

TITLE INSURANCE AGENCY OF UTAH INC.

AUG 31 1946

Miss Pratt 196

Recorder S. L. County, Utah

494 Page 234 Ref: 25-258-4
Misc Index #3

1055039

RESERVATIONS, RESTRICTIONS AND COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, owners of the following described real property situate in Salt Lake County, State of Utah, to-wit:

Normandy Subdivision as shown by the recorded plat thereof on file in the office of the County Recorder of Salt Lake County, State of Utah;

hereby declare that all and each of the lots in said Normandy Subdivision shall be held subject to and shall be conveyed subject to the

RESERVATIONS, RESTRICTIONS AND COVENANTS

herein after set forth:

I.

All lots in the Subdivision 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 detached single family dwellings not to exceed two stories in height and a private garage for not more than two cars.

II.

No building shall be located on any residential building plot nearer than 30 feet to the front lot line or nearer than 15 feet to any side street line. No building except a 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.

III.

No residential structure shall be erected or placed on any building plot which plot has an area of less than 7500 square feet.

IV.

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.

V.

No live stock shall be housed or kept on any residential building plot within the subdivision nor shall any fowl in excess of 10 birds of any or all species be allowed upon any building plot in said subdivision.

VI.

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 domiciled with an owner or tenant.

VII.

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.

VIII.

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No signs, billboards, or advertising structures may be erected or displayed on any of the residential lots hereinafore described or parts or portions of said residential lots except that a single sign, not more than 3 x 5 feet in size, advertising a specific lot or house for sale or rent, may be displayed on the premises affected.

IX.

No trash, ashes or any other refuse may be thrown or dumped on any residential lot hereinafore described or any part or portion thereof.

X.

The ground floor area of the main structure, exclusive of one open porch and garage, shall be not less than 650 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.

XI.

An easement is reserved over the rear five feet of each lot in this subdivision for utility installation and maintenance.

XII.

These covenants are to run with the land and shall be binding on all parties and on persons claiming under them until January 1, 1970, at which time said covenants and restrictions shall terminate.

XIII.

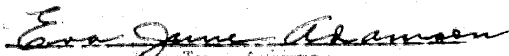
If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

XIV.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, Owner of the Normandy Subdivision lots hereinafore described, have caused these presents to be executed this 30th day of August A.D., 1946.


Alex G. Aderson


Eva June Aderson