

Recorded **SEP 22 1959** at **1:58 P** m.
 Request of **John Elwood Dennett**
 Fee Paid. Nellie M. Jack,
 Recorder, Salt Lake County Utah
 \$ **3.00** By **Samuel L. ...** Deputy
 Ref. **1112 Newhouse Bldg.**
No. 10 Exchange Place
SLC 11, Utah

-TO-

WHOM IT MAY CONCERN

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the only owner of all of the property and premises situated in Salt Lake County, State of Utah, and described as follows:

COTTONWOOD HEIGHTS #4, a subdivision in Salt Lake County, Utah, according to the plat thereof on file and of record in the office of the county recorder of Salt Lake County, Utah, as Entry #675944 in Book U of Plats, Page 29, thereof, and does hereby establish the nature of the use and enjoyment of all lots in said subdivision and that all conveyances of these lots shall be made subject to the following conditions, restrictions, and stipulations:

1. All of the lots on the Cottonwood Heights #4, are held and shall be conveyed subject to the restrictions and covenants hereinafter set forth and all persons or corporations who hereafter own or have any interest in any lot in said subdivision shall hold the same subject to the agreement and covenant with the other owners, their heirs, successors and assigns, to conform to and observe the same for a period of twenty-five (25) years from the date of recording: Provided, however, that each of said restrictions and covenants shall be renewed and automatically continued thereafter for successive periods of ten (10) years each; unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.
2. USE OF LAND: All of the lots shown on plat shall be used only for private single family dwellings and are not to exceed two (2) stories in height but may have a private garage for not more than two (2) cars. No animal or fowl shall be housed, maintained or kept on any of the lots except household pets.
3. SET BACK OF IMPROVEMENTS AND APPURTENANCES: No building shall be erected on any of said lots nearer than thirty (30) feet to the front property line, nor nearer than eight (8) feet to any side line. The side line restriction shall not apply to a garage located on the rear one-quarter of any lot, except that on corner lots no structure shall be permitted nearer than twenty (20) feet to the side street line.
4. NO TRADE OR BUSINESS PERMITTED: No trade or business of any kind or nature shall be permitted on any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. TEMPORARY STRUCTURES: No trailer, basement, tent, shack, garage, barn, or other outbuilding shall be moved onto or erected on any lot for use as a residence, temporary or permanently, and no residence of a temporary character shall be permitted thereon, excepting for contractor's temporary buildings.
6. PLAN, DESIGN, AND LOCATION OF BUILDING TO BE APPROVED: No building shall be placed or erected on any lot until the design and location have been approved, in writing, by a building committee composed of John Elwood Dennett, Gerald A. Mendenhall and Ronald C. Barker, in the event however, that the committee shall fail to approve or disapprove a design or location within thirty (30) days after approval thereof has been requested in writing, then such approval will not be required, provided the design and location on the lot conform to the restrictions herein contained and are in harmony with existing structures, in the subdivision.

7. BUILDINGS PERMITTED: The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than one thousand one hundred (1,100) square feet, in the case of one-story single family dwellings, and not less than one thousand fifty (1,050) square feet in the case of one and a half or two story single family structures. (See paragraph "Use of Land")

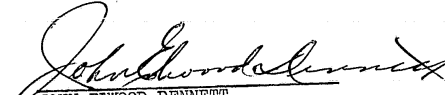
8. EASEMENT FOR UTILITIES: An easement is reserved over the rear five (5) feet of each lot, and, also as otherwise indicated on the recorded plat, for the installation and maintenance, and the right of use of utility, drainage, and irrigation facilities.

9. RIGHT TO ENFORCE: The restrictions herein set forth shall run with the land and bind the owners, their heirs, successors and assigns and all parties claiming by, through or under them shall be taken to hold, agree, and covenant with the owners of said lots, their heirs, successors, and assigns, and with each of them to comply with and observe said restrictions as to the use of said lots and the construction of improvements thereon, but no restriction herein set forth shall be personally binding on any person; persons or corporation, except in respect of breaches committed during its, his, her or their seisin of or title to said land, and the owner of the lots in said subdivisions shall have the right to sue for and obtain an injunction prohibitive or mandatory to prevent the breach of or to enforce the observance of the restrictions above set forth in addition to ordinary legal actions for damages and the failure of the undersigned, John Elwood Dennett, or the owner or owners of any of the lots in the subdivision to enforce any of the restrictions herein set forth at the time of its violation shall, in no event, be deemed a waiver of the right to do so thereafter.

10. INVALIDATION OF RESTRICTIONS: The invalidation of any restriction herein contained, by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.


11. ARCHITECTURAL CONTROL: No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in Part 6.

12. LOT AREA AND WIDTH: No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 8,000 square feet.


JOHN ELWOOD DENNETT

STATE OF UTAH)
 :
County of Salt Lake)

On the 21 day of September, A.D. 1959, John Elwood Dennett, personally appeared before me the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public residing in
Salt Lake City, Utah

My Commission expires:

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