

1958102

P R O T E C T I V E C O V E N A N T S

MAIL TO

SPECK & JORGENSEN CONST., INC.

TO WHOM IT MAY CONCERN:

We the owners of the following described property:

ALL LOTS - SILVER ACRES SUBDIVISION NO. 1

1. These covenants are to run with the land and shall be binding on all persons claiming under them from date hereof until September 1, 1988, 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 two stories in height and a private garage or carport 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 John O. Speck, Beverly Speck and George P. Jorgensen, 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 such 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 its designated representative, shall cease on or after September 1, 1988. 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 residence shall be located on any residential building lot described above, nearer than thirty feet to the front lot line, or nearer than eight feet to any side lot line, excluding porches, cornices, spoutings, chimneys and purely ornamental projections. If a carport or garage is constructed on the said building lot, detached or attached, the side-yard and set-back requirements set forth above must be complied with, unless the garage ^{or carport} is detached and sets back farther than sixty 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 8,000 square feet or a width of less than seventy-five feet at the front building set-back 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. The maximum heights on any fence shall be six feet and shall not extend beyond the front set-back of the dwelling, provided however, that the building committee shall have power to grant variances for retaining walls to extend beyond the front set-back line.

9. No basement, tent, shack, garage, barn or other outbuilding shall be erected in the said tract, at any time, to be used as a residence temporarily or permanently, nor shall any structure of a temporary character, including a trailer, be used as a residence.

10. The ground floor area of any dwelling permitted on any of the above described lots shall not be less than 900 square feet, exclusive of one story open porches and garages in the case of a one story structure, and the ground floor area shall not be less than 800 square feet in the case of a one and one-half or a two story structure.

11. An easement is reserved over the rear and side five feet of each of the above described lots, as shown on the recorded plat, for utility installation, maintenance and drainage.

12. No provisions shall be made on any of the above lots for the raising of poultry, for the housing of cows, horses or other livestock other than the household pets not being kept for commercial purposes.

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

SPECK & JORGENSEN CONST., INC.

John O. Speck
John O. Speck, President

George P. Jorgensen
George P. Jorgensen, Secretary

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 6th day of November, A.D., 1963, personally appeared before me JOHN O. SPECK and GEORGE P. JORGENSEN, who being by me duly sworn did say, each for himself, that he, the said GEORGE P. JORGENSEN is the secretary of SPECK & JORGENSEN CONST., INC., and JOHN O. SPECK is the president of SPECK & JORGENSEN CONST., INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said JOHN O. SPECK and GEORGE P. JORGENSEN each duly acknowledged to me that said corporation executed the same.

My commission expires: 7-16-66
Residing at Salt Lake City, Utah

Marion Hamblin
Notary Public
