginning at a point South 89° 44' 20" West along Section line 450 feet from the Northeast corner of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 0° 02' 38" East 1301.73 feet; thence South 89° 44' 20" West 735.44 feet; thence South 1° 41' East 598.63 feet; thence North 89° 44' 20" East 718.31 feet; thence <sup>South</sup> 0° 02' 38" East 2389.82 feet; thence South 89° 44' 20" West 870 feet; thence North 0° 02' 38" East 4290 feet; thence North 89° 44' 20" East 870 feet to the point of beginning.

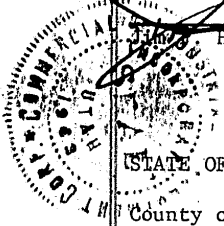
IN WITNESS WHEREOF COMMERCIAL AND INDUSTRIAL DEVELOPMENT CORPORATION, has executed this instrument this sixth day of January, 1965.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT CORPORATION

By Layton P. Ott  
Layton P. Ott, President

Attest:

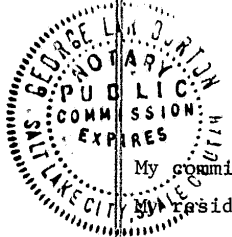
Jim P. Hansen  
Jim P. Hansen, Secretary



STATE OF UTAH )  
County of Salt Lake )

On the eighth day of January, A.D. 1965 personally appeared before me Layton P. Ott and Jim P. Hansen who being by me duly sworn did say, each for himself, that he, the said Layton P. Ott is the president, and he, the said Jim P. Hansen is the secretary of Commercial and Industrial Development Corp., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Layton P. Ott and Jim P. Hansen each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

George Leo Brunton  
Notary Public



My commission expires 4/1/66  
My residence is Salt Lake City, Utah