



ENT 18636:2011 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2011 Mar 07 2:22 pm FEE 19.00 BY SS
RECORDED FOR BLACKHURST, CHARLES

COVENANTS, CONDITIONS & RESTRICTIONS

Coral Cove Plat "A"

Tax Serials #65:204:0001
#65:204:0002
#65:204:0003
#65:204:0004
#65:204:0005

The undersigned hereby enter into the following covenants, conditions, and restrictions with regard to the Coral Cove Plat "A" subdivision to clarify the use and maintenance of the common stem of the subdivision.

WHEREAS, the original subdivision plat restricted the use and maintenance of the common stem to the owners of lots 2, 3, and 4 in conformance with Pleasant Grove City (City) ordinance, and

WHEREAS, the City has subsequently modified ordinance to require lots abutting the street to access the common stem of a flag lot subdivision when the street abutted is a collector or arterial class of street, and

WHEREAS, the City is desirous that lot 1 of the subdivision access the common stem instead of Center Street, a collector class street, and

WHEREAS, the owner of lot 1 would prefer to access the common stem instead of Center Street, and

WHEREAS, the owners of lots 2, 3, and 4 are willing to allow the owner of lot 1 to access the common stem and share in their mutual responsibilities of ownership of said common stem.

THEREFORE, the notes as shown on the plat are modified to read as follows:

- 1) The common stem is for the access of lots 1, 2, 3, and 4.

- 2) The pavement and landscaped areas of the Common Stem shall be owned, maintained, and repaired by the owners of lots 1, 2, 3, and 4. This shall include, but not be limited to, snow removal, weed control, patching asphalt, and repaving when and as needed.
- 3) Owners of lots 1, 2, 3, and 4 may not block each others' access to this common driveway for any reason whatsoever.
- 4) No parking is permitted in the common stem or turnaround area.
- 5) The Common Stem is a public utility, sewer, and right-of-way easement.

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, and Common Stem of the Coral Cove Plat "A" subdivision as recorded at the office of the Utah County Recorder.

WHEREFORE, the parties hereto, having read the forgoing, understood and agreed to the same, have now set their hands on the day and the year shown below.

WITNESS, the hand of said Grantor, this 07 day of March, A.D. 2011.



EVAN C COATES

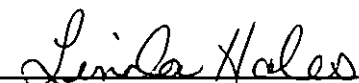
STATE OF UTAH)

) ss.

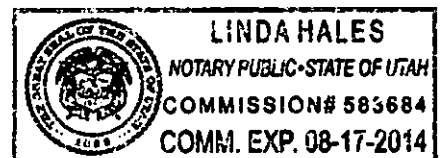
COUNTY OF UTAH)

On the date first above written personally appeared before me, **EVAN C COATES**, the signer of the within and foregoing instrument, who duly acknowledged to me that s/he executed the same.

My commission expires 08-17-2014



Notary Public



WITNESS the hand of said Grantor, this 28 day of FEBRUARY, A.D. 2011.

Tad Raban

TAD RABAN

STATE OF UTAH)

) ss.

COUNTY OF UTAH)

On the date first above written personally appeared before me, TAD RABAN, the signer of the within and foregoing instrument, who duly acknowledged to me that s/he executed the same.

My commission expires 08-17-2011

Linda Hales
Notary Public



WITNESS, the hand of said Grantor, this 28th day of FEBRUARY, A.D. 2011.

Tamara Raban
TAMARA RABAN

STATE OF UTAH)

) ss.

COUNTY OF UTAH)

On the date first above written personally appeared before me, TAMARA RABAN, the signer of the within and foregoing instrument, who duly acknowledged to me that s/he executed the same.

My commission expires 08-17-2011

Linda Hales
Notary Public

