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(c) No building including outside porches shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 8 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. No residence shall be erected on any lot farther than 40 feet from the front lot line.

(d) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than 60 feet at a distance 25 feet back from the front lot line.

(e) Every detached single-family dwelling erected on any of said building plots in said tract shall have a ground floor area as follows:

- If a one story structure, 1000 square feet or more;
- If a one and one-half story structure, 850 square feet or more;
- If a two story structure, 750 square feet or more.

The ground floor area as herein referred to shall be construed to mean and shall mean the ground floor area of the main structure of the one detached single family dwelling exclusive of open porches and garage.

(f) An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

(g) No 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.

(h) No trailer, basement, tent, shack, garage, barn or other outbuilding 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.

(i) No structure shall be moved onto any building plot hereinbefore described or any part thereof unless it meets with the approval of the Committee hereinbefore named, such approval to be given in writing.

(j) No signs, billboards, or advertising structures may be erected or displayed on any of the lots hereinbefore described or parts of portions thereof except that a single sign, not more than 3 x 5 feet in size, advertising a specific unit for sale or house for rent, may be displayed on the premises affected. Also, except during the period of development the subdivider shall be given the right to erect a sign or signs larger than herein specified on any or all lots.

(k) No trash, ashes, or any other refuse may be thrown or dumped on any tract hereinbefore described or any part or portion thereof.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until April 1, 1979, 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.

If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said subdivider has caused this instrument to be executed this 7 day of MAY, A. D. 1959.

Keith F. Barton

WITNESS:

Barbara C. Barton

STATE OF UTAH )  
                  : SS.  
COUNTY OF SALT LAKE )

On the 7 day of May, A. D. 1959, personally appeared before me Keith F. Barton and Barbara C. Barton, his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same.

John A. Rakub  
Notary Public  
Residing at Magna, Utah

My commission expires:

8-15-61