

When recorded, please mail to:

Oquirrh Mountain Water Company
P.O. Box 540478
North Salt Lake, UT 84054

Portions of Tooele County Tax Parcel Nos. 04-070-0-0091 and 04-071-0-0036

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WATER CONSERVATION**

AT

PASTURES AT SADDLEBACK P.U.D. PLAT 11

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATER CONSERVATION AT PASTURES AT SADDLEBACK P.U.D. PLAT 11 (the "Water Declaration") is made effective as of January 6th, 2021 (the "Effective Date"), by SADDLEBACK PASTURES, L.C., a Utah limited liability company (referred to herein as "Declarant"), with respect to the following:

WHEREAS, the Declarant has or intends to file for recordation in official records of the Recorder of Tooele County, Utah (the "Official Records") the **PASTURES AT SADDLEBACK P.U.D. PLAT 11** (the "Plat") upon the real property located in Tooele County, State of Utah, and more particularly described on Exhibit "A" attached hereto (the "Land") in order to subdivide it into forty-one (41) single-family residential Lots (a "Lot" or if more than one, "Lots");

WHEREAS, pursuant to that certain *Plat 11 Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Pastures at Saddleback P.U.D.* (the "Plat 11 Amendment") dated January 4th, 2021, which was filed as Entry No. 531823 on January 7th, 2021 in the Official Records, which amends that certain *Certificate of Amendment of Amended And Restated Declaration of Covenants, Conditions, and Restrictions of Pastures At Saddleback P.U.D.* dated November 21, 2018, and filed in the Official Records on November 21, 2018, as Entry No. 477479 (collectively with the Plat 11 Amendment, the "Master Declaration"; capitalized terms in this Water Declaration shall have the same meaning as in the Master Declaration, unless otherwise defined herein);

WHEREAS, water service to the Lots within the Plat is provided by OQUIRRH MOUNTAIN WATER COMPANY, a Utah non-profit mutual water company ("OMWC");

WHEREAS, the initial Owner of each Lot shall receive at the time of purchase of the same from Declarant the number of shares of OMWC Class B Common Stock ("OMWC Class B Stock") as provided for and defined below as the Overall Water Allowance;

WHEREAS, one (1) share of OMWC Class B Stock entitles the holder thereof to one (1) acre foot ("AF") of water annually, which equates to approximately 325,851 gallons of water per year;

WHEREAS, water is a relatively scarce and valuable resource in the State of Utah and the Declarant desires to promote and ensure its conservation and efficient use on the Lots;

WHEREAS, pursuant to Section 3 of this Water Declaration, the Owner of each Lot in the Plat is required to submit a Landscape Plan to OMWC (defined below);

WHEREAS, this Water Declaration is intended to assist the Owners of Lots in designing, implementing, and operating a Landscape Plan that will be aesthetically pleasing while at the same time one that can be sustained over the long run within the Overall Water Allowance;

WHEREAS, if an Owner exceeds his or her annual Overall Water Allowance, OMWC's overuse or overage rates will apply, which are structured to be more costly to the Owners (compared with the standard assessments per share) in order to encourage the conservation of water;

WHEREAS, based upon the average water use of a homeowner in the OMWC's service area, residential customers on average consume for Indoor Use (defined below) approximately zero point two five (0.25) AF or 81,463 gallons of water per year (the "Indoor Use Allowance");

WHEREAS, the Declarant desires to file this Water Declaration in order to promote water conservation and to specify the manner in which water may be used upon the Lots within the Plat.

NOW, THEREFORE, Declarant hereby declares that all of the Land and the Lots created therein are hereby subjected to the provisions of this Water Declaration and shall be sold, transferred, conveyed, used, leased, occupied, developed, resided upon, landscaped, mortgaged, or otherwise hypothecated or otherwise encumbered, and held subject to the terms of this Water Declaration hereinafter set forth, and which shall run with the title to, the Land and Lots hereby or hereafter made subject hereto. This Water Declaration shall be binding on all persons having any right, title, or interest in all or any portion of the Land and Lots now or hereafter made subject hereto, their respective heirs, legal representatives, successors, successors-in-title, and assigns.

I. DEFINITIONS. The following words, when used in this Water Declaration shall have the following meanings:

(a) "Bubbler": An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

(b) "Drip Emitter": Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

(c) "Extra-Drought Tolerant Plant": A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

- (d) “Grading Plan”: The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscaped area.
- (e) “Ground Cover”: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than 12 inches.
- (f) “Hardscape”: Patios, decks and paths. Does not include driveways and sidewalks.
- (g) “Indoor Use”: Use of water within the residential dwelling on a Lot for domestic purposes, excluding Outdoor Use of water.
- (h) “Irrigation Efficiency”: The measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.
- (i) “Irrigation Plan”: The Irrigation Plan shows the components of the irrigation system with water meter size, backflow prevention, Precipitation Rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.
- (j) “Landscape Plan”: The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this Water Declaration. The Landscape Plan shall include a Planting Plan and an Irrigation Plan.
- (k) “Landscape Zone”: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A Landscape Zone can be served by one irrigation valve, or a set of valves with the same schedule.
- (l) “Landscaping”: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, bark chips or Mulch ; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.
- (m) “Mulch”: Any material such as bark, wood chips or other materials left loose and applied to the soil.
- (n) “Outdoor Use”: The use of water on a Lot for irrigation of Landscaping and other uses outside of a residential dwelling, but excluding Indoor Use.
- (o) “Planting Plan”: A Planting Plan identifies and locates new and existing trees, shrubs, Ground Covers, Turf areas, driveways, sidewalks, Hardscape features, and fences.
- (p) “Precipitation Rate”: The depth of water applied to a given area, usually measured in inches per hour.

(q) “Rain Shut-Off Device”: A device wired to the automatic controller that shuts off the irrigation system when it rains.

(r) “Runoff”: Irrigation water that is not absorbed by the soil or landscape area to which it is applied and which flows onto other areas.

(s) “Spray Sprinkler”: An irrigation head that sprays water through a nozzle.

(t) “Stream Sprinkler”: An irrigation head that projects water through a gear rotor in single or multiple streams.

(u) “Turf”: A surface layer of earth containing mowed grass with its roots.

(v) “Water Audit”: An on-site survey and measurement of irrigation equipment and management efficiency, and the generation of recommendations to improve Irrigation Efficiency.

2. WATER ALLOCATIONS. At the time of conveyance of each Lot to the initial Owner, the Declarant shall sell, assign, and transfer to such Owner zero point five five (0.55) shares of OMWC Class B Stock (which equates to 0.55 AF of water annually), which allows the Owner the use of approximately 179,218 gallons of water annually for both Indoor Use and Outdoor Use (the “Overall Water Allocation”). Subtracting the Indoor Use Allocation of 0.25 AF per year (the “Indoor Water Allocation”), from the Overall Allocation of 0.55 AF per year leaves an allowance for outdoor water use of approximately 0.30 AF or approximately 97,755 gallons per year (the “Outdoor Water Allocation”).

3. LANDSCAPE PLAN. NOTWITHSTANDING ANYTHING IN THE MASTER DECLARATION TO THE CONTRARY, A MINIMUM OF TEN (10) DAYS PRIOR TO INSTALLING ANY LANDSCAPING OR IRRIGATION INFRASTRUCTURE ON A LOT, THE OWNER OF SUCH LOT SHALL PREPARE AND SUBMIT A LANDSCAPE PLAN TO OMWC FOR OMWC’S NON-BINDING REVIEW, USING THE LANDSCAPE PLAN SUBMITTAL WORKSHEET ATTACHED HERETO AS EXHIBIT “B”. OMWC MAY ELECT TO REVIEW OR NOT SUCH LANDSCAPE PLANS, IN ITS SOLE DISCRETION. REGARDLESS OF OMWC’S REVIEW, THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING LANDSCAPING AND OTHER IMPROVEMENTS UPON SAID OWNER’S LOT THAT COMPLY WITH THIS WATER DECLARATION AND THAT CONSUME NO MORE WATER ANNUALLY THAN THE OVERALL WATER ALLOCATION.

LANDSCAPE PLANS SHALL BE DELIVERED TO OMWC (USING THE SUBMITTAL WORKSHEET SHOWN ON EXHIBIT “B”) BY EMAIL TO:

LANDSCAPEPLANS@OMWC.US

The Landscape Plan shall include, the following items:

(a) Planting Plan. A detailed Planting Plan drawn at a scale that clearly identifies the following:

- square feet thereof;
- (i) Location of all plant materials, including all Turf and the area in square feet thereof;
 - (ii) Property lines and street names;
 - (iii) Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
 - (iv) Existing trees and plant materials to be removed or retained; and
 - (v) Location of all area within a Lot to be left in native vegetation.

(b) Irrigation Plan. A detailed Irrigation Plan drawn at the same scale as the Planting Plan shall contain, the following information:

- (i) Layout of the irrigation system and a legend summarizing the type and size of all components of the system; and
- (ii) Installation details for irrigation components.
- (iii) The Irrigation Plan, when taken together with other Outdoor Uses of water, should be designed not to use more than the Outdoor Water Allocation.

4. LANDSCAPE DESIGN STANDARDS. Declarant recommends that the Landscape Plan be based upon the following Landscape Design Standards:

(a) Plant Selection. Plants selected for landscape areas should consist of plants that are well-suited to the microclimate and soil conditions at the Land. Plants with similar water needs should be grouped together as much as possible. A partial list of recommended plant species is included in Exhibit "C" attached hereto. Furthermore, Owners and their landscape designers are encouraged to visit: <http://www.waterwiseplants.utah.gov/> and <http://www.conservewater.utah.gov/> for additional input and guidance. It is recommended that areas landscaped with Turf be minimized.

(b) Transition Areas. For projects located at the interface between urban areas and natural open space (non-irrigated), Extra-Drought Tolerant Plants should be selected that will blend with the native vegetation and are fire resistant or fire retardant. Plants with low fuel volume or high moisture content should be emphasized. Plants that tend to accumulate excessive amount of dead wood or debris should be avoided.

(c) Mulch. After completion of all planting, all irrigated non-Turf areas should be covered with a minimum four inch layer of Mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material should not be placed under the mulch.

(d) Soil Preparation. Soil preparation should be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation should include scarifying the soil to a minimum depth of six inches and amending the soil with organic material as needed.

5. IRRIGATION DESIGN STANDARDS. Declarant recommends that the Irrigation Plan be based upon the following Irrigation Design Standards:

(a) Automatic Controller. All irrigation systems should include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers should be equipped with an automatic Rain Shut-Off Device.

(b) Distinct Valves. Each valve should irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-Turf areas should be irrigated on separate valves. Drip Emitters and Bubblers, Spray Sprinklers, and Stream Sprinklers should be placed on separate valves.

(c) Tree Irrigation. Drip Emitters or a Bubbler should be provided for each tree. Bubblers should not exceed 1.5 gallons per minute per device. Bubblers for trees should be placed on a separate valve.

(d) Sprinklers. Sprinklers should have matched Precipitation Rates with each control valve circuit.

(e) Drip Irrigation Lines. Drip irrigation lines are generally located above ground but covered by Mulch. Filters and end flush valves should be provided as necessary.

(f) Irrigation Hours. Valves with Spray Sprinklers or Stream Sprinklers should be scheduled to operate between 6 p.m. and 10 a.m. to reduce water loss from wind and evaporation.

(g) Repeat Cycles. Program valves for multiple repeat cycles should be utilized where necessary to reduce Runoff, particularly on slopes and soils with slow infiltration rates.

6. INDOOR WATER USE. To stay within the Indoor Water Allocation, it is recommended that Owners utilize water conserving appliances and fixtures.

7. TURF LIMITATIONS; PLANTER AREAS. THE AMOUNT OF TURF AREA SHALL NOT EXCEED THREE THOUSAND (3,000) SQUARE FEET (THE "TURF LIMITATION") (WHICH SHALL NOT INCLUDE OR LIMIT TREES, SHRUBS OR FLOWERS) IN ORDER TO STAY WITHIN THE OVERALL WATER ALLOCATION AND AVOID WATER OVERAGE FEES. THE LANDSCAPING DIAGRAMS ATTACHED HERETO AS EXHIBIT "D" PROVIDE EXAMPLES OF A POSSIBLE LANDSCAPING CONFIGURATIONS FOR TYPICAL LOTS. PLANTER AREAS SHOULD CONFORM AS CLOSELY AS POSSIBLE TO THE PLANTING PLAN.

8. WATER AUDITS. Declarant and/ OMWC shall have the right to perform Water Audits at any time before, during or after the irrigation system and landscape installation, and recommend corrective measures to the applicable Owner to maximize water conservation. In addition, in the event that a water audit discloses that the Turf Limitation has been exceeded, Declarant and/or OMWC shall have the right to declare the Owner in default of this Water Declaration and to pursue its all of its legal rights, including to sue for specific performance and damages, in order to ensure the Turf Limitation is not violated.

9. PERSONS BOUND BY THIS WATER DECLARATION. The covenants, conditions, and restrictions in this Water Declaration shall run with the land, and all Owners, purchasers or occupants thereof shall, by acceptance of contracts or deeds, possession or occupancy, be conclusively deemed to have consented and agreed with the present and future Owner(s) of each Lot and Declarant, and with their respective successors and assigns to conform to and observe the covenants, conditions, restrictions and stipulations set forth this Water Declaration. .

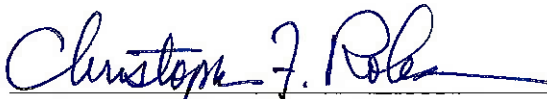
10. DURATION. The provisions of this Water Declaration shall be and remain effective in perpetuity.

11. AMENDMENT. This Water Declaration may be changed, altered or amended, at any time by the affirmative action of OMWC and the Owners of 67% of the eligible votes of Owners of Lots within the Plat. Any amendment so authorized shall be accomplished through the recordation with the Official Records of an instrument executed by OMWC and such Owners. Notwithstanding the foregoing, the water allocations and Turf Limitation provided for in Section 2 and Section 7, respectively, of this Water Declaration may not be amended.

12. ATTORNEYS' FEES AND COSTS. In the event of the bringing of any action or suit by a party hereto against another party hereunder by reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other party arising out of this Water Declaration, then in that event the prevailing party shall be entitled to have and recover of and from the other party all costs and expenses of the action or suit, including reasonable attorneys' fees.

IN WITNESS WHEREOF, the undersigned, as the Owner of the Land, has executed this Water Declaration as of the Effective Date.

SADDLEBACK PASTURES, L.C.,
a Utah limited liability company

By: 
Christopher F. Robinson, Manager

STATE OF UTAH)
)
) : ss.
)
COUNTY OF DAVIS)

On the 7 day of January, 2021, personally appeared before me Christopher F. Robinson who being by me duly sworn did say is a Manager of Saddleback Pastures, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company.

Christopher G. Todd
NOTARY PUBLIC
Residing at: DAVIS

My Commission Expires:

6-11-22

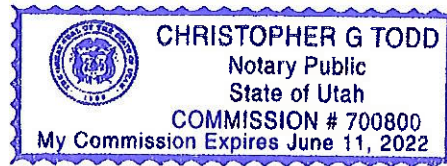


EXHIBIT "A"

LEGAL DESCRIPTION FOR THE LAND

The following parcel located in Tooele County, State of Utah:

Beginning at a point that lies North 00°16'05" East along the section line 372.47 feet and West 9.15 feet from the Southwest Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, established North 00°51'16" East 304.93 feet, from the 1985 Tooele County Dependent Resurvey Witness Corner (Stamped 1983) (basis of bearing being North 00°16'05" East between the Southwest Corner and the West Quarter Corner of Section 36, Township 1 South, Range 4 West SLB&M) and running thence North 25°28'45" East 120.24 feet; thence North 64°31'15" West 32.50 feet; thence North 25°28'45" East 435.85 feet; thence North 00°15'53" East 223.01 feet; thence South 89°44'07" East 160.00 feet; thence South 00°15'53" West 67.50 feet; thence southeasterly along the arc of a 20.00 foot radius tangent curve to the left, through a central angle of 90°00'00" a distance of 31.42 feet (chord bearing S 44°44'07" E, chord length 28.28'); thence South 89°44'07" East 30.05 feet; thence easterly along the arc of a 130.00 foot radius tangent curve to the right, through a central angle of 22°33'56" a distance of 51.20 feet (chord bearing S 78°27'10" E, chord length 50.87'); thence South 67°10'12" East 151.18 feet; thence easterly along the arc of a 70.00 foot radius tangent curve to the left, through a central angle of 84°03'05" a distance of 102.69 feet (chord bearing N 70°48'16" E, chord length 93.72'); thence northeasterly along the arc of a 230.00 foot radius reverse curve to the right, through a central angle of 34°35'39" a distance of 138.87 feet (chord bearing N 46°04'33" E, chord length 136.77') to the northwest corner of Pastures at Saddleback P.U.D. Plat 3 as recorded in the office of the Tooele County recorder as Entry No. 439192; thence along the west line of said Plat 3 the following two (2) courses and distances: 1) South 02°05'40" East 121.40 feet and 2) South 04°10'12" East 717.60 feet to the north line of Pastures at Saddleback P.U.D. Plat 9 as recorded in said office as Entry No. 490115; thence along said north line the following seven (7) courses and distances: 1) southwesterly along the arc of a 550.00 foot radius non-tangent curve to the left, through a central angle of 23°54'26" a distance of 229.49 feet (chord bearing S 53°02'42" W, chord length 227.83'), 2) North 71°54'38" West 139.25 feet, 3) North 81°36'41" West 93.53 feet, 4) North 52°57'33" West 79.46 feet, 5) North 63°28'04" West 158.91 feet, 6) North 73°58'36" West 158.91 feet and 7) North 84°29'08" West 20.99 feet; thence North 25°28'45" East 6.55 feet; thence North 60°49'15" West 80.17 feet to the point of beginning.

Containing 589,509 square feet or 13.533 acres, 41 lots, 2 open space parcels, and 4 streets.

Portions of Tooele County Tax Parcel Nos. 04-070-0-0091 and 04-071-0-0036

EXHIBIT "B"

**LANDSCAPE PLAN SUBMITTAL WORKSHEET
(Refer to Section 3 of the Water Declaration)**

TO BE EMAILED

TO

OQUIRRH MOUNTAIN WATER COMPANY:

LANDSCAPEPLANS@OMWC.US

Landscape Plan Submittal Date: _____

Lot No.: _____, PASTURES AT SADDLEBACK P.U.D. PLAT 11

Street Address of Lot: _____

Owner's Name: _____

Mailing Address: _____

Cell Phone No. _____ Email: _____

Landscape Architect's Name (if any): _____

Mailing Address: _____

Cell Phone No.: _____ Email: _____

TURF AREA (NOT TO EXCEED 3,000 SQ. FT): _____

(See Section 7 of Water Declaration)

Submittal Checklist: <input type="checkbox"/> Planting Plan required by Section 3(a) of Water Declaration. <input type="checkbox"/> Irrigation Plan required by Section 3(b) of Water Declaration.
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Submitted By _____
Owner's Signature(s) Date

Entry #: 531824
01/07/2021 11:22:38 AM RESTRICTIVE COVENANTS
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FEE \$40.00 BY CHRISTOPHER F ROBINSON
Jerry Houghton, Tooele County County Recorder

EXHIBIT "C"

List of Recommended Landscape Plant Species

[SEE ATTACHED]

WATER-WISE PLANTS FOR UTAH

The following plant list was compiled by the Utah Water-Wise Plants Committee for use with its **Water-Wise Plant Tagging Program**. Please use this list to find plants that are appropriate for Utah's climate and conditions. For specific plant information and design ideas please visit www.waterwiseplants.utah.gov.

ALPHA BY LATIN NAME

CONIFEROUS TREES

<i>Abies concolor</i>	White Fir	<i>Pinus aristata</i>	Bristlecone Pine
<i>Calocedrus decurrens</i>	Incense Cedar	<i>Pinus edulis</i>	Pinyon Pine
<i>Cedrus atlantica glauca</i>	Blue Atlas Cedar	<i>Pinus flexilis</i>	Limber Pine
<i>Cedrus libani</i>	Cedar of Lebanon	<i>Pinus monophylla</i>	Single-Needled Pinyon
<i>Cupressus arizonica</i>	Arizona Cypress	<i>Pinus nigra</i>	Austrian Pine
<i>Juniperus osteosperma</i>	Utah Juniper	<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	<i>Pinus sylvestris</i>	Scotch Pine

DECIDUOUS TREES

<i>Acer campestre</i>	Hedge Maple	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree
<i>Acer ginnala</i>	Amur Maple	<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Acer grandidentatum</i>	Bigtooth Maple	<i>Maclura pomifera</i>	Osage Orange
<i>Acer tataricum</i>	Tatarian Maple	<i>Parrotia persica</i>	Persian Ironwood
<i>Acer truncatum</i>	Shantung Maple	<i>Ptelea trifoliata</i>	Hop Tree
<i>Amelanchier sp.</i>	Serviceberry	<i>Quercus gambelii</i>	Gambel Oak
<i>Catalpa speciosa</i>	Western Catalpa	<i>Quercus macrocarpa</i>	Bur Oak
<i>Celtis occidentalis</i>	Common Hackberry	<i>Quercus muehlenbergii</i>	Chinkapin Oak
<i>Chilopsis linearis</i>	Desert Willow	<i>Robinia neomexicana</i>	New Mexico Locust
<i>Corylus colurna</i>	Turkish Filbert	<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Cotinus obovatus</i>	American Smoke Tree	<i>Syringa reticulata</i>	Japanese Lilac Tree
<i>Crataegus douglasii</i>	Douglas Hawthorne	<i>Ulmus parvifolia (parviflora)</i>	Lacebark/Chinese Elm
<i>Fraxinus anomala</i>	Single-Leaf Ash	<i>Zelkova serrata</i>	Zelkova
<i>Ginkgo biloba</i>	Ginkgo		

SHRUBS

<i>Agave utahensis</i>	Utah Agave	<i>Krascheninnikovia lanata</i>	Winterfat
<i>Amorpha canescens</i>	Leadplant	<i>Mahonia aquifolium</i>	Oregon Grape
<i>Artemisia cana</i>	Silver Sage	<i>Mahonia fremontii</i>	Fremont Holly
<i>Artemisia filifolia</i>	Sand Sage	<i>Peraphyllum ramosissimum</i>	Squaw Apple
<i>Artemisia frigida</i>	Fringed Sage	<i>Philadelphus microphyllus</i>	Littleleaf Mockorange
<i>Artemisia nova</i>	Black Sage	<i>Physocarpus malvaceus</i>	Mallow-leaved Ninebark
<i>Artemisia tridentata</i>	Big Sage	<i>Physocarpus opulifolius</i>	Ninebark
<i>Atriplex canescens</i>	Fourwing Saltbrush	<i>Pinus mugo</i>	Mugo Pine
<i>Atriplex confertifolia</i>	Shadscale	<i>Potentilla fruticosa</i>	Shrubby Cinquefoil
<i>Buddleia davidii</i>	Butterfly Bush	<i>Prunus pumila v. besseyi</i>	Sand Cherry
<i>Caragana arborescens</i>	Siberian Peashrub	<i>Purshia mexicana</i>	Cliffrose
<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	<i>Quercus turbinella</i>	Shrub Live Oak
<i>Ceanothus martinii</i>	Utah Mountain Lilac	<i>Rhus aromatica</i>	Fragrant Sumac
<i>Cercocarpus intricatus</i>	Little-Leaf Mtn Mahogany	<i>Rhus glabra</i>	Smooth Sumac
<i>Cercocarpus ledifolius</i>	Curly-Leaf Mtn Mahogany	<i>Rhus trilobata</i>	Squawbush
<i>Cercocarpus montanus</i>	Alder-Leaf Mtn Mahogany	<i>Rhus typhina</i>	Staghorn Sumac
<i>Chamaebatiaria millefolium</i>	Fernbush	<i>Ribes aureum</i>	Golden Currant
<i>Cotinus coggygria</i>	Smoke Bush	<i>Rosa glauca (rubrifolia)</i>	Shrub Rose
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	<i>Rosa rugosa</i>	Rugosa Rose
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	<i>Rosa woodsii</i>	Woods Rose
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	<i>Rubus deliciosus</i>	Rocky Mtn Thimbleberry
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	<i>Salvia dorrii</i>	Dorr Sage
<i>Cytisus scoparius</i>	Scotch Broom	<i>Shepherdia argentea</i>	Silver Buffaloberry
<i>Ephedra viridis</i>	Green Mormon Tea	<i>Sorbaria sorbifolia</i>	False Spirea
<i>Ericameria nauseosus</i>	Rubber Rabbitbrush	<i>Symphoricarpos orbiculatus</i>	Coralberry
<i>Fallugia paradoxa</i>	Apache Plume	<i>Symphoricarpos oreophilus</i>	Mountain Snowberry
<i>Forestiera neomexicana</i>	New Mexican Privet	<i>Symphoricarpos x chenaultii</i>	Snowberry
<i>Genista hispanica</i>	Spanish Broom	<i>Syringa vulgaris</i>	Lilac
<i>Genista pilosa</i>	Silky-Leaf Broom	<i>Viburnum lantana</i>	Wayfaring Tree
<i>Genista tinctoria</i>	Common Woadwaxen	<i>Viburnum rhytidophyloides</i>	Blackhaw
<i>Holodiscus dumosus</i>	Mountain Spray	<i>Viburnum rhytidophyllum</i>	Leather-Leaf Viburnum
<i>Iliamna rivularis</i>	Maple Mallow	<i>Yucca sp.</i>	Yucca
<i>Juniperus sp.</i>	Juniper	<i>Zizophora clinopodioides</i>	Blue Mint Bush
<i>Kolkwitzia amabilis</i>	Beauty Bush		

Entry #: 531824

01/07/2021 11:22:38 AM RESTRICTIVE COVENANTS

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FEE: \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

PERENNIALS

<i>Achillea filipendula</i> 'Gold Plate'	'Gold Plate' Yarrow	<i>Hesperaloe parvifolia</i>	Red Yucca
<i>Achillea millefolium</i>	Common Yarrow	<i>Heuchera</i> sp.	Coral Bells
<i>Achillea tomentosa</i>	Woolly Yarrow	<i>Hymenoxis acaulis</i>	Sundancer Daisy
<i>Achillea</i> x 'Coronation Gold'	'Coronation Gold' Yarrow	<i>Iberis sempervirens</i>	Candytuft
<i>Achillea</i> x 'Moonshine'	'Moonshine' Yarrow	<i>Iris</i> sp.	Iris
<i>Aethionema schistosum</i>	Stonecress	<i>Kniphofia uvaria</i>	Red-Hot Poker/Torch Lily
<i>Agastache rupestris</i>	Sunset Hyssop	<i>Lavandula angustifolia</i>	English Lavender
<i>Alchemilla</i> sp.	Lady's Mantle	<i>Leucosium aestivum</i>	Summer Snowflake
<i>Allium</i> sp.	Allium/Ornamental Onion	<i>Liatris punctata</i>	Dotted Blazing-Star
<i>Amsonia tabernaemontana</i>	Willow Blue Star	<i>Liatris scariosa</i>	Tall Gayfeather
<i>Anacyclus depressus</i>	Mount Atlas Daisy	<i>Liatris spicata</i>	Spike Gayfeather
<i>Anaphalis margaritacea</i>	Pearly Everlasting	<i>Limonium latifolium</i>	Sea Lavender
<i>Aquilegia</i> sp.	Columbine	<i>Linum lewisii</i>	Lewis Flax
<i>Arabis caucasica</i>	Rock Cress	<i>Linum perenne</i>	Blue Flax
<i>Arenaria macradenia</i>	Showy Sandwort	<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Armeria maritima</i>	Sea Pinks/Thrift	<i>Mirabilis multiflora</i>	Desert Four O'Clock
<i>Asclepias tuberosa</i>	Butterfly Weed	<i>Monardella odoratissima</i>	Little Bee Balm
<i>Aster</i> x <i>frikartii</i> 'Monch'	'Monch' Aster	<i>Narcissus</i> sp.	Daffodils/Narcissus
<i>Aster</i> x <i>frikartii</i> 'Wonder of Staffa'	'Wonder of Staffa' Aster	<i>Nepeta x faassenii</i>	Catmint
<i>Astragalus</i> sp.	Utah Ladyfinger	<i>Oenothera caespitosa</i>	White Evening Primrose
<i>Aubrieta hybrids</i>	Purple Rock Cress	<i>Oenothera howardii</i>	Bronze Evening Primrose
<i>Aurinia saxatilis</i>	Basket-of-Gold	<i>Oenothera macrocarpa</i>	Missouri Evening Primrose
<i>Baileya multiradiata</i>	Desert Marigold	<i>Oenothera pallida</i>	Pale Evening Primrose
<i>Balota pseudodictamnus</i>	Horehound	<i>Origanum</i> sp.	Oregano
<i>Bergenia cordifolia</i>	Bergenia	<i>Papaver orientale</i>	Oriental Poppy
<i>Berlandiera lyrata</i>	Chocolate Flower	<i>Penstemon barbatus</i>	Common Beardtongue
<i>Brodiaea</i> sp.	Brodiaea	<i>Penstemon caespitosus</i>	Mat Penstemon
<i>Callirhoe involucrata</i>	Poppy Mallow/Wine Cups	<i>Penstemon cobaea</i>	Foxglove Penstemon
<i>Calyophos</i> sp.	Sundrops	<i>Penstemon cyananthus</i>	Wasatch Penstemon
<i>Castilleja</i> sp.	Indian Paint Brush	<i>Penstemon eatonii</i>	Firecracker Penstemon
<i>Catananche caerulea</i>	Cupid's Dart	<i>Penstemon mexicali hybrids</i>	Mexicali Penstemon
<i>Centranthus ruber</i>	Jupiter's Beard	<i>Penstemon palmeri</i>	Palmer Penstemon
<i>Colchicum autumnale</i>	Autumn Crocus	<i>Penstemon pinifolius</i>	Pine-Leaf Penstemon
<i>Coreopsis grandiflora</i>	Large-flowered Coreopsis	<i>Penstemon pseudospectabilis</i>	Canyon Penstemon
<i>Coreopsis verticillata</i>	Thread-Leaf Coreopsis	<i>Penstemon rostriflorus</i>	Bridges Penstemon
<i>Corydalis lutea</i>	Yellow Corydalis	<i>Penstemon sepalulus</i>	Littlecup Penstemon
<i>Crocus</i> sp.	Crocus	<i>Penstemon strictus</i>	Rocky Mtn Penstemon
<i>Delosperma</i> sp.	Ice Plant	<i>Penstemon utahensis</i>	Utah Penstemon
<i>Dianthus deltoides</i>	Maiden Pinks	<i>Penstemon whippleanus</i>	Whipple's Penstemon
<i>Dianthus gratianopolitanus</i>	Cheddar Pinks	<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Dianthus plumarius</i>	Cottage Pinks	<i>Phlomis</i> sp.	Jerusalem Sage
<i>Dianthus</i> x <i>allwoodii</i>	Border Pinks	<i>Potentilla</i> sp.	Cinquefoil/Potentilla
<i>Diascia integerrima</i> 'Coral Canyon'	'Coral Canyon' Twinspur	<i>Psilostrophe tagetina</i>	Paper Flower
<i>Dictamnus albus</i>	Gas Plant	<i>Pulsatilla vulgaris</i>	Pasqueflower
<i>Echinops ritro</i>	Globe Thistle	<i>Ratibida columnifera</i>	Mexican Hat
<i>Epimedium</i> sp.	Barrenwort	<i>Salvia aurea</i>	Blue Sage
<i>Erigeron compositus</i>	Fernleaf Fleabane	<i>Salvia nemorosa</i>	Violet Sage
<i>Erigeron speciosus</i>	Showy Fleabane	<i>Salvia officinalis</i>	Garden Sage
<i>Eriogonum heracleoides</i>	Hercules Buckwheat	<i>Santolina</i> sp.	Cotton Lavender
<i>Eriogonum jamesii</i>	James Buckwheat	<i>Scabiosa caucasica</i>	Pincushion Flower
<i>Eriogonum ovalifolium</i>	Silver Buckwheat	<i>Sedum acre</i>	Gold Moss Sedum
<i>Eriogonum umbellatum</i>	Sulfur Buckwheat	<i>Sedum kamtschaticum</i>	Kamtschatka Stonecrop
<i>Erygium amethystinum</i>	Amethyst Sea Holly	<i>Sedum spurium</i>	Two-Row Stonecrop
<i>Gaillardia aristata</i>	Blanket Flower	<i>Sedum</i> x 'Autumn Joy'	'Autumn Joy' Sedum
<i>Gaillardia pinnatifolia</i>	Hopi Blanket Flower	<i>Sempervivum tectorum</i>	Hens and Chicks
<i>Gaillardia</i> x <i>grandiflora</i>	Blanket Flower	<i>Smilacina racemosa</i>	False Solomon Seal
<i>Gaura lindheimeri</i>	Gaura	<i>Sphaeralcea</i> sp.	Desert Globemallow
<i>Geranium endressii</i>	Endress Cranesbill	<i>Tetraeneuris (Hymenoxys) acaulis</i>	Sundancer Daisy
<i>Geranium macrorrhizum</i>	Bigroot Cranesbill	<i>Teucrium chamaedrys</i>	Germander
<i>Geranium sanguineum</i>	Bloody Cranesbill	<i>Tithonia rotundifolia</i>	Mexican Sunflower
<i>Geranium viscosissimum</i>	Sticky Geranium	<i>Tulipa</i> sp.	Tulip
<i>Gypsophila paniculata</i>	Baby's Breath	<i>Veronica spicata</i>	Spike Speedwell
<i>Hedysarum boreale</i>	Utah Sweetvetch	<i>Viguiera multiflora</i>	Showy Goldeneye
<i>Helenium hoopesii</i>	Orange Sneezeweed	<i>Zauschneria</i> sp.	Hummingbird Flower
<i>Helianthemum nummularium</i>	Sun Rose	<i>Zinnia grandiflora</i>	Desert Zinnia
<i>Hemerocallis hybrid</i>	Daylily		

GROUNDCOVERS

<i>Antennaria</i> sp.	Pussytoes	<i>Erigeron flagellaris</i>	Trailing Fleabane
<i>Arctostaphylos uva-ursi</i>	Bearberry	<i>Hypericum calycinum</i>	St. Johns Wort
<i>Cerastium tomentosum</i>	Snow-in-Summer	<i>Juniperus horizontalis</i>	Horizontal Juniper

Mahonia repens
Phlox subulata
Stachys byzantina

Creeping Mahonia
Creeping Phlox
Lamb's Ear

Thymus sp.
Veronica liwanensis
Veronica prostata

Thyme
Turkish Veronica
Creeping Veronica

GRASSES

Achnatherum hymenoides
Andropogon gerardii
Aristida purpurea
Arundo donax
Bouteloua curtipendula
Bouteloua gracilis
Buchloe dactyloides
Calamagrostis acutiflora
Deschampsia caespitosa
Festuca ovina glauca (cinerea)
Helictotrichon sempervirens

Indian Rice Grass
Big Bluestem
Purple Three-Awn
Giant Reed Grass
Sideoats Grama Grass
Blue Grama Grass
Buffalograss
Feather Reed Grass
Tufted Hair Grass
Blue Fescue
Blue Oat Grass

Hesperostipa comata
Leymus cinereus
Miscanthus sinensis
Molina sp.
Nassella (Stipa) tenuissima
Panicum virgatum
Saccharum (Erianthus) ravennae
Schizachyrium scoparium
Sorghastrum nutans
Sporobolus airoides

Needle-and-Thread Grass
Great Basin Wildrye
Maiden Grass
Purple Moor Grass
Mexican Feather Grass
Switch Grass
Ravenna Grass
Little Bluestem
Indian Grass
Alkali Sacaton Grass

VINES

Campsis radicans
Clematis ligusticifolia
Clematis tangutica

Trumpet Vine
White Virgins-Bower
Golden Clematis

Polygonum aubertii
Wisteria floribunda

Silverlace Vine
Japanese Wisteria

CACTI

Dasyliirion wheeleri
Echinocereus englmannii
Echinocereus triglochidiatus
Opuntia basilaris

Sotol/Desert Spoon
Engelmann Hedgehog
Claretcup Cactus
Beavertail Cactus

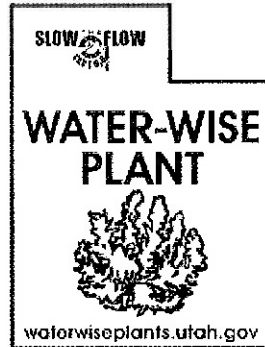
Opuntia erinacea
Opuntia phaeacantha
Opuntia polyacantha

Hedgehog Prickly Pear
Prickly Pear Cactus
Plains Prickly Pear Cactus

Brought to you by:

- Utah Division of Water Resources
- Utah State University Center for Water-Efficient Landscaping
- Central Utah Water Conservancy District
- Utah Water Conservation Forum
- Washington County Water Conservancy District
- Jordan Valley Water Conservancy District
- US Bureau of Reclamation

- Utah State University Extension
- Utah Nursery and Landscape Association
- Utah Botanical Center
- Red Butte Garden
- Salt Lake City Corporation
- Utah Native Plant Society
- Wasatch Community Gardens



Entry #: 531824

01/07/2021 11:22:38 AM RESTRICTIVE COVENANTS

Page: 14 of 18
FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

Entry #: 531824
01/07/2021 11:22:38 AM RESTRICTIVE COVENANTS

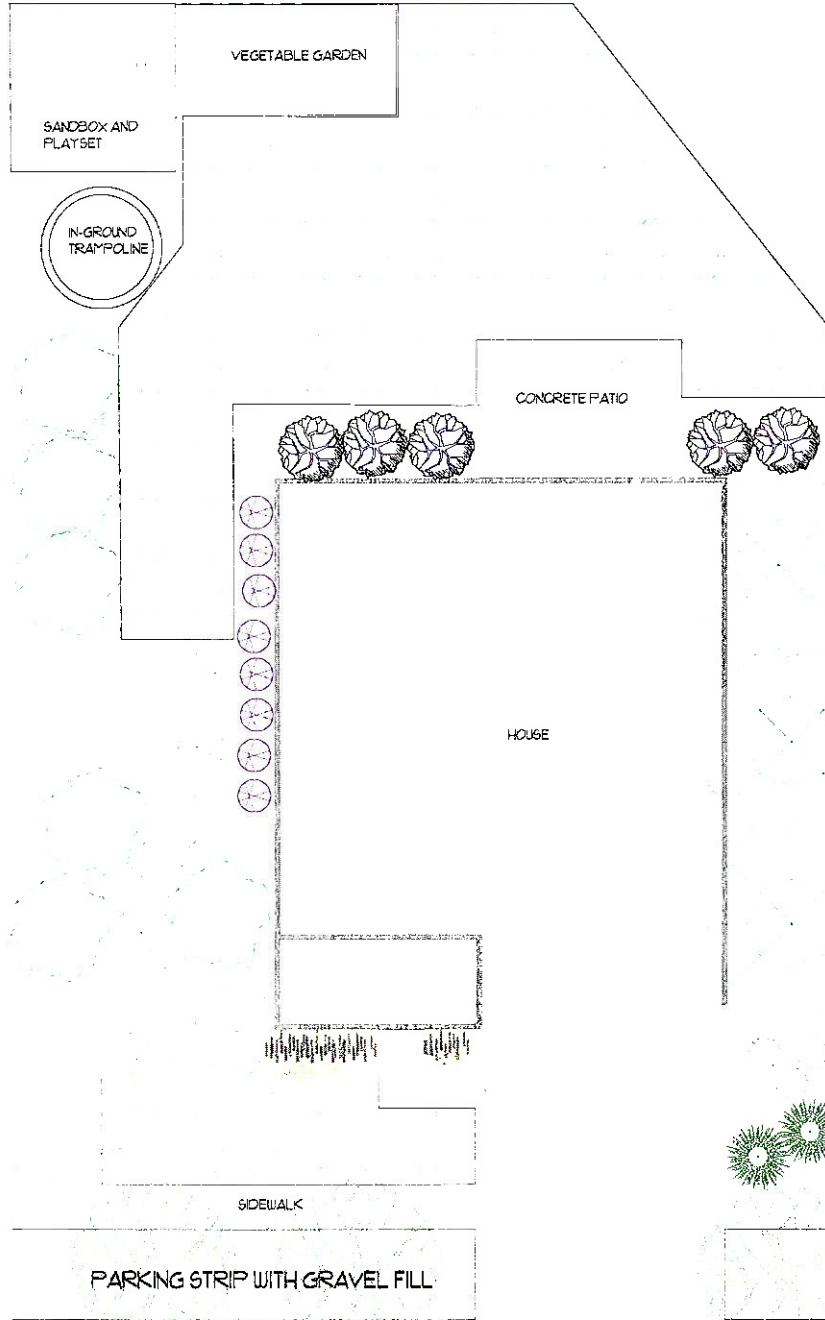
Page: 15 of 18
FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

EXHIBIT "D"

Sample Landscape Designs

[SEE ATTACHED]



SAMPLE A
2000 SQUARE
FEET TURF

TURF AREAS
SHOULD BE
LIMITED TO
AREAS OF USE.
TURF IN PARK
STRIP AND SIDE
YARDS SHOULD
BE OMITTED.

ALL NON-TURF
AREAS SHALL
BE MULCHED

Revision #: 001

Scale:

Landscape Plan: Sample A

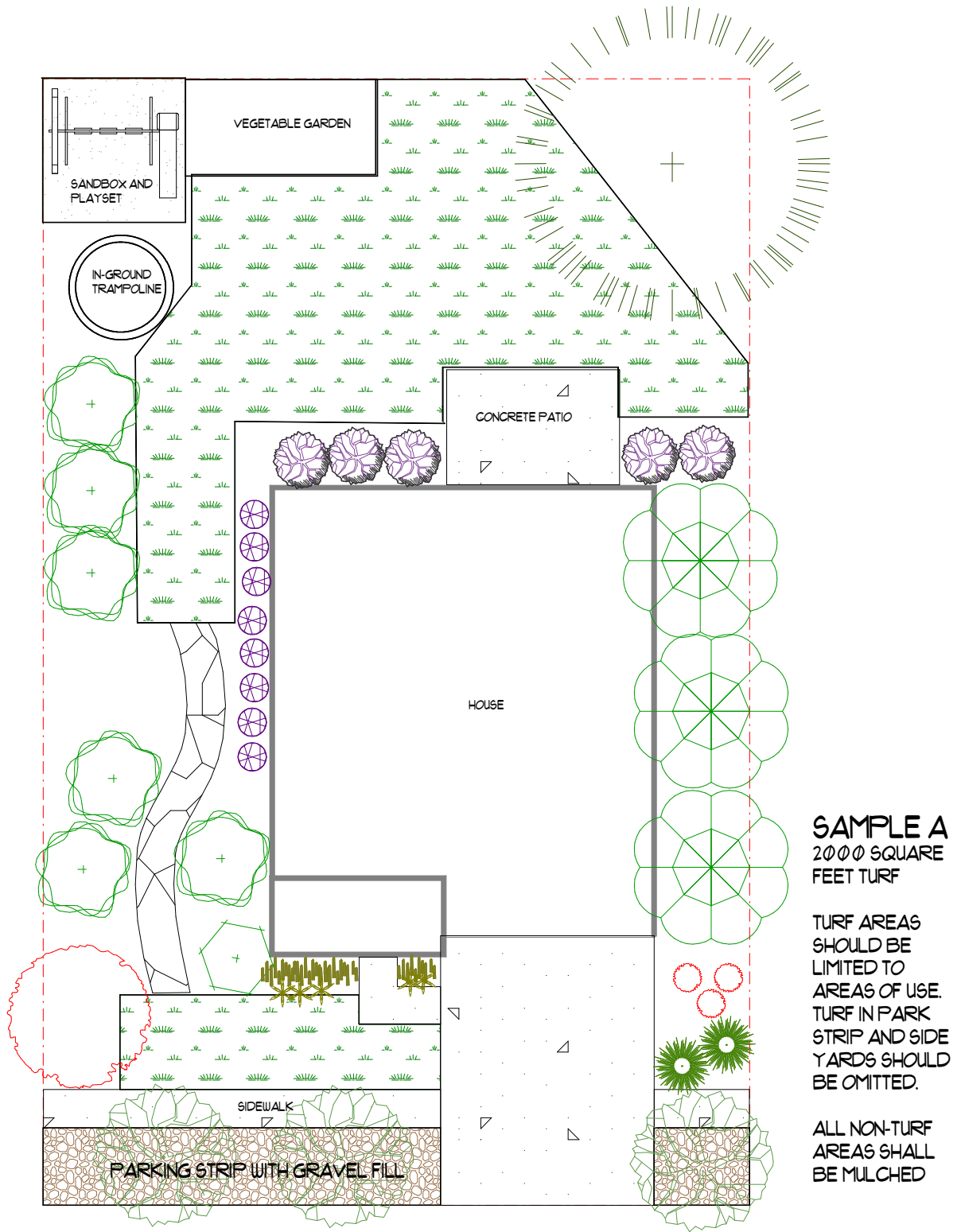
Landscape Design by: Jennie Hoover

Date: 5/22/2017

1/16" = 1'

Pastures at Saddleback Plat 5





Revision #: 001

Scale:

Landscape Plan: Sample A

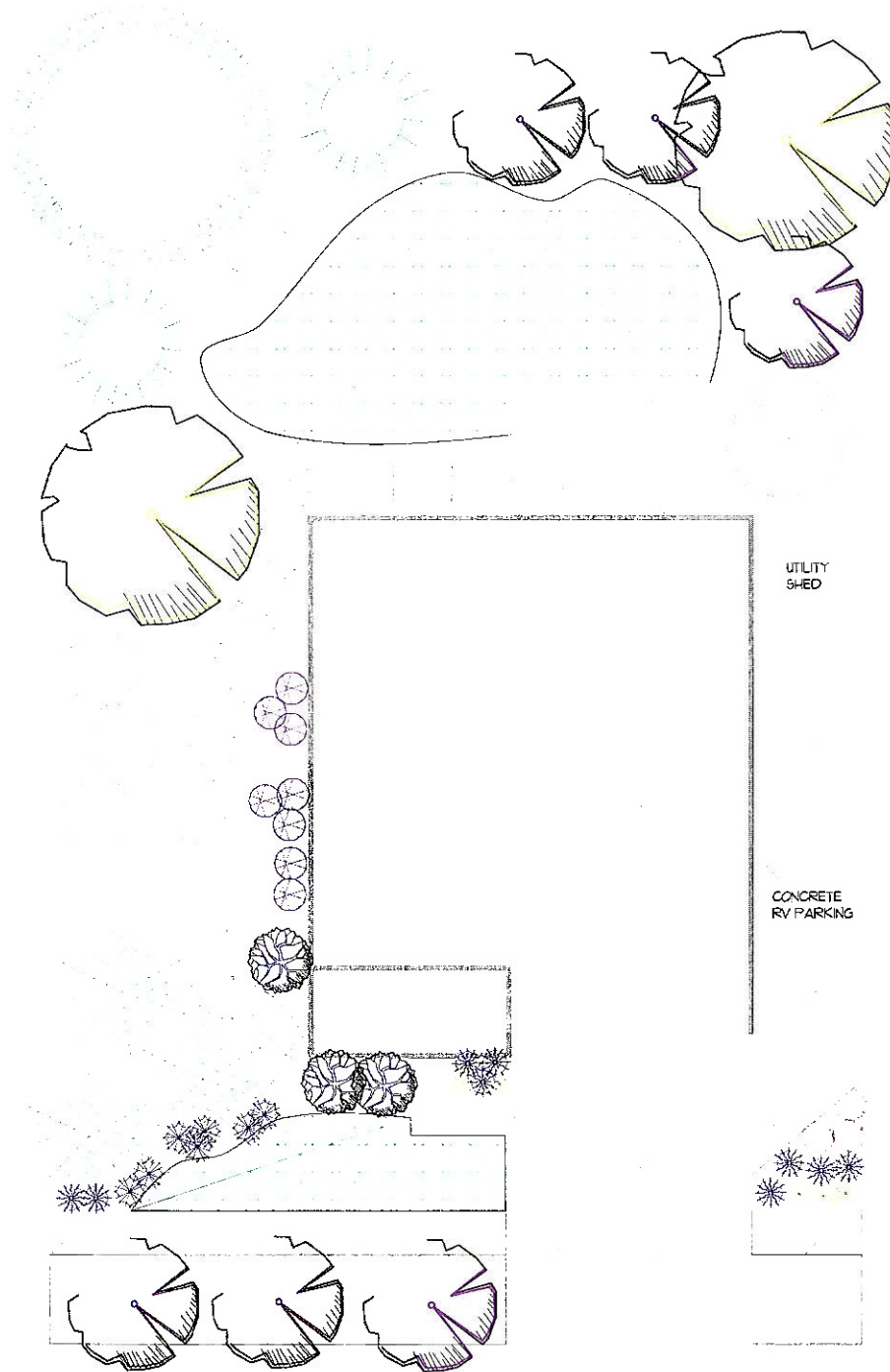
Landscape Design by: Jennie Hoover

Date: 5/22/2017

1/16" = 1'

Pastures at Saddleback Plat 5




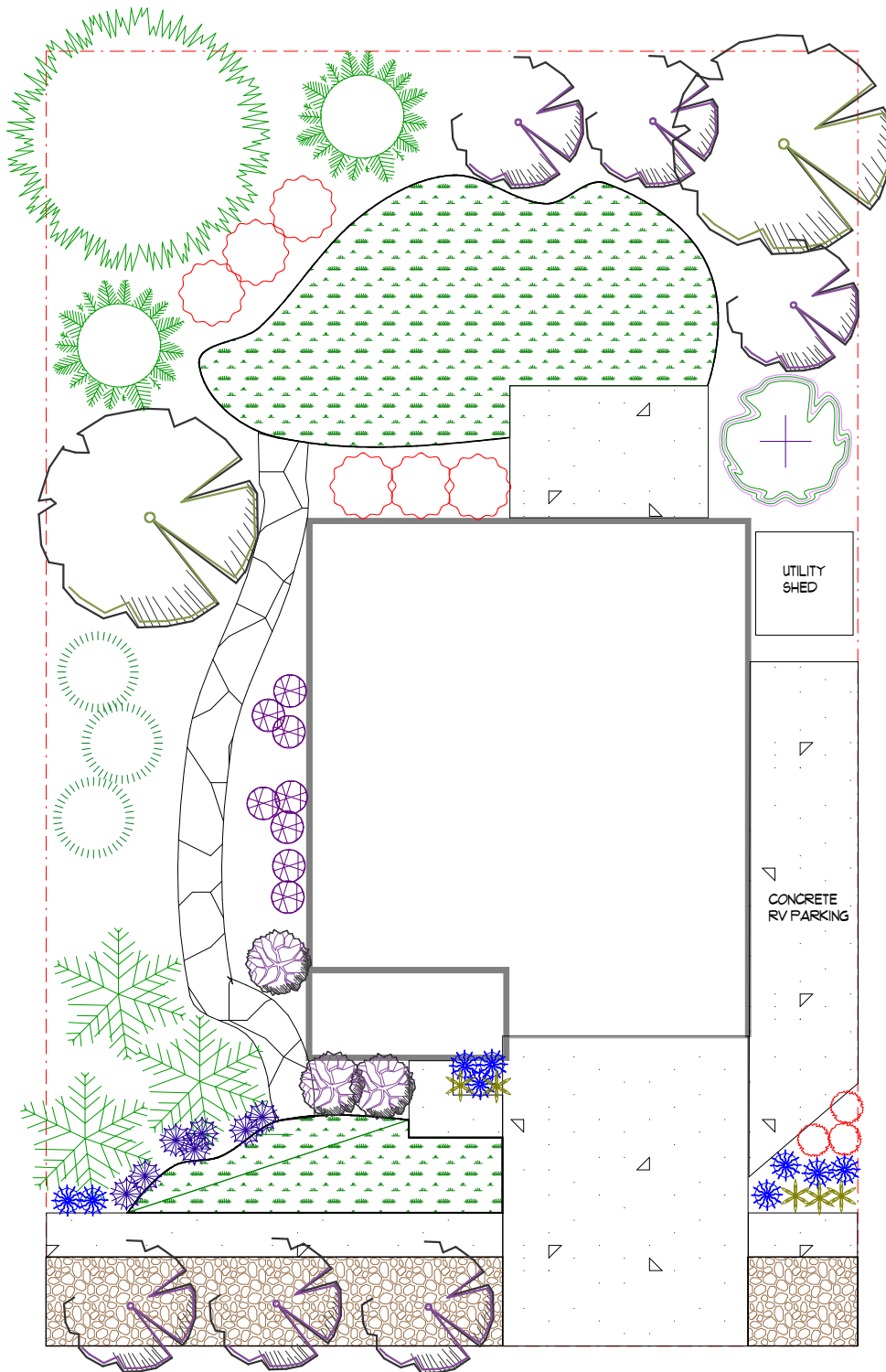


SAMPLE B
1500 SQUARE
FEET TURF

LIMIT TURF TO
USABLE AREAS

TURF SHOULD BE
OMITTED FROM
PARK STRIP

Revision #: 001	Scale:	Landscape Plan: Sample B	Landscape Design by: Jennie Hoover
Date: 5/22/2017	1/16" = 1'	Pastures at Saddleback Plat 5	



Revision #: 001

Scale:

Landscape Plan: Sample B

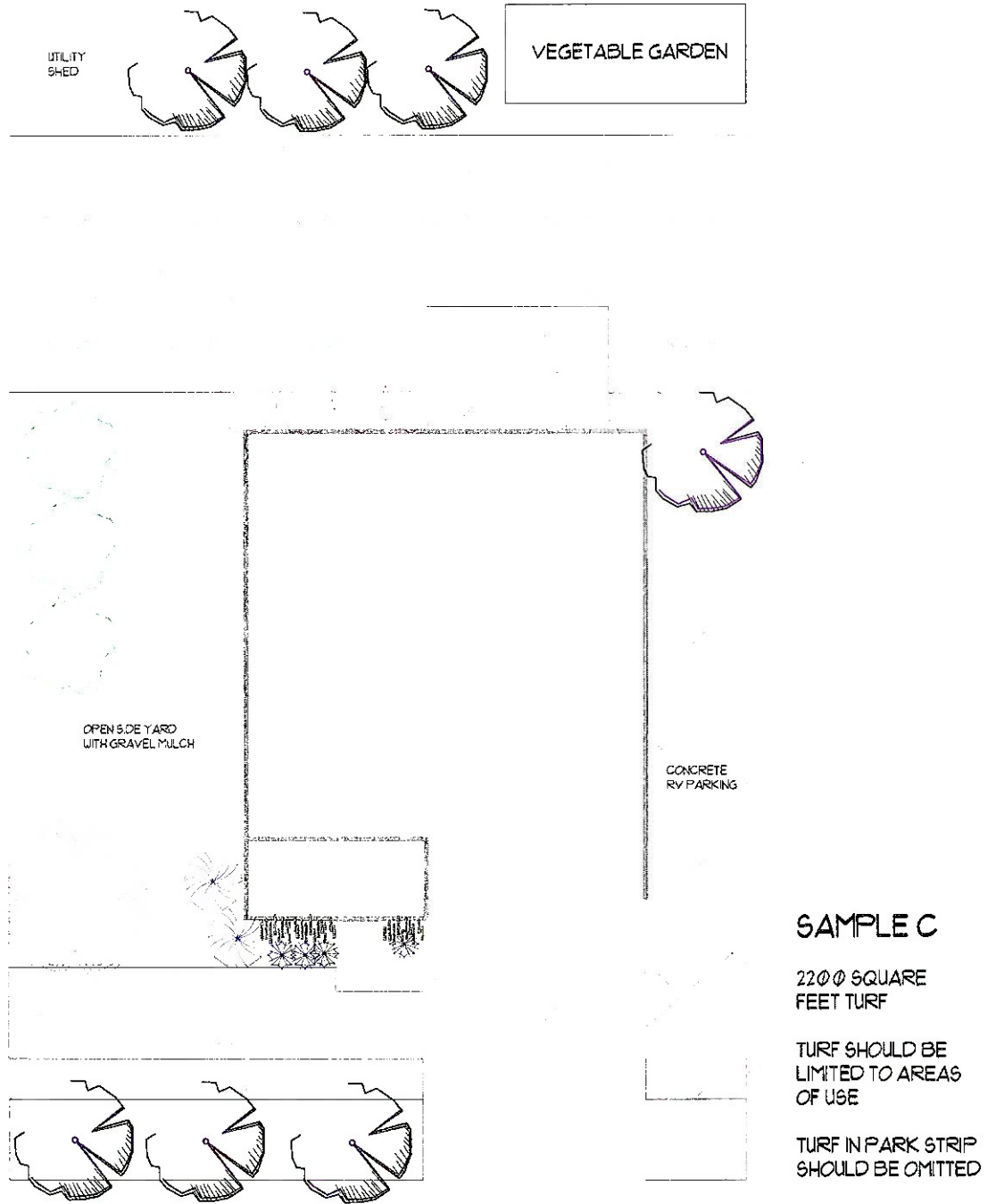
Landscape Design by: Jennie Hoover

Date: 5/22/2017

1/16" = 1'

Pastures at Saddleback Plat 5





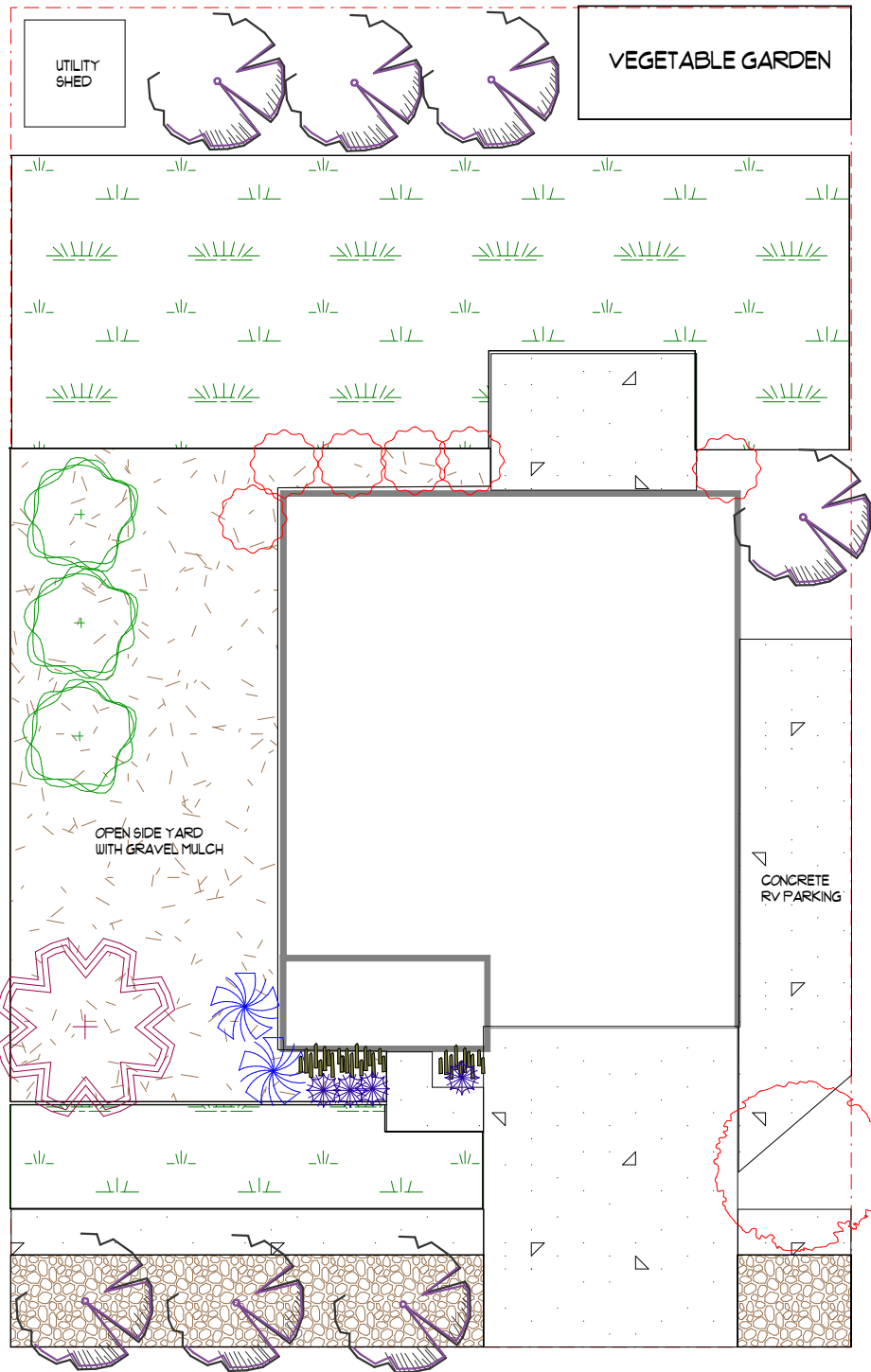
SAMPLE C

2200 SQUARE
FEET TURF

TURF SHOULD BE
LIMITED TO AREAS
OF USE

TURF IN PARK STRIP
SHOULD BE OMITTED

Revision #: 001	Scale:	Landscape Plan: Sample C	Landscape Design by: Jennie Hoover
Date: 5/22/2017	1/16" = 1'	Pastures at Saddleback Plat 5	



SAMPLE C

2200 SQUARE FEET TURF

TURF SHOULD BE LIMITED TO AREAS OF USE

TURF IN PARK STRIP SHOULD BE OMITTED

Revision #: 001

Scale:

Landscape Plan: Sample C

Landscape Design by: Jennie Hoover

Date: 5/22/2017

1/16" = 1'

Pastures at Saddleback Plat 5

