

14100221

Recorded JUN 2 1956 ap 11:01 A.
Request of Bradley Badger Co.
Fee Paid. Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
\$ 340 By Matheson Deputy
Ref. _____

BOOK 1315 PAGE 175

38 So. Main

RESTRICTIVE AGREEMENT

By

NORTH HILLS

Dated June 1, 1956

KNOW ALL MEN BY THESE PRESENTS: That, whereas, Briant G. Badger and Ralph O. Bradley are the owners of North Hills Subdivision, Plat "A", situated in Salt Lake County, State of Utah, and desire and intend to sell and convey the same to purchasers for the purposes herein contemplated, and in order to restrict the use of said property and thereby enhance the value thereof, they hereby agree with all who shall purchase said property or any part thereof, that in consideration of such purchase and use thereof, said property shall be and is restricted in the following respects. to-wit:

USE OF LAND: Each lot in said subdivision is hereby designated as a residential lot, and none of the said lots shall be improved, used or occupied for other than private, single family residence purposes, and no flat or apartment house shall be erected thereon, and no structure shall be erected or placed on any of said lots other than a one, two or three car garage, not exceeding one story in height, and one single family dwelling not to exceed one story in height; except, that on those lots where the finished ground elevation is at least one story lower on one side of the dwelling than on the opposite side, the dwelling may extend two stories above the finished ground elevation on such lower surface.

SET BACK OF RESIDENCES FROM FRONT AND SIDE LOT LINES: No building shall be erected on any of said lots nearer than 20 feet to the front lot line. No building shall be erected on any of the lots within the said subdivision nearer than 8 feet to any side lot line. The side line restriction shall not apply to a garage located 60 feet or more from the front lot line, except that on corner lots no structure shall be permitted nearer than 15 feet to the side street line.

SUBDIVIDING OF LOTS: No lot may be redivided or sold in pieces other than as shown on the official plat, for the purposes of constructing additional dwellings thereon.

NO TRADE OR BUSINESS PERMITTED: No trade or business of any kind or nature shall be permitted to be carried on upon any lot in said subdivision nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

NO RESIDENCE OF TEMPORARY CHARACTER PERMITTED: No trailer, basement, tent, shack, garage, barn or other outbuilding shall be moved onto or erected on any lot in the subdivision which shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted thereon.

RESTRICTIONS TO ANIMALS AND FOWLS: That no animals or fowls shall be kept, housed or permitted to be kept or housed on any lot or lots in said subdivision except such dogs, cats and birds as are kept as household pets.

RESERVATION OF BASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE: The right is hereby reserved by Briant G. Badger and Ralph O. Bradley, their successors and assigns, to grant easements from time to time for the installation and maintenance of utility services above and beneath the surface along the rear and side lot lines of the lots within said subdivision and extending 5 feet in width on either side of said lot lines.

Restrictive Agreement

Page - - 2

RESTRICTIONS TO CAPACITY: No dwelling shall be permitted on any lot in which the area of the main floor, measured and computed along the outside walls surrounding such area (exclusive of open porches, windways, and garages) is less than 1340 square feet, and no structure shall be moved onto any residential lot in said plat.

RIGHT TO ENFORCE: The restrictions herein set forth shall run with the land and bind the owners, their heirs, successors and assigns, until the 1st day of June, 1976, on which date they shall terminate and end, and all parties claiming by, through or under them, shall be taken to hold, agree and covenant with the owners of said lots, their heirs, successors and assigns, and with each of them, to comply with and observe said restrictions as to the use of said lots and the construction of improvements thereon, but no restriction herein set forth shall be personally binding on any corporation, person or persons, except in respect of breaches, committed during its, his, her, or their seisin of or title to said land, and the owner or owners of any of the lots in said subdivision shall have the right to sue for and obtain an injunction prohibitive or mandatory to prevent the breach of or to enforce the observance of the restrictions above set forth in addition to ordinary legal actions for damages, and the failure of the undersigned, or owner or owners of any of the lots in this subdivision to enforce any of the restrictions therein set forth at the time of its violation shall, in no event be deemed a waiver of the right to do so thereafter.

INVALIDATION: The invalidation of any of the restrictions herein contained by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

And the said owners hereby declare and certify that all of the lots shown on said plat are held by them and shall be conveyed by them, subject to the reservations, restrictions, covenants and declarations hereinabove set forth, and all persons and corporations who own or shall hereafter acquire any interest in any of said lots in said subdivision, shall be taken and held to agree and covenant with other owners of the lots shown on said plat and with their heirs, successors, and assigns, to conform to and observe the same.

The undersigned, Briant G. Badger and Ralph O. Bradley, may by appropriate assignment, assign or convey to any person or corporation any or all of the rights, reservations and privileges herein reserved by them.

Signed:

Briant G. Badger
Briant G. Badger

Ralph O. Bradley
Ralph O. Bradley

STATE OF UTAH)
): SS
SALT LAKE COUNTY)

Subscribed and sworn to before me, a Notary Public, this 2nd day of June, A. D. 1956.

My Commission Expires:
February 20, 1959

Harman A. Harman
Notary Public, Residing in
Salt Lake City, Utah