

FEE No. 304959

124 PAGE 203

Filed for Record MAR 25 1953  
Request of R. E. Smith  
Kennebick, W.M.

"PROTECTIVE COVENANTS"

"FRANCIS HEIGHTS"

J. E. WISE, County Auditor

This plat and dedication are made subject to the following restrictions and covenants which run with the land and shall be binding on all parties and all persons claiming under them until the 1st day of March 1973 at which time said covenants shall be automatically extended for successive periods of 10 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.

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 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 covenant 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 judgement or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

No building shall be located nearer than 25 feet to the front lot line nor nearer than 3 feet to any side lot line.

There shall be no more than one residential building per lot. Said residential building shall not exceed one 4-Plex.

No residence with a living area of less than 800 Square Feet shall be permitted in this plat.

No trailer, basement, tent, shack, garage, barn or other out building 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.

The grantor for themselves and their successors and assigns dedicates easements for public utility purposes, the utility easement strips shown in the recorded plat. The utility easements are hereby granted to maintain, construct and repair pipes and irrigation water lines, telephone lines and lines for delivery of electrical energy as the same are or may be installed at the time of the conveyance of any lots in said plat. Whenever the use of said easements is discontinued they shall cease the same shall revert to the grantor or his heirs or assigns effected by said easement.

Any structure erected in the plat shall conform to the external appearance including finishes of the structures within one year of date of commencement of the plat.

No livestock or fowl shall be permitted.

214

Robert P. Marsh  
Frankie F. Marsh

Gertrude Kerlow  
23rd Mar 1953

Gertrude Gordon formerly Gertrude  
Kerlow

May 15, 1953

