

Recorded at request of BLANCHS TITLE & ABSTRACT CO. ORDER No. 4016 Fee 3.00
 Date SEP 12 1963 at 11:51 A.M. EMILY T. ELDREDGE Deputy
 By [Signature] Deputy Book 275 Page 693
all into Subdiv of Manor Plat "A"

256794

PROTECTIVE COVENANTS
 OAKRIDGE MANOR SUBDIVISION PLAT "A"

WHEREAS, Clyde E. Williams Company, a Utah Corporation, is the owner and possessor of the following described land:

Beginning at the North quarter corner of Section 32, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence along the North line of said Section 32, North 89°53' East 1089.91 feet; thence South 153.40 feet; thence South 39°28' West 104.11 feet; thence South 45°00' East 235.85 feet to the point of tangency of a curve to the right; thence along the arc of said curve to the right 13.95 feet; thence North 48°55' East 79.45 feet; thence East 90.27 feet; thence South 0°20'25" East 429.95 feet; thence West 155.03 feet; thence South 0°20'25" East 10.00 feet; thence West 200.47 feet; thence North 45°00' West 675.32 feet; thence West 416.12 feet; thence North 0°39'30" West 29.90 feet; thence South 89°20'30" West 100.00 feet; thence North 0°39'30" West 290.00 feet to the point of beginning.

AND WHEREAS, it is the desire of said company, and intent that said property shall be conveyed subject to the following restrictions, in order to enhance a more uniform development of the lots therein, and to maintain the value thereof.

- Abstracted
- Indexed
- Entered
- Platted
- Compared

- A. All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one single family dwelling not to exceed two stories in height, and a private garage or carport for not more than two cars.
- B. No building shall be located on any residential building plot nearer than 25 feet to the front lot line, or nearer than 8 feet from any side lot line and the total width of the two side yards shall not be less than 18 feet.
- C. The ground floor area of the main structure, exclusive of one story open porches, and garages shall not be less than 1,100 feet. Except that in case of split-level or two level dwellings, total floor area shall not be less than 1,250 square feet. There shall be a garage or carport for at least one car attached to each dwelling. All dwellings shall be constructed of new material.
- D. No temporary or sub-standard structure of any kind shall be used as a residence temporarily or permanently. No fence, wall, hedge, or other object of similar design may be constructed on any lot nearer to the street line than the front house line, nor shall any hedge, fence, wall, or other object of similar design, be constructed on any lot to a height greater than six feet.
- E. No noxious or offensive 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. No animals or fowls shall be kept, housed, or permitted to be kept or housed on any lot or lots in said subdivision, except such dogs, cats, and birds as are kept as household pets.

