

PROTECTIVE COVENANTS  
MORBY PARK  
DAVIS COUNTY, UTAH  
DATED: MAY 4, 1950  
RECORDED: MAY 5, 1950  
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INSTRUMENT NO.: 111214

MORBY PARK SUBDIVISION  
BUILDING RESTRICTIONS

PAULINE C. MORBY, and ALBERT  
MITCHELL, and LAVON MITCHELL,

to-

DATED MAY 4, 1950,

WHOM IT MAY CONCERN

That the undersigned owners have caused to be surveyed and platted the lands hereinafter described under the name of Morby Park Subdivision, and has caused the same to be subdivided into blocks, lots, streets, as shown in the plat thereof on file in the office of Davis County Recorder, Farmington, Utah.

The following is a particular description of the lands to be embraced within the aforesaid Plat or Subdivision.

Beginning at a point 200 feet west of the Northwest corner of Section 26, Township 5 North, Range 2 West, S. L. Meridian, U. S. Survey, running thence south  $0^{\circ} 02'$  East 575.50 feet to existing fence; thence south  $89^{\circ} 58'$  West 908.50 feet along existing fence; thence North  $0^{\circ} 05'$  East 575.50 feet along existing fence; thence North  $89^{\circ} 58'$  East 907.50 feet along the center line of traveled roadway to point of beginning. Containing 12 acres more or less.

RESERVATIONS, RESTRICTIONS, AND COVENANTS

The owners declare that the aforesaid land shown on the plat above referred to, and above described, is held and shall be conveyed subject to the reservations, restrictions and covenants herein set forth.

DURATION

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until the 30th of December 1999.

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 violating such Covenant.

GENERAL PROVISIONS

1. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance, such as objectionable smoke, ordors, or unusual noises.

2. No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

3. Each dwelling shall be set back from front lot line a minimum of 15 feet. The narrower side of the lot abutting a street shall be considered the front regardless of the location of the principal entrance of the building.

4. Each dwelling shall be set in a minimum of 12 feet on one side and 8 feet on the other.

5. Miximum area of plot which may be used for a dwelling is 30%, plus single car garage not to exceed 5% and a two car garage not to exceed 8% of lot area.

6. All houses constructed shall be one family unit dwellings, and no structure shall be erected or placed on any of said lots other than single family dwellings or the garages above mentioned.

7. No lot area may be sold smaller than 6000 square feet.

8. No trailer, basement, tent, garage or other structure shall be used as a residence temporarily or permanently.

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