

1920753

recorded at Request of W. N. Wilkinson NOV 14 1950
at 10:41 AM Fee paid \$ 3.10 Inland Bldg., 246 So 2nd East
Hazel Taggart Chase, Recorder Salt Lake County, Utah
By George A. Blumch, Dep. Book 814 Page 559 Ref. _____

Building Restrictions of Cliffview
Subdivision, a subdivision of Salt
Lake County, State of Utah

AMENDED
BUILDING RESTRICTIONS

The undersigned owner of the following described real property
in Salt Lake County, State of Utah:

All of Lots 1 to 15 both inclusive, Cliffview, a
subdivision of Salt Lake County, State of Utah as shown
by the recorded plat thereof on file in the office of the
County Recorder of Salt Lake County, Utah hereby declare
that all and each of said lots above described shall be
subject to and shall be conveyed subject to the Reserva-
tions, Restrictions and Covenants hereinafter set forth:

1. Each and every lot above described shall be known and is
hereby designated as a "Residential Lot" and no structure shall be
erected, altered, placed or permitted to remain on any such
"Residential Lot" other than one detached single-family dwelling
not to exceed two stories in height and a private garage for not
more than three automobiles.

2. Each detached single-family dwelling erected on any one
of the following aforedescribed lots of said Cliffview Subdivision
shall have a ground floor area of not less than 1,000 square feet.

The ground floor area herein referred to shall be construed
to mean and shall mean the ground floor area of the main structure
of one detached single-family dwelling exclusive of porches and
garage.

3. No noxious or offensive trade or activity shall be carried
on upon any residential lot in this subdivision or any part or
portion thereof, nor shall anything be done thereon which may become
an annoyance or nuisance to the neighborhood.

4. No person of any race or nationality other than the
Caucasian Race, shall use or occupy any building plot or lot or
any portion thereof, except that this covenant shall not prevent
occupancy by domestics of a different race employed by the owner
or tenant.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in, upon or about this subdivision or any part thereof 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. All buildings in this subdivision shall be of brick, brick veneer or stone construction.

7. No structure shall be moved onto any lot in this subdivision or any part thereof unless it meets with the approval of the owners of other lots, such approval to be given in writing.

8. All covenants and restrictions herein stated and set forth shall run with the land and shall be binding on all the parties and persons claiming any interest in said subdivision or any part thereof until October 1, 1970, at which time said covenants and restrictions shall be automatically extended for successive periods of 10 years unless, by a vote of the majority of the then owners of the lots in said subdivision, it is agreed to change the said covenants in whole or in part.

9. If the parties now claiming any interest in said subdivision, or any of them, or their heirs, successors, grantees, personal representatives or assigns, shall violate or attempt to violate any of the covenants and restrictions herein contained prior to October 1, 1970, it shall be lawful for any other person or persons owning any other lot or lots in said subdivision to prosecute any proceedings at law or in equity against the person or persons, firms or corporations so violating or attempting to violate any such covenant or covenants and/or restriction or restrictions and either prevent him or them from so doing or to recover damages or other dues for such violation or violations.

10. Invalidation of any one of the covenants and restrictions hereinbefore set forth by judgment or court order shall in no wise

affect any of the other provisions hereof, which shall remain in full force and effect until October 1, 1970.

Clifford R. Cunningham Jr.

STATE OF UTAH)
County of Salt Lake) SS

On the 7th day of Nov. A.D. one thousand nine hundred and fifty, personally appeared before me Clifford R. Cunningham Jr. the signer of the foregoing instrument who duly acknowledge to me that he executed the same.



Harold W. Hillman
Notary Public
Residing at 240 South 2nd
East