

Platted  Abstracted   
On March  Entered   
Compared

SEP 16 1955  
Kurt Lambeck  
9/16 AM  
Shilly T. Eldredge  
Recorder - Davis County  
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WALTER HOLBROOK AND MABEL A. HOLBROOK, HIS WIFE, and FRANK E. HAYES and MARIAN M. HAYES, HIS WIFE, are the owners of the follow described real estate situated in Davis County, State of Utah, to-wit:

All of lots 1 to 41, inclusive, Artistic Subdivision of part of the Woodmont Section, Section 30, Township 2 North and Range 1 East, T20N10R01E, said owners, and each of them desire to place restrictions against the title to said real estate.

Now, therefore, in consideration of the premises, the following restrictions are hereby created and declared to be covenants running with the title and land herein before described and each and every part thereof and the undersigned owners hereby declare that the aforesaid land above referred to is to be held and should be conveyed subject to the following reservations, restrictions, and covenants hereinafter set forth:

1. 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 or a two family dwelling of approved type and a private garage for not more than two cars.

2. No building shall be located nearer to the front lot line than 30 feet or nearer to the side street line than the building setback line as prescribed by Municipal Ordinance. No building shall be located on any residential building plot nearer than 25 feet to any side street line. No building except a detached garage or other outbuilding located 60 feet or more from the front lot line, shall be located nearer than 10 feet to any side lot line, except in the event of an attached garage, in which case the minimum side line shall be 6 feet on the side adjoining the said garage.

3. No residential structure shall be erected or placed on any building plot which plot has an area of less than 7000 square feet or width of less than 70 feet at the front building set-back line.

4. 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.

5. No trailer, basement, tent, shack, garage, barn, or other outbuildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

6. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be no less than 1000 square feet, and no dwelling shall have less than a "2-12" pitch to the roof.

7. An easement is reserved over each lot for utility installations and maintenance, and irrigation rights, as shown on the recorded plat of said subdivision.

IN WITNESS WHEREOF the Owners of the tracts of real estate hereinabove mentioned this 22nd day of July, 1955, A.D. have caused these records to be executed.

Walter Holbrook  
Walter Holbrook

Mabel A. Holbrook  
Mabel Holbrook

Frank E. Hayes  
Frank E. Hayes

Marian M. Hayes  
Marian M. Hayes



May 15, 1955

Keith L. Stabile  
Keith L. Stabile  
Notary Public

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Compare  Entered

SEP 16 1955  
Full Counsel

9/16 AM  
EMILY T. ELDRIDGE  
Recorder Davis County  
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WALTER HOLBROOK AND MABEL A. HOLBROOK, HIS WIFE, and FRANK E. HAYES and MARIAN E. HAYES, HIS WIFE, are the owners of the follow described real estate situated in Davis County, State of Utah, to-wit:

All of Lots 1 to 41, inclusive, Artistic Subdivision of part of the Southeast Quarter, Section 30, Township 2 North and Range 1 East. WYOMING, said owners, and each of them desire to place restrictions against the title to said real estate.

Now, therefore, in consideration of the premises, the following restrictions are hereby created and declared to be covenants running with the title and land herein before described and each and every part thereof and the undersigned owners hereby declare that the aforesaid land above referred to is to be held and should be conveyed subject to the following reservations, restrictions, and covenants hereinafter set forth:

- 1. 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 one stories in height or a two family dwelling of approved type and a private garage for not more than two cars.
- 2. No building shall be located nearer to the front lot line than 75 feet or nearer to the side street line than the building setback lines as prescribed by local Ordinance. No building shall be located on any residential building plot nearer than 25 feet to any side street line. No building except detached garage or other outbuilding located 60 feet or more from the front lot line, shall be located nearer than 20 feet to any side lot line, except in the event of an attached garage, in which case the minimum side line shall be 6 feet on the side adjoining the said garage.
- 3. No residential structure shall be erected or placed on any building plot which plot has an area of less than 7000 square feet or width of less than 75 feet at the front building set-back line.
- 4. No noxious or offensive trade or activity shall be carried on and no sign for the same shall be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 5. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- 6. The ground floor area of the main structure, exclusive of one-story porches, decks and garages, shall be no less than 1000 square feet; and no dwelling shall have less than a "2-12" pitch to the roof.
- 7. An easement is reserved over each lot for utility installations and water, sewer, and irrigation rights, as shown on the recorded plat of said subdivision.

In WITNESS WHEREOF the Owners of the tract of real estate herebefore described this 22nd day of July, 1955, A.D., have caused these presents to be executed.

Walter Holbrook  
Walter Holbrook  
Mabel A. Holbrook  
Mabel A. Holbrook  
Frank E. Hayes  
Frank E. Hayes  
Marian E. Hayes  
Marian E. Hayes



Witness my hand and seal this 22nd day of July, 1955, A.D., personally appeared before me W. Keith L. Stable, County Clerk, Davis County, Utah, and Marian E. Hayes, the signers of the above instrument, and they acknowledged to me that they executed the same.

W. Keith L. Stable  
County Clerk

May 15, 1959