

Return to:

LeR Burton
4511 Bruce St
Salt Lake City, Utah

BOOK 2324 PAGE 487

Recorded MAY 7 1965
10:15 A.M.
LeR Burton

2080215

PROTECTIVE COVENANTS
300
J. W. Johnston

KNOW ALL MEN BY THESE PRESENTS:

The undersigned VALLEY INVESTMENT CO., 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 covenant with any and all persons who may become owners of the parcels of land within or a part of said property for a period of twenty years from April 1, 1965, to any who may purchase from or through the undersigned, and do hereby restrict the use of said property as hereinafter set forth:

1. Each parcel of said property shall be used for Agriculture purposes.
2. 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. William D. Callister, Mr. Alton C. Melville and Mr LeR Burton, 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 of 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 and use plan with the existing structures and location with respect to topography and finished grade elevation. Fences or walls, corrals, outbuildings or barns, to be erected within any parcel or any perimeter lot line shall be considered an improvement requiring approval of the said Architectural Control Committee.
3. 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 emission of dust, odor, gas or fumes.
4. Said premises shall at all times be kept free and clear of all debris and in a neat and orderly manner consistent with the best interests of the development of the agricultural area including the removal of weeds and unattractive growth. No temporary buildings shall be placed upon the subject property, nor shall any construction be moved onto the property without the written approval of the said Architectural Control Committee. No trailer houses, nor trailer houses converted to permanent dwellings shall be placed on subject property without written approval of said committee. The property shall not be used for the raising of mink, nutria, or other offensive animals to the extent determined by said Architectural Control Committee as may adversely affect the subject property.
5. Parcels of ground within the subject property may not be further divided or subdivided without the written approval of the Architectural Control Committee, it being understood and acknowledged by each owner that some of the parcels are served by private streets, divided private ground across private rights of way with mutual responsibility for care and maintenance. Rights of way as needed for use of public utilities, irrigation water, drainage, and use of equipment in preparing and maintaining said rights of way are hereby established as may be needed in the development and best interests of developing said property as directed by the Architectural Control Committee.
6. 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 existence of such defect and the party or occupants responsible for the same shall initiate immediate corrective action. If said defects or violations of this agreement are not corrected within 10 days after written notice the

