

COTTONWOOD MEADOWS
COVENANTS CONDITIONS AND RESTRICTIONS
COTTONWOOD MEADOWS, A P.U.D. SUBDIVISION, COTTONWOOD MEADOWS

ADDENDUM I

THIS ADDENDUM is made this 19th day of July, 2007, by Gardner Cottonwood Creek, L.C., a Utah limited liability company ("Declarant").

In addition to the requirements set forth in the Master Declaration and the Cottonwood Meadows Covenants, Conditions & Restrictions recorded with Morgan County, entry #104099 Book 234 page 365, the following additional restrictions will apply to Lots 3001 - 3057, and 3078 - 3098, found on the Subdivision Plat Cottonwoods Meadows Phase III.

RECITALS:

B. Subsection 1: On August 2, 2007 Declarant recorded the plat entitled "Cottonwood Meadows, a P.U.D" Subdivision in Mountain Green, Morgan County, Utah" as Entry Number 108786, in Book 251, at Pages 806-807, of the Book of Plats of Morgan County, Utah (the "Plat"). The real property described and shown in the Plat and more fully described on "Exhibit A" hereto is a Project, as defined in Section 1.24 of the Master Declaration, to be known as "Cottonwood Meadows" and is referred to in this Declaration as the "Project Property."

1. **DEFINITIONS.**

1.5.1 **"Plat"** means that certain plat entitled "Cottonwood Meadows, a P.U.D. Subdivision in Mountain Green, Morgan County, Utah" and recorded as Entry Number 108786, in Book 251, at pages 806-807 of the Book of Plats of Morgan County, Utah.

3. **LAND CLASSIFICATIONS.**

3.3.1 **Common Areas.** Open Space Parcels, B, C, D, E, F, G, H, I, J, L, M and P identified on the Plat, Cottonwood Meadows, a P.U.D. Subdivision in Mountain Green, Morgan County, Utah shall be Common Areas as defined in Section 1.6 of the Master Declaration.

5. **PROJECT MANAGEMENT.**

5.5.1 **Submittal to Project Architectural Committee.** Prior to applying for a Building Permit, Morgan County requires a full-size set of plans stamped with approval from the Project Architectural Review Committee. Submittal made by the end of the day on Friday will be reviewed at the next Project Architectural Review Committee meeting. Submittal shall consist of the following:

- a. Two full-size sets and one half-size set of architectural plans
- b. Two full-size and one half-size copy of the Site Plan with placement on the Lot.
- c. Color samples of exterior façade, including brick and stone
- d. One full-size and one half size landscape drawing

The full-size drawings will be returned to the applicant for submittal to the County. The County will require stamped drawings approved by the Architectural Committee before submitting for a building permit. The half-size and samples will be retained by the Project Architectural Review Committee.

6. **ADDITIONAL RESTRICTIONS.**

6.2.1 **Minimum Square Footages—Garage Orientation.** No single story Residence shall be constructed, altered, placed or permitted to remain on any Lot unless the main floor area, exclusive of basement, open porches and garages, is 1,500 square feet or greater. No multi-story Residence shall be constructed, altered,

