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Recorded OCT 14 1965 at 1:00 P.M.
Request of WESTERN STATES TITLE INSURANCE CO.
Fee Paid HAZEL TAGGART CHASE
Recorder Salt Lake County, Utah
\$ 4.00 By *X. J. J. J. J. J.* Deputy
Ref. _____

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, Bernard P. Brockbank and Nada R. Brockbank, his wife, are the owners of that certain tract of land situated in Salt Lake County, Utah, described as:

All of MT. OLYMPUS HILLS No. 12 Subdivision, according to the official plat thereof on file in the office of the County Recorder of Salt Lake County, Utah.

NOW, THEREFORE, in consideration of the premises and for the benefit that will or may accrue to them in the disposition of the lots aforesaid, said owners do hereby covenant with all persons who may become owners of the parcels of land within or a part of the above described property purchased from or through them and do hereby restrict the use of the property to those uses which are hereinafter set forth.

1. Land, Use and Building Type: All the lots in said tract shall be known and described as residential lots and shall be used for residential purposes only. No building or structure shall be erected, altered, placed or permitted to remain on any residential plot other than one detached single family dwelling not to exceed one and one-half stories in height.

2. Architectural Control: No building shall be erected, placed or altered on any lot until the construction plans and specification and plans showing location of the structure with respect to said lot, have been approved by Bernard P. Brockbank or his assigns, as hereinafter provided, as to the type and quality of workmanship and materials, harmony of external design with existing structures as to locations with respect to topography and finished grade elevation. Elevations and building locations must be shown on a plot plan by a Certified Engineer. A complete copy of such building plans and specifications and plot plans shall be furnished to Bernard P. Brockbank at his office at 1701 East 4620 South, Salt Lake City, Utah and become the property of said Bernard P. Brockbank.

No fences or walls shall be erected on any lot unless approved by Bernard P. Brockbank or his assigns, as hereinafter provided.

3. No dwelling shall be permitted on any lot at a cost of less than \$22,000.00 based upon the cost levels prevailing on the date these covenants are recorded, it being the intention and the purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size.

The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1700 square feet, regardless of whether the house is a one-story or story and a half.

4. Building location: No building shall be located on any lot nearer to the front lot line than 30 feet or nearer than 8 feet on one side and 8 feet on the other side of any one lot with respect to side yard lines. No building shall be located nearer than 20 feet to the street property lines of said streets. No building shall be located nearer than 1 foot from the interior lot line which shall include garages and other necessary buildings.

The purpose of this covenant with respect to eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be constructed to permit any portion of any building on any lot to encroach upon another lot.

On the 7th day of August, 1965, personally appeared before me Bernard P. Brockbank and MAda R. Brockbank, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Jay M. Harding
Notary Public residing
at: Salt Lake City,
Utah



My commission expires:
My Commission Expires March 1, 1969