

1495637

AUG 3 1956

Recorded at 10:47A m.  
REGISTRAR INSURANCE AGENCY OF UTAH INC.  
See Inid. Harold Taggart Chase.  
Registrar, Salt Lake County, Utah  
BY *See Seal*  
Not.

PROTECTIVE COVENANTS

W. V. JENSEN and KATHLEEN R. JENSEN, husband and wife,

TO WHOM IT MAY CONCERN:

We, the owners of the following described property:-

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 12, WIN-DEL  
SUBDIVISION, according to the official plat thereof recorded in the  
office of the County Recorder, Salt Lake County, Utah,

in consideration of the premises and as part of the general plan for improvement of  
said property, do hereby declare the property hereinabove described subject to the  
restrictions and covenants herein recited.

1. These covenants are to run with the land and shall be binding on all persons  
claiming under them from date hereof until April 1, 1981, at which time said covenants  
shall be automatically extended for successive periods of ten 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.

2. 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 on the above-described tract 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 for such violation.

3. 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.

4. All above described lots in the tract shall be known and described as  
residential lots. No structures shall be erected, altered, placed or permitted to  
remain on any residential building plot other than one detached single-family dwelling  
not to exceed one story in height and a private garage for not more than two cars.

5. No building shall be erected, placed or altered on any building plot in  
the above-described property 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 said property, and as  
to location of the building with respect to topography and finished ground elevation,  
by a committee composed of W. V. Jensen, Kathleen R. Jensen and L. Marcus Jensen, or  
by a representative designated by a majority of 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 said committee, or  
its designated representative, fails to approve or disapprove such design and location  
within thirty 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 representative, shall cease  
on or after April 1, 1966. 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 above described  
and duly recorded appointing a representative, or representatives, who shall thereafter  
exercise the same powers previously exercised by said committee.

6. No building shall be located on any residential building lot described above nearer than twenty feet to the front lot line, excluding porches, cornices, spoutings, chimneys, and purely ornamental projections. No building except a detached garage or other outbuilding located sixty feet or more from the front lot line shall be located nearer than six feet to any side lot line, except that if a garage is attached to and made a part of a residential structure the building may be located within six feet of any side lot line. No residence shall be erected on any of the above lots farther than fifty feet from the front lot line.

7. No residential structure shall be erected or placed on any of the above-described building plots, which plot has an area of less than 5,000 square feet or a width of less than fifty feet at the front building setback line.

8. 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.

9. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the said tract shall at any time be used as a residence temporarily or permanently, not shall any structure of a temporary character be used as a residence.

10. No dwelling costing less than \$6,000.00 shall be permitted on any of the above-described lots in said subdivision. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet in the case of a one-story structure.

11. An easement is reserved over the rear five feet of each of the above-named lots for utility installation and maintenance, and an irrigation ditch.

12. No permanent provision shall be made on any of the above-described lots for the raising of poultry, or the housing of cows, horses or other livestock.

13. No trash, ashes or other refuse may be thrown or dumped on any of the above-described lots.

W. V. Jensen  
Kathleen R. Jensen

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

On the 17<sup>th</sup> day of July A.D. 1956, personally appeared before me W. V. JENSEN and KATHLEEN R. JENSEN, husband and wife, the signers of the above instrument, who duly acknowledged to me that they executed the same.

My Commission Expires:  
October 5, 1958

W. V. Jensen  
Notary Public  
Residing at: Salt Lake City, Utah  
NOTARY PUBLIC  
SALT LAKE COUNTY, UTAH