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BOOK 1277 PAGE 568

Recorded JAN 24 1956 at 9:57 a.m.
Request of SECURITY TITLE CO. No. _____
Fee Paid. Hazel Margaret Chase,
Recorder, Salt Lake County, Utah
\$ 4.60 By Amosson Deputy
B.M. Page R.P.
Return to 62256

R E S T R I C T I O N S

KNOW ALL MEN BY THESE PRESENTS:

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

All of Lots 1 to 22, inclusive, of SOUTH COTTONWOOD ACRES, in the County of Salt Lake, State of Utah, according to the official plat thereof recorded in the office of the County Recorder of said County.

are desirous of creating restrictions and covenants affecting said property.

NOW THEREFORE, in consideration of the premises, the undersigned hereby declare the property hereinabove described subject to the following restrictions and covenants:

A. All lots in the above described 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 detached single or two-family dwelling not to exceed two stories in height and a private garage for not more than two cars.

B. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by a committee composed of A. P. Neilson, B. D. Scott and Jack B. Neilson, or by a representative designated by the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event such committee, or its designated representative fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee and of its designated representatives shall cease on and after January 1, 1976. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

C. No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 8 feet to any lot line, except an attached garage may be located within 6 feet of any lot line, and except that on corner building plots, no building shall be located nearer than 20 feet to the front lot line or nearer than 10 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 one foot to any side lot line.

D. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet or a width of less than 60 feet at the front building setback line.

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.

Restrictions for
SOUTH COTTONWOOD ACRES, continued.

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F. No trailer, basement, tent, shack, garage, barn or other out-building 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.

G. The main floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet.

H. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance, and as shown upon the recorded plat of said South Cottonwood Acres.

I. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1976, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

J. 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.

K. 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.

WITNESS OUR HANDS this 5 day of January, 1956.

A. P. NEILSON CONSTRUCTION COMPANY

By Jack B. Neilson
JACK B. NEILSON, Vice-President

By John P. Soltis
JOHN P. SOLTIS, Secretary

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 5 day of January, 1956, personally appeared before me, JACK B. NEILSON and JOHN P. SOLTIS, who being by me duly sworn did say that they, the said JACK B. NEILSON, is the Vice-President and the said JOHN P. SOLTIS, is the Secretary of A. P. NEILSON CONSTRUCTION COMPANY, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the said Jack B. Neilson and John P. Soltis duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

My Commission Expires:

4-28-57

W. C. Smith
NOTARY PUBLIC
Residing at: Salt Lake City, Utah

