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Recorded at request of BLACKS HILL ABSTRACT CO. ORDER No. _____ Fee Paid \$5.20
Date MAR 21 1968 12:18 P.M. MARGUERITE S. JOURNE Recorder, Davis County
By _____ Deputy _____ 287 Page 201

318649

PROTECTIVE COVENANTS FOR TANLEWOOD ACRES PLAT IV

PART A. PREAMBLE

Outline of Protective Covenants affecting Tanglewood Acres, Plat IV, dated this 1st day of February A.D., 1968, executed by Mortgage Brokers, Inc., M. C. Green, Inc., Child Bros., Inc., Merrill L. Black and Betty Black, his wife, and L. A. Campbell Construction Co., Inc., of Bountiful, Utah.

MHERBAS, Mortgage Brokers, Inc., M. C. Green, Inc., Child Bros., Inc., Merrill L. Black and Betty Black, his wife, and L. A. Campbell Construction Co., Inc., are the owners and possessors of the following described property located in Davis County, State of Utah:

All of TANLEWOOD ACRES SUBDIVISION, PLAT IV, a subdivision of part of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, in the City of Woods Cross, County of Davis, State of Utah, according to the Official plat thereof.

Now therefore, we do hereby declare said property to be subject to the following restrictions, and all lots in said tract shall be conveyed subject to the restrictions set forth in the following order to enhance a more uniform development of the lots therein and to maintain the value thereof, to-wit:

PART B. AREA OF APPLICATION

B-1. FULLY-PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to ALL OF TANLEWOOD ACRES SUBDIVISION, PLAT IV, a subdivision of part of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, in the City of Woods Cross, County of Davis, State of Utah, according to the Official plat thereof. Consisting of Lots 401 to 416 inclusive.

PART C. RESIDENTIAL AREA COVENANTS

C-1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one newly constructed, detached, single-family dwelling not to exceed one and one-half stories in height and a private garage or carport for not more than two cars.

C-2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved. Approval shall be as provided in Part B.

C-3. DWELLING COSTS, QUALITY AND SIZE. The ground floor area of the main structure exclusive of one-story open porches and garages, shall be not less than 950 square feet for a one-story dwelling, nor less than 850 square feet for a dwelling of more than one story. Only new structures of new material and exterior design comparable with existing homes are permitted on any lots. All dwellings shall be based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded.

C-4. BUILDING LOCATION

(a) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer

Enforced
Completed

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