

BOOK 1888 PAGE 624

1826701

Recorded FEB 7 1962 at 1:51 P. M.
Request of GALAXIE HOMES
Fee Paid. Nellie M. Jack,
Recorder, Salt Lake County, Utah
\$ 400 By F. Anselmo Deputy
Ref.

DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, RESTRICTIONS AND CONDITIONS, 235 E. 33rd So. S L E U.

TO WHOM IT MAY CONCERN:

The undersigned, being all of the owners of the lands hereinafter described, desiring to protect the residential character and use thereof, restrictions, and conditions as follows:

WHEREAS, the undersigned are the legal and beneficial owners of the following described real property situated in Salt Lake County, State of Utah:

Lots 1 through 29 inclusive, GRANGER HEIGHTS, No. 4, a subdivision located in the NE $\frac{1}{4}$ of section 32, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

WHEREAS, the undersigned declared that the property described above is held and shall be sold, conveyed, leased, occupied, resided upon, hypothecated and held subject to the following restrictions, conditions, covenants, and agreements between them and the several owners and purchasers of said property as between themselves and their heirs, successors and assigns:

1. No lot shall be used except for residential purposes and no lot building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height and shall not contain a private garage or carport for more than two cars.

2. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by an architectural control committee, composed of Wallace V. Jacobson, Andrew D. Holm, and Margene D. Jacobson as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevations. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in paragraph 3.

3. A majority of the architectural control committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. The committee's approval or disapproval as required in these covenants shall be in writing.

a. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with,

DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, RESTRICTIONS AND CONDITIONS

b. except in the case of approval of installation of a fence or wall - said fence or wall must be approved in writing by the Architectural Control Committee before construction commences. In the event approval is not received from the Architectural Control Committee, the fence or wall is installed, The Architectural Control Committee shall have the authority to order the fence or wall removed or altered as is necessary to conform to harmony of external design and minimum property setback. This authority shall be limited to one year from the date of fence or wall completion, after which time approval shall be considered to have been received, unless corrective action has been initiated by The Architectural Control Committee.

c. All costs of enforcement shall be borne by the home owner.

4. No dwelling shall be permitted on any lot unless such building contains at least 900 square feet, exclusive of garage.

5. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than 25 feet and 20 feet respectively. A side yard shall be maintained which shall not be less than 8 feet on one side and 12 feet on the other side, for a total of 20 feet, provided however, that side yards may be not less than 8 feet on each side for a total of 16 feet, where the residence has an attached garage or a carport. No residence shall be located on any interior lot nearer than 25 feet to the rear lot line.

6. Easements for the installation and maintenance of utilities are reserved as shown on the recorded plat and over the rear five feet of each lot. No permanent structure shall be erected over said easements.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

9. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square feet, one sign of not more than five square feet advertising the property for sale of rent, or signs used by a builder to advertise the property during the construction and sales period.

10. No oil drilling, oil development, quarrying or mining operations of any kind shall be permitted upon or in any lot.

11. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

12. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.

13. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such obstruction of such sight lines.

