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L 8

Note: This document affects that property identified in Exhibit A attached hereto

and the Final Plat recorded the \_\_\_\_\_ day of December, 2013,

Entry No \_\_\_\_\_, Book No. \_\_\_\_\_, Page No. \_\_\_\_\_

**00651961**

B: 1281 P: 1080 Fee \$24.00  
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12/20/2013 03:45:17 PM By THE RIDGE AT ENOCH INC



When Recorded Return to:  
The Ridge at Enoch, Inc.  
P.O. Box 1977  
Cedar City, Utah 84720

**SUPPLEMENTAL DECLARATIONS FOR  
THE RIDGE SUBDIVISION  
A SUBDIVISION LOCATED IN THE CITY OF ENOCH  
IRON COUNTY, UTAH**

**(Annexation of Phase 9 with Supplemental Covenants)**

- Supplemental Declarations.** These Supplemental Declarations for the Ridge Subdivision, Phase 9 (hereinafter "Supplemental Declaration") are prepared, pursuant to Article 19 of the "Declarations of Covenants, Conditions and Restrictions for the Ridge Subdivision, (Phase IV), City of Enoch, County of Iron, State of Utah" (hereinafter "Original Declarations"), which was recorded with the Iron County Recorders Office on May 27, 2005, at Entry No. 504345, Book No. 975, Page No. 1374-1383. These Supplemental Declarations are intended to provide for the Annexation of Phase 9 into the Ridge Subdivision, so that Phase 9 is also subject to the original Declarations.
- Annexation of Phase 9.** The Ridge at Enoch, Inc., as "Developer," is the Owner of certain real property, to be known as Phase 9 of the Ridge Subdivision. Developer desires to annex such property into The Ridge Subdivision. It is the Developer's intention that Phase 9 shall be subject to the original Declarations and to these Supplemental Declarations, as proscribed herein. Where the covenants of these Supplemental Declarations conflict with the original Declarations, the covenants of this document shall control. That certain property to be known as Phase 9 and annexed into The Ridge Subdivision as located in Iron County, State of Utah, and more particularly described as follows:

See Legal Description, attached hereto as Exhibit A and incorporated herein by this reference.

Developer hereby includes all of the property of The Ridge Subdivision, Phase 9, as identified on the Phase 9 plat recorded on the 20<sup>th</sup> day of December, 2013, as Entry No. 651959, Book 1281, Page 1078, and divides such property into lots as shown on said plat and dedicates the streets shown on said plat to the public. The easements indicated on said plat are hereby perpetually reserved for the public utilities and for any other uses as designated thereon, for such purposes as may be provided for in the Declarations for The Ridge Subdivision or approved by the Developer, or contained on the said recorded final plat. The above described property is hereby annexed into and made a part of The Ridge Subdivision.

**Supplemental Covenants**

- Architectural Control Committee.** Pursuant to the provisions of the original Declarations, and its attachments, this Phase 9 shall be governed by and be subject to the terms and conditions relating to the Architectural Control Committee, including the Architectural Control Guidelines, the Architectural Review Agreement, the Architectural Review Inspection Agreement and all other provisions of the original Declarations.

2. **Minimum Dwelling Size.** The Minimum Dwelling Size within The Ridge Subdivision Phase 9 exclusively shall be governed by the following. A residential dwelling without a basement shall have a minimum of 900 square feet of living area. Each single story dwelling with a basement shall have a minimum of 900 square feet of living area. Each two story dwelling without a basement shall have a minimum of 700 square feet of living area on the main floor and 400 square feet of living area on the second level. Each two story dwelling with a basement shall have a minimum of 700 square feet of living area on the main floor and 400 square feet of living area on the second level. All other terms and provisions of the Minimum Dwelling Size as contained in the original Declarations shall remain in full force and effect. In the event that items contained in this article and the original Declarations conflict these Declarations shall supercede.
3. **Front Exterior Materials.** A minimum of twenty (20) percent of the front exterior elevation must be stone or brick. The remainder of the front exterior elevation may be stucco, cementitious siding, or vinyl siding. All other exterior elevations may be of any of the acceptable "Building Materials."
4. **Driveways.** The driveway on all lots shall be constructed out of concrete, asphalt, or brick. Driveways must be a minimum of 16'-0" wide and extend continuously from the garage to the back of the street curb. Driveways constructed of sand, gravel, or dirt, are not allowed. In addition to maintaining the driveway as provided in the Original Declaration and Supplemental Declarations, it is the sole obligation of each lot owner to maintain the parking strip located between the curb and the sidewalk as provided in the Original Declaration, this Amendment, or any rules and regulations promulgated by the ACC.
5. **Landscaping, Walls and Fencing Requirements.** Owner(s) of the Lot(s) are required to install landscaping throughout the entire front and side yards within one year from the certificate of occupancy. A lot is properly landscaped, only after the entire front and side yards are properly covered with vegetation, groomed flower beds, grass, concrete or appropriate decorative rock. Appropriate landscaping includes but is not limited to the following:
  - a. All vegetated areas including lawn/sod, flowerbeds, trees, and shrubs must have a fully operational underground sprinkling/irrigation system.
  - b. For the side yards, a privacy fence may be constructed as an alternative to side yard and rear yard landscaping. A privacy fence shall be 4'-0" minimum height constructed parallel with the roadway and must block the view of all side yard areas. The said privacy fence must not egress into the front setback line. Materials acceptable for the said 4'-0" privacy fence consist of brick, masonry, block, rock, cultured stone, and vinyl.
  - c. Lot owners may install "zeroscape" landscaping in the front yard, but, said zeroscape" landscaping may not exceed twenty (20) percent of the total front yard area.
  - d. Each lot shall have a minimum of one (1) tree in good condition and standing in the front yard of the lot.
  - e. **Walls and Fences.** All walls and fences shall be of quality workmanship. Colors and materials must blend with the exterior of the structure and or dwelling on the lot. No wire or chain link fences will be allowed except in areas not visible from the street frontage of the same lot.

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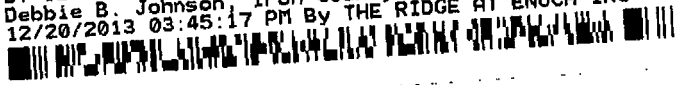




Exhibit A

PHASE 9

THE RIDGE SUBDIVISION, ENOCH UTAH

A- 930-2

BEGINNING AT A POINT N89°58'16"W ALONG THE EAST-WEST ¼ SECTION LINE 1008.58 FEET AND N05°44'39"E 84.47 FEET FROM THE EAST ¼ CORNER OF SECTION 7, T35S-R10W, S.L.B.&M. RUNNING THENCE N05°44'39"E 74.43 FEET; THENCE N20°56'40"E 183.76 FEET; THENCE S89°56'35"E 439.76 FEET TO THE NW CORNER OF "THE RIDGE SUBDIVISION, PHASE 8; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING 3 COURSES: (1)S10°17'11"W 225.48 FEET; THENCE (2) S04°34'34"W 63.07 FEET; THENCE (3)S11°07'33"W 125.55 FEET TO THE SW CORNER OF SAID SUBDIVISION; THENCE N78°37'45"W 39.45 FEET; THENCE N69°03'20"W 433.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.57 ACRES.

Also described as: All of the Lots 94 thru 102 located in the Ridge Subdivision, Phase 9 as identified on the Phase 9 plat recorded on the 20<sup>th</sup> day of December, 2013 in the office of the Iron County Recorder as Entry No. 651959, Book, 1281, Page 1078.

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