

## PROTECTIVE COVENANTS

1037484

FROM ALL MERE BY THESE PRECEPTS:

That Woodbury Corporation, a Utah corporation, owner of the following described Property:

all of Broadmoor Subdivision as recorded in the Office of the Recorder of Salt Lake County, Utah,

does hereby declare that:

A. All of lots now existing or hereafter created in the above described tract of land 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 detached single-family dwelling not to exceed two stories in height and a private garage unless said structure be placed at least 90 feet from both Hollywood Avenue and 17th East Streets and at least 35 feet from the nearest dwelling.

B. No building shall be located on any residential building plot nearer than 50 feet to the front lot line, nor nearer than 20 feet to any side street. No building except a detached garage or other out building located 70 feet or more from the front lot line shall be located nearer than 8 feet to any side lot line. Any detached garage or other out building placed on any portion of corner lots fronting on both 17th East and Hollywood Avenue shall be set back at least 50 feet from the side street line.

C. No residential structure shall be erected or placed on any building plot which plot has a width of less than 50 feet at the front building setback line.

D. 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.

E. 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.

F. No dwelling costing less than \$3,000.00 or having a ground floor area of less than 800 square feet in the case of a one story structure nor less than 600 square feet in the case of a one and one-half or two story structure shall be erected wholly or partly thereon.

G. An easement is reserved over the rear 4 feet of each lot for utility installation and maintenance.

H. No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domestic with a master or tenant.

I. No signs, bill boards, or advertising structures may be erected or displayed on any of the lots except that a single sign, not more than 6 x 3 feet square advertising a specific lot for sale or house for rent may be displayed on the premises affected. No trash, ashes or any other refuse may be thrown or dumped on any lot in said area.

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These covenants are binding on all persons claiming under the title hereunder, and shall be liberally extended for successive periods of 10 years unless a vote of a majority of the members of the lota be taken to terminate said covenants in whole or in part.

If any person hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be liable for any other person or persons owning any real property situated in a neighborhood or subdivision to prosecute any proceeding against the person or persons violating or attempting to violate any such covenant, either to prevent him or her from so doing or to recover damages or other relief for such violation.

Violation of any one of these covenants by any person or persons shall be the violation of the other covenants hereinafter set forth in this instrument.

Witness my hand and seal of office at the City of Los Angeles, California, this 10th day of April, 1914.

*[Signature]*  
Secretary

*[Signature]*  
President

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K. P. K.

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