

1773963

PROTECTIVE COVENANTS OF
MILLBROOK HEIGHTS #4 SUBDIVISION

TO WHOM IT MAY CONCERN:

Duane L. Neeley, Melvin Teague, James Potter, William Foster, and Don Davis, being owners and subdividers of Millbrook Heights #4 Subdivision as described according to the official plat thereof on file in the office of County Recorder of Salt Lake County, Utah, hereby place the following protective restrictions and Covenants on said subdivision; to remain in force until a majority of 2/3 of the property owners in this subdivision shall deem it necessary to alter or change, any one or all of these restrictions.

1 - Persons bound by these restrictions: These covenants and restrictions are to run with the land and all people who now own or shall acquire any of this land in the future must conform to and observe these covenants and restrictions.

2 - Use of Land — Building Cost Restriction: None of this land or portion thereof shall be used or occupied for any other purpose than for residency, no store, flat or apartment house, or small business shall be erected thereon. Not more than a two family dwelling shall be erected on said ground. Any single family dwelling erected on said land shall cost not less than \$12,000.00 and any two family dwelling shall cost not less than \$18,000.00. The ground floor square foot area of the main structure, exclusive of open porches and garages shall consist of not less than 1,200 square feet. Any two family dwelling shall have an area, exclusive of open porches and garages, of not less than 1,600 square feet if both apartments are located on the main floor. No barn, coop, shed, sty or building or any other type shall be constructed for the purpose of housing pigs, cows, horses, pigeons, or poultry shall be allowed or housed on said property.

3 - Dwelling set back and free space: All buildings shall not be erected nearer than 30 feet to the front line of the individual building lot, nor shall any building be built closer than 8 feet to the nearest property line. For purposes of this covenant, eaves, steps and open porches shall not be considered part of the building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

4 - Temporary residence prohibited: No trailer house, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently nor shall any residence of a temporary character be permitted.

5 - Nuisance: No noxious or offensive trade or hobby shall be carried on upon any part of said land nor shall anything be done thereon which is or may become an annoyance or nuisance to the neighborhood.

6 - Billboards & Advertising Prohibited: No billboards, advertising boards or posting displays will be permitted to be constructed or maintained upon any property within this tract, except one sign of not more than 2 feet square advertising the property for sale or rent.

7 - Review of plans and specifications: One set of proposed building plans and specifications must be given to the committee composed of Neeley, Teague and Potter for approval by this committee. No building shall be erected, placed or altered on any building lot in this subdivision until approved in writing by this committee as to conformity and harmony of external design with the existing structures in the subdivision. Should this committee for any reason not be able to act within a reasonable length of time, no later than 15 days, then a committee of at least three members chosen from the property owners of Millbrook Heights #4 Subdivision may be chosen to so act and approve plans and specifications for proposed dwellings.

8 - Violation and Damages: No parties shall be allowed to violate any of these covenants or restrictions as long as these shall remain in force and anyone committing such a breach places themselves in a position where by the other property owners of this subdivision, either individually or collectively, shall have the right to sue for

Protective Covenants Of
Millbrook Heights #4 Subdivision
(Continued)

and obtain a prohibitory or mandatory injunction against said person to prevent such breach or to enforce observance of these restrictions hereby set forth, in addition to the ordinary costs of such actions taken to enforce these restrictions.

9 - Utility Easement: An easement is reserved over the rear five feet of each lot for the installation and maintenance of the utilities servicing said property.

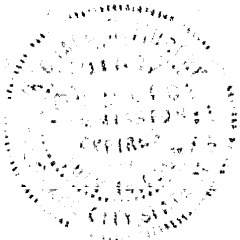
10 - Invalidation of any of these covenants by judgement or court order shall in no wise effect the validity of any of the other provisions not declared invalid and such other provisions shall remain in full force and effect.

Duane J. Neely
Mary Neely
Melvin M. Teague
Ira J. Teague
James B. Potter

June M. Foster
Edna Foster
Ron Davis
Mercedese Davis
Jean M. Potter

STATE OF UTAH }
COUNTY OF SALT LAKE } :ss

On the 7th day of May, A.D. 1961 personally appeared before me the above 10 persons, who being by me duly sworn did say, each for himself, that they had of their own free will signed the above statement.



Michael R. Murphy
Notary Public

Residing in Salt Lake City, Utah
My Commission Expires: July 14, 1964

Recorded APR 24 1961 at 4:42 p.m.
Request of BACKMAN BACKMAN & GRANT
Fee Paid. Nellie M. Jack,
Recorder, Salt Lake County, Utah
\$ 3.00 By Hanschman Deputy
Ref. _____