

253267

Ellis Park, Blk B

PROTECTIVE COVENANTS

WHEREAS, PACKARD DEVELOPMENT COMPANY are the owners of, the following described land;

All of ELLIS PARK SUBDIVISION, Block B, a subdivision of part of the North-east Quarter of Section 20, Township 2 North, Range 1 East, Salt Lake Base and Meridian, in the City of Bountiful, County of Davis, State of Utah, according to the official plat thereof.

AND WHEREAS, it is the desire of said Company, that said lots shall be conveyed subject to the following restrictions, in order to enhance a more uniform development of the lots therein and to maintain value thereof.

NOW THEREFORE, we do hereby declare that each and every lot included in said subdivision, shall be conveyed subject to the following restrictions;

A. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling to not exceed two and one-half stories in height and a private garage for not more than three cars.

B. ARCHITECTURAL CONTROL: 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 the architectural control committee, 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 elevation. No fence or wall shall be erected, placed or altered on any lot near to any street than the minimum building setback line, unless similiarly approved. Approval shall be as provided in Part I. Any and all constructions in this subdivision shall be new construction, constructed on the lot designated. The moving of buildings on to any lot in this subdivision will not be permitted.

C. DWELLING COST, QUALITY AND SIZE: No dwelling shall be permitted on any lot at a cost of less than \$16,000.00 as based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these 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 on the date these covenants are recorded at the minimum cost stated for the minimum permitted dwelling size. The ground floor are of the main structure exclusive of one-story open porches and garages, shall be not less than 1100 square feet for a one-story dwelling, or less than 1000 square feet for a dwelling of more than one story.

D. BUILDING LOCATION: No building shall be located on any lot nearer to the front line of lot or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 8 feet to any interior lot line and a total of 20 feet, except that no side yard shall be required for a garage or other permitted accessory building located 55 feet or more from the minimum building setback line. No building shall be located on any interior lot nearer than 2 feet to the rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

E. LOT AREA AND WIDTH: No lot shall be resubdivided into, nor shall any dwelling be erected or placed on any lot having a width of less than 80 feet at the minimum setback line or an area of less than 10,000.0 square feet.

F. EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved, as shown on the recorded plat.

G. NUISANCES: 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.

H. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot

Recorded at request of Black's Title & Abstract Co.
Date JUN 20 1963
By Emily T. Eldredge Deputy Book
Recorder Davis County
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On Map Indexed
Comps

