

1713397

BOOK 1706 PAGE 379

Recorded APR 28 1960 at 11:47 a.m.
Request of McHIE ABSTRACT & TITLE CO.
Fee Paid, Nellie M. Jack,
Recorder, Salt Lake County, Utah
\$ 3.00 By *[Signature]* Deputy
Ref. *[Signature]*

PROTECTIVE COVENANTS
for

ACADEMY PARK #1 SUBDIVISION
A subdivision in Salt Lake County, Utah

1. Said lots shall be known and described as "Residential Building Lots". Said Lots may be used, however, as building sites for schools, churches, or recreational facilities if such use is approved by a committee consisting of William P. Alexander, Alvin I. Smith and the President of Kearns Town Council.

2. Except for any school, church or recreational building erected after approved by the above committee of the use of building lots for such purpose, no structure shall be erected, altered, placed or permitted to remain on any of said lots, other than one detached single family dwelling, not to exceed 35 feet in height and a private garage for not more than two cars, one story in height.

3. No garage or any other buildings whatsoever shall be erected on any of said lots until a dwelling house shall have been erected or until a contract with a reliable and responsible contractor shall have been entered into for the construction of a dwelling which shall comply with the conditions, restrictions and stipulations herein contained; and neither prior to the erection nor after the erection of the main building herein permitted on any of said lots, shall any garage or other out building be used for residential purposes.

4. No residence building shall be erected, permitted or maintained on any of said lots, which shall have a ground floor area of less than 800 sq. ft. Such ground floor area to be exclusive of open porches, pergolas, or an attached garage. The cost for fair value of any dwelling erected on any of said lots shall not be less than \$6,000.00.

5. No building or the covered porches or pergolas thereof shall be erected, placed or permitted at any point on any of said lots nearer than 25 feet nor farther than 40 feet from the front line of said lot as shown on the plat of record in the office of the County Recorder of Salt Lake County, Utah and herein above referred to, except the street side of corner lots may be reduced to 20 feet provided that the required rear yard is contained opposite the 25 foot front yard to conform with the Salt Lake County zoning ordinances.

6. No building or the covered porches or pergolas thereof shall be erected, placed or permitted at any point on any of said lots, nearer than 8 feet to the side thereof and the total width of the two required side yards shall not be less than 18 feet; provided, however, that in the case of any lot on which there shall be erected a garage or carport attached to the residence building then the building line on the side of said lot on which the garage is located shall be 8 feet from the lot side line thereof and the total width of the two required side yards shall not be less than 16 feet except for detached garages constructed 6 feet to the rear of the main building may be placed within 1 foot of the property line.

7. No residential structure shall be erected or placed on any of said lots which lot has an area of less than 6,000 sq. ft.

8. All construction on residential building lots shall be of masonry or frame construction in said Academy Park #1 Subdivision. Also any frame construction constructed on any lot in said Academy Park #1 Subdivision must be covered with wood siding, asbestos siding or wood or asbestos shingles or masonite.

9. No hospital or sanitarium shall be constructed or maintained on any of the lots in Academy Park #1 Subdivision and no building used or occupied in the care, lodging or entertainment of persons suffering from disease shall be maintained, kept or permitted on any lots.

10. The restrictions and covenants contained in paragraph 9 shall be perpetually appurtenant of said lots.

1

It is expressly understood that said Academy Park/ Subdivision I has been platted and laid out as a choice and attractive residence district and that these covenants and restrictions are made for the benefit of the lots herein described and are to run with the land and shall inure to the benefit of and be binding on all parties or persons claiming under them until March 25, 1990, at which time such covenants and restrictions shall be automatically extended for successive periods of five years, unless by a majority vote of the then individual property owners, it is agreed to change the said covenants and restrictions in whole or part; provided however, that the restrictions contained in paragraph 9 shall be perpetually appurtenant to said lots.

If any person should violate or attempt to violate any of the covenants or restrictions herein contained before March 25, 1990, or such time later as may be set up by the provisions of the paragraph preceding this one, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute by proceedings at law or in equity against the persons or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing or to recover damages for such violations.

Should any of the covenants or restrictions herein be held invalid or void, such invalidity or voidance of any covenants or restrictions shall not affect the rest of this instrument or any valid covenant or restrictions herein contained.

Any violation of the foregoing provisions, conditions, restrictions or covenants shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to any portion of said property. But such provisions, conditions, restrictions and covenants shall be enforceable against any portion of said property acquired by any person through foreclosure for any violation of the provisions, conditions, restrictions and covenants herein contained occurring after the acquisition of said property through foreclosure.

IN WITNESS WHEREOF, the undersigned have duly executed this document the

15th day of April 1960.

A. & S. DEVELOPMENT, INC.

BY: William P. Alexander

BY: Herman Steele

STATE OF UTAH)
COUNTY OF SALT LAKE) ss

On the 15th day of April A. D. 1960 personally appeared before me WILLIAM P. ALEXANDER and HERMAN STEELE who being by me duly sworn did say each for him self, that he, the said WILLIAM P. ALEXANDER is the PRESIDENT of A. & S. DEVELOPMENT, INC. and he, the said HERMAN STEELE is the VICE PRES. of A. & S. DEVELOPMENT, INC. 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 WILLIAM P. ALEXANDER and HERMAN STEELE each duly acknowledged to me that said corporation executed the same

Alan Sinton
Notary Public

My Commission Expires March 6, 1964 My residence is Salt Lake City, Utah