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## RESTRICTIVE COVENANTS

THESE COVENANTS shall run with the hereinafter described land situated in and being a part of MAPLE VILLAGE SUBDIVISION, Plat C, Provo, Utah County, State of Utah, situated in Section 2, Township 7, South, Range 2 East, Salt Lake Base and Meridian and each and every part thereof, which land is described as follows to-wit:

Building lots for single family development only. Lots 18, 19, 20, 21, 22, 23, 24 and north 58.50 feet of Lot 25, Block 2; Lots 1, 2, 3, 4, Block 3, Plat C. Lots for optional 1 or 2 family dwellings shall be: Lots 2, 4, 5, 6, 7, Block 5; Lots 6, 7, 8, Block 3, Plat "C" according to the official plat of said sub-division on file in the office of the recorder of Utah County, Utah.

These covenants shall be binding on all parties and all persons claiming under them until January 1, 1994, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change, modify, or abolish said covenants in whole or in part.

If the parties hereto, or any of them or their successors, 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 estate situated in said 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 for such violation.

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

No building shall be placed, erected, or altered on any building lot in this subdivision until the building plans, specifications and lot plan showing the location of such buildings have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, as to location of the building with respect to topography and finish ground elevation, by a majority of the committee composed of the directors of the Bushnell Finance and Construction Company, who are T. Darrell Bushnell, Marjorie K. Bushnell, D. D. Bushnell, J. Merrill Bushnell, Dan S. Bushnell, or by a representative designated by a majority of the members of said committee. The remaining members or member 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 twenty (20) days after such 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 complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to these covenants. The powers and duties of such committee, and of its designated representative, shall cease on or after January 1, 1980. Thereafter, the approval designated 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.

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines required by Zoning Ordinance of Provo. In any event no building for personal occupancy shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 20 feet to any side street line unless so permitted in Provo City Zoning Ordinance.



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