

PROTECTIVE COVENANTS

Whereas, the undersigned are the present owners of all of the lots, pieces and parcels of land embraced within the area hereinafter specifically described, and Whereas, the said area comprises an exclusive residential subdivision of Ogden City, Weber County, State of Utah, and

Whereas, it is the desire of the owner thereof to place restrictive covenants upon said lots for the mutual benefit and protection of future owners thereof, and Now, Therefore, the following restrictive covenants are placed upon said lots for the mutual benefit and protection of future owners thereof, and that the premises to which these restrictive covenants shall attach are specifically described as follows, to-wit:

All of lots 19 to 46 inclusive, Meadow Homes Subdivision No. 2 in Ogden City, Weber County, Utah, situated in the Northwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Meridian, U. S. Survey. The Official Plat of which is recorded in Book 11 of Plats, Page 92, Records of Weber County, Utah.

- A. All lots in said subdivision shall be known and described as residential lots.
- B. No building shall be located on any of said lots nearer than 30 feet to the front lot line, nor nearer than 20 feet to any side street line; no building, except a detached garage or other outbuilding located 65 feet or more from the front lot line, shall be located nearer than 8 feet to any side lot line, - 18 for both sides.
- C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than 50 feet to the front building set back line.
- D. 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.
- E. No trailer, 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 structure of a temporary character be used as a residence.
- F. No dwelling costing less than \$10,000.00 shall be permitted on any lot in said subdivision. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 900 square feet; not less than 700 square feet in the case of 1 1/2 story structure.
- G. Easements affecting all lots are reserved as shown on the recorded plat, for utility installation and maintenance.
- H. If the party hereto, or its successors 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 in said development or subdivision 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.

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.

Dated July 8, 1960.

BEN LOMOND INC., formerly Norman Thompson Plumbing and Heating Co., Inc.

By Norman Thompson
Norman Thompson, President

By Loyd Knight
Loyd Knight, Secretary

STATE OF UTAH)
COUNTY OF WEBER) ss

On the 8th day of July, 1960, personally appeared before me, Norman Thompson and Loyd Knight, who being by me duly sworn, did say that they are the President and Secretary respectively of the Ben Lomond Inc., and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and the said Norman Thompson and Loyd Knight acknowledged to me that said corporation executed same.



Charles L. ...
Notary Public
Residing at Ogden, Utah

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BOOK 651 PAGE 319

*Bleiss Sonders
% Norman Smith Realty
2744 Hook Blvd.*

STATE OF UTAH)
COUNTY OF WEBER) SS
FILED AND RECORDED FOR
Security Title
JUL 11 1 49 PM '60

IN BOOK 651 OF RECORD
PAGE 318-319
RUTH EAMES OLSEN
COUNTY RECORDER

L. June Zemaite

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