

ELVIN TIBBITTS, his wife,
ROSE TIBBITTS

012443

WHEN IT MAY CONCERN

WHEREAS, Elvin Tibbitts, his wife, Rose Tibbitts, have dedicated, platted, and are creating the Tibbitts Sub-Division of Riverdale, Weber County, Utah, as is evidenced by plat accompanying this instrument:

AND WHEREAS, the dedicators are desirous of creating restrictions on building upon and the use of certain areas of the said property to be filed with the original plat of the Tibbitts Sub-Division in the city of Riverdale, Weber County, Utah;

NOW, THEREFORE, the following dedication is hereby made and the following covenants and restrictions are hereby placed on the use of the said platted area and shall be referred to as Protective Covenants running with the land platted by said dedicators as Tibbitts Sub-Division in the city of Riverdale, Weber County, Utah, to-wit:

The said Tibbitts Sub-Division in Riverdale is to conform to the existing zoning and sub-division regulations as set forth by the ordinances of the city of Riverdale, and any grants, exceptions, and plats to be made in the future shall conform to these covenants and zoning regulations and sub-division regulations as applied by local authorities wherever the same are more restrictive than these requirements.

And, all property owners shall be responsible for the installation and maintenance of the small park set aside for their use, and shall also pay the assessments for all improvements when the majority of the property owners vote for these improvements.

No structures shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single family dwelling, not to exceed two stories in height, a private garage for no more than two cars; and other out buildings incidental to residential use of the lot, except that public schools and churches may be erected;

No building shall be erected or placed on any building lot which has an area of less than nine hundred square feet exclusive of one story open porches or attached appurtenance, or any width of less than twenty feet to the front of the building set-back line;

No trailer, basement, tent, shack, garage, barn, or other out building shall be at any time used as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence.

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.

Subscribed and sworn to before
me this 12th day of October 1955.
Gene M. Malou
Notary Public
Commission expires June 30, 1957.

Elvin Tibbitts
Rose Tibbitts

244540

#160

Shantee
4799 Rainbow Springs
Cody, Wyo.

STATE OF WYOMING
COUNTY OF WYOMING
FILED AND RECORDED FOR
Elvin Tibbitts
OCT 15 12 43 PM '55
IN BOOK 4507 RECORDS
PAGE 461
GORDON J. CAMPBELL
Notary Public
Elizabeth Jones

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Serialized Abstracted
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