

Val Vista B

DECLARATION OF RESTRICTIVE COVENANTS

Ward C. Holbrook and Mabel F. Holbrook, husband and wife, the owners of the following described real estate, situated in Davis County, State of Utah:

Val Vista B Subdivision; a subdivision of part of the South-west Quarter of Section 31, Township 2 North, Range 1 East, Salt Lake Base and Meridian, a Flat of which subdivision is on file in the office of the County Recorder of Davis County, Utah.

hereby declares that the aforesaid real estate now owned by them is held and shall be conveyed either by lots or otherwise, subject to the following restrictions, reservations and declarations:

(a) 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.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line, or nearer than 10 feet from any side lot line.

(c) The ground floor area of the main structure, exclusive of one-story open porches, and garages shall not be less than 800 square feet. All dwellings shall be constructed of new material and no buildings may be constructed or moved on to any lot until owner of such dwelling plans and/or structure has the written approval from the subdivision sponsors, or from a representative committee of three lot owners.

(d) No temporary or sub-standard structure of any kind shall be used as a residence temporarily or permanently.

(e) 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.

(f) Sewage disposal shall be provided in accordance with the rules and regulations of the Davis County Health Board.

(g) An easement of 5 feet is reserved over the rear and along one other side of each lot in said subdivision for ordinary pipe lines, irrigation and drainage ditches and for utility installation and maintenance.

(h) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1970.

(i) 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 persons or person 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 covenants and either to prevent him or them from so doing or to recover damages or other dues from said violations.

(j) Enforcement 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.

STATE OF UTAH)
COUNTY OF DAVIS) SS.

Ward C. Holbrook
Mabel F. Holbrook



On the 3rd day of September, A. D. 1949, personally appeared before me WARD C. HOLBROOK and MABEL F. HOLBROOK, husband and wife, and duly acknowledged that they executed the foregoing instrument.

Wallace C. Stevenson
Notary Public

My Commission Expires:

Sept. 13, 1950

Residing in Escutell, Utah.

Filed SEP 3 1949
11:31
A.S.
210
GRACE C. STEVENSON

Platted Approved
On Map
Compared Entered

Margaret A. Bowen, County