

ENT 101821:2000 PG 1 of 16  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2000 Dec 26 2:08 pm FEE 149.00 BY SB  
RECORDED FOR SUPERIOR TITLE

# **SUPPLEMENTARY RESTRICTIONS**

**THE GOLF COMMUNITY**

**AT**

**SARATOGA SPRINGS**

**Plats 13 and 23**

## **Introduction**

As a planned community, Saratoga Springs has been carefully designed to create a living environment that may be appreciated by owners and visitors. Among the goals of this special development is the preservation of property values through attention to design.

The arrangement of land uses, roads and lots is planned to allow for a mix of housing sizes and styles, while concurrently supporting adjoining neighbors in achieving a harmonious environment. To the extent that some lot peculiarities exist, these restrictions have been prepared to assure that adjoining properties may co-exist in complementary ways.

Such a unique set of characteristics applies to The Golf Community neighborhood also referred to as Plats 12 through 29 of Saratoga Springs. These supplementary restrictions have been prepared to assist the lot owner and homebuilder in the construction process for those lots.

Each lot may have its own individual peculiarities which should be addressed and discussed with the Saratoga Springs Architectural Control Committee (ACC). Owners and their respective architects, engineers and designers should visit early and frequently in the acquisition, design and construction terms with the ACC to avoid wasteful expense in redesign or disappointment from anticipation.

## **The Golf Community Lots**

The Golf Community lots referred to in these supplementary restrictions are defined as each single family detached lot that is within Saratoga Springs Plats 12 through 29. Separate supplementary deed restrictions will be drafted for the parcels identified on the master plan as being in some type of "attached" residential product as well as the commercial parcel and golf facilities. The parcels subject to the single family detached lot supplementary restrictions include the parcels indicated on the concept master plan as: 12, 13, 14, 15, 16, 18, 19, 23, 24, 25, 26, 28 and 29.

## **The Lot And House Location**

The minimum setbacks for each of the lots is to be:

ENT 101821:2000 PG 3 of 16

Front setback – 25 feet

Side setbacks – 8 feet/12 feet

Rear setback – 14 feet

On corner lots or lots that have a street frontage on more than one side, all frontages will be treated as “front” conditions and the 25 foot setback will prevail. The property setback line along Centennial Boulevard and the other (yet unnamed) collector street to the south of the golf clubhouse, shall in all cases be measured as a front yard setback regardless of the type of home orientation on such a lot.

While rear and side setbacks are depicted as minimums, due to the number of lots that have golf frontage, lake views and other critical house - positioning characteristics that will affect other owners, the Architectural Control Committee will have strict review authority in the placement of the home, and any out-buildings and additions, to consider impacts of such construction on adjacent lots and overall neighborhood appeal. The lot owner may be required, by the ARC, to locate the home in a more restrictive manner than the minimum setbacks cited herein.

Please remember that setbacks are measured from the property line and not the curb line.

## **Home Size And Architectural Design**

The Golf Community has been designed to allow for somewhat more independent home design, given that lot sizes are larger and that lot(s) have opportunities (both individually and collectively) to take advantage of the greater amenity based views. While maintaining greater flexibility of home design the quality of construction is expected to reflect a neighborhood with superior values.

### **House size in plat 23:**

**Between the Road and lake:** all homes of a “rambler” or single-story design shall have a minimum floor area of 2,500 square feet of livable area excluding basement and garage spaces. All homes with multiple floors shall contain a minimum of 3,200 square feet of livable area excluding basement and garage spaces. This includes lots numbered 2301 thru lot 2316

**West of the Road:** all homes of a “rambler” or single story design shall have a minimum floor area of 2,000 square feet of livable area excluding basement and garage spaces. All homes with multiple floors shall contain a minimum of 2,800 square feet of livable area excluding basement and garage spaces. This includes lots numbered 2317 thru lot 2325.

**House size in Plat 13:**

All homes of a "rambler" or single story design shall have a minimum floor area of 2,000 square feet of livable area excluding basement and garage. All homes with multiple floors shall contain a minimum of 2,800 square feet of livable area excluding basement and garage spaces.

Other design criteria in the golf community include:

The ARC will look for multiple roof line breaks, off-set roof line breaks and other variations and active architectural design features in reviewing and approving homes in The Golf Community.

Exteriors shall be of 100% masonry materials and specifically exclude any vinyl, aluminum or wood siding boards.

Roof materials shall be suited to the architectural style of the home, however, higher pitched roofs (such as 10/12) are preferred unless the architecture of the home would dictate otherwise. Without specific architectural style demands, roof pitches less than 6/12 will not be permitted.

Any out-buildings, caretaker units, freestanding garages, barns or other support structures shall be required to be constructed from the same materials, roofing, colors, and design style as the principle structure.

No flag poles or banners are permitted that fly seasonal or other flags (other than with a builders model home sales program, or as a part of the golf course, and then only as permitted by the ACC), with the exception that any home may have one single flagpole with a single state or national flag, with the pole not exceeding 16' in height, and the flag not more than 6' in length.

For any lot which has any yard against the golf course, outdoor play structures, exercise equipment, trampolines, children's play sets, or other outdoor erected equipment shall be prohibited. For any lot which does not have yard abutting the golf course, such outdoor structures, as described above, shall be submitted for review by the ACC relative to height, colors and location, as they might intrude upon the living enjoyment of other owners in the subdivision. The ACC may accept the proposal, deny the proposal or approve subject to modifications.

**Fencing**

The open views in The Golf Community are considered important to all homes. All fencing along any frontage along the golf course shall be black square-tube wrought iron of no greater than 6 feet in height with no openings between pickets being greater than 4 inches. There shall be no greater than 8 feet between iron support posts. Side yard fences shall also be no higher than 6 feet in height.

Any private home fence (as opposed to project perimeter fence) that is along a street right-of-way (a side or rear yard situation – since no fencing of the front yard is permitted) shall be located a minimum of 10 feet from the street right-of-way.

Each fencing proposal must be submitted and approved by the ACC prior to the owner's purchase of materials or contract for installation of any fencing. The ACC will consider fence construction details and location prior to approval or denial of any application. If localized screening is necessary, owners are encouraged to use landscape materials as approved by the ACC.

For lots abutting the lake, if the ACC approves of fencing along the rear yard (lake side), then such fencing shall be held back at least five (5) feet from the lakeside trail.

### **Golf Liability**

Given that many homes within The Golf Community are located with property lines adjacent to the course, and despite following accepted course design principles in locating appropriate lots, owners should keep in mind that there may be cases wherein stray golf balls may land on the property of the residence. This is an inherent risk of being located along the course, and owners should design their activity areas, yard uses and homes to account for this inevitability.

**SUPPLEMENTARY RESTRICTIONS**

**THE GOLF COMMUNITY**

**AT**

**SARATOGA SPRINGS**

**Plat 12**

## **Introduction**

As a planned community, Saratoga Springs has been carefully designed to create a living environment that may be appreciated by owners and visitors. Among the goals of this special development is the preservation of property values through attention to design.

The arrangement of land uses, roads and lots is planned to allow for a mix of housing sizes and styles, while concurrently supporting adjoining neighbors in achieving a harmonious environment. To the extent that some lot peculiarities exist, these restrictions have been prepared to assure that adjoining properties may co-exist in complementary ways.

Such a unique set of characteristics applies to The Golf Community neighborhood also referred to as Plats 12 through 29 of Saratoga Springs. These supplementary restrictions have been prepared to assist the lot owner and homebuilder in the construction process for those lots. These restrictions are in addition to the master restrictions governing the property, and the more restrictive of the two shall prevail.

Each lot may have its own individual peculiarities which should be addressed and discussed with the Saratoga Springs Architectural Control Committee (ACC). Owners and their respective architects, engineers and designers should visit early and frequently in the acquisition, design and construction terms with the ACC to avoid wasteful expense in redesign or disappointment from anticipation.

## **The Golf Community Lots**

The Golf Community lots referred to in these supplementary restrictions are defined as each single family detached lot that is within Saratoga Springs Plats 12 through 29. Separate supplementary deed restrictions will be drafted for the parcels identified on the master plan as being in some type of "attached" residential product as well as the commercial parcel and golf facilities. The parcels subject to the single family detached lot supplementary restrictions include the parcels indicated on the concept master plan as: 12, 13, 14, 15, 16, 18, 19, 23, 24, 25, 26, 28 and 29.

## **The Lot And House Location**

The minimum setbacks for each of the lots is to be:

Front setback – 25 feet

Side setbacks – 8 feet/12 feet

Rear setback – 14 feet

On corner lots or lots that have a street frontage on more than one side, all frontages will be treated as “front” conditions and the 25 foot setback will prevail. The property setback line along Centennial Boulevard and the other (yet unnamed) collector street to the south of the golf clubhouse, shall in all cases be measured as a front yard setback regardless of the type of home orientation on such a lot.

While rear and side setbacks are depicted as minimums, due to the number of lots that have golf frontage, lake views and other critical house - positioning characteristics that will affect other owners, the Architectural Control Committee will have strict review authority in the placement of the home, and any out-buildings and additions, to consider impacts of such construction on adjacent lots and overall neighborhood appeal. The lot owner may be required, by the ARC, to locate the home in a more restrictive manner than the minimum setbacks cited herein.

Please remember that setbacks are measured from the property line and not the curb line.

## **Home Size And Architectural Design**

The Golf Community has been designed to allow for somewhat more independent home design, given that lot sizes are larger and that lot(s) have opportunities (both individually and collectively) to take advantage of the greater amenity based views. While maintaining greater flexibility of home design the quality of construction is expected to reflect a neighborhood with superior values.

For Plat 12, all homes of a “rambler” or single-story design shall have a minimum floor area of 2,000 square feet of livable area excluding basement and garage spaces. All homes with multiple floors shall contain a minimum of 2,800 square feet of livable area excluding basement and garage spaces.

The ARC will look for multiple roof line breaks, off-set roof line breaks and other variations and active architectural design features in reviewing and approving homes in The Golf Community.

Exteriors shall be of 100% masonry materials and specifically exclude any vinyl, aluminum or wood siding boards.



Roof materials shall be suited to the architectural style of the home, however, higher pitched roofs (such as 10/12) are preferred unless the architecture of the home would dictate otherwise. Without specific architectural style demands, roof pitches less than 6/12 will not be permitted.

Any out-buildings, caretaker units, freestanding garages, barns or other support structures shall be required to be constructed from the same materials, roofing, colors, and design style as the principle structure.

No flag poles or banners are permitted that fly seasonal or other flags (other than with a builders model home sales program, or as a part of the golf course, and then only as permitted by the ACC), with the exception that any home may have one single flagpole with a single state or national flag, with the pole not exceeding 16' in height, and the flag not more than 6' in length.

For any lot which has any yard against the golf course, outdoor play structures, exercise equipment, trampolines, children's play sets, or other outdoor erected equipment shall be prohibited. For any lot which does not have yard abutting the golf course, such outdoor structures, as described above, shall be submitted for review by the ACC relative to height, colors and location, as they might intrude upon the living enjoyment of other owners in the subdivision. The ACC may accept the proposal, deny the proposal or approve subject to modifications.

## **Fencing**

The open views in The Golf Community are considered important to all homes. All fencing along any frontage along the golf course shall be black square-tube wrought iron of no greater than 6 feet in height with no openings between pickets being greater than 4 inches. There shall be no greater than 8 feet between iron support posts. Side yard fences shall also be no higher than 6 feet in height.

Any private home fence (as opposed to project perimeter fence) that is along a street right-of-way (a side or rear yard situation – since no fencing of the front yard is permitted) shall be located a minimum of 10 feet from the street right-of-way.

Each fencing proposal must be submitted and approved by the ACC prior to the owner's purchase of materials or contract for installation of any fencing. The ACC will consider fence construction details and location prior to approval or denial of any application. If localized screening is necessary, owners are encouraged to use landscape materials as approved by the ACC.

For lots abutting the lake, if the ACC approves of fencing along the rear yard (lake side), then such fencing shall be held back at least five (5) feet from the lakeside trail.

## Golf Liability

Given that many homes within The Golf Community are located with property lines adjacent to the course, and despite following accepted course design principles in locating appropriate lots, owners should keep in mind that there will be times when stray golf balls may land on the property of the residence. This is an inherent risk of being located along the course, and owners should design their activity areas, yard uses and homes to account for this inevitability. Lot owners within the golf community plats, (which include plat 12) herein specifically indemnify the developers and golf course operators and players for any liability or damages to their person or property as a result of home location near the golf course.

ENT 101821:2000 PG 11 of 16

# PLAT 12

## BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEASTERLY CORNER OF CENTENNIAL BLVD. AS SHOWN ON SARATOGA SPRINGS NO. 8 AND RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 02°56'16" EAST ALONG SECTION LINE 4922.06 FEET AND WEST 351.35 FEET FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 61°22'32" EAST 23.29 FEET; THENCE ALONG AN ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT, 56.34 FEET THROUGH A CENTRAL ANGLE OF 08°36'29" (CHORD BEARS SOUTH 57°04'17" EAST FOR 56.29 FEET); THENCE SOUTH 32°53'28" WEST 349.20 FEET; THENCE SOUTH 83°03'58" WEST 22.28 FEET; THENCE SOUTH 66°34'11" WEST 59.02 FEET; THENCE SOUTH 38°58'58" WEST 61.36 FEET; THENCE SOUTH 25°57'57" WEST 62.13 FEET; THENCE SOUTH 15°41'24" WEST 328.94 FEET; THENCE SOUTH 45°31'59" WEST 73.08 FEET; THENCE NORTH 45°00'00" WEST 412.23 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 80.00 FOOT ROADWAY KNOWN AS CENTENNIAL BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A 540.00 FOOT RADIUS CURVE TO THE LEFT, 347.17 FEET THROUGH A CENTRAL ANGLE OF 36°50'10" (CHORD BEARS NORTH 23°50'50" EAST FOR 341.22 FEET); THENCE ALONG SAID RIGHT-OF-WAY NORTH 03°31'45" EAST 60.33 FEET; THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A 297.00 FOOT RADIUS CURVE TO THE RIGHT, 586.77 FEET THROUGH A CENTRAL ANGLE OF 113°11'48" (CHORD BEARS NORTH 62°01'36" EAST FOR 495.89 FEET); THENCE SOUTH 61°22'32" EAST ALONG SAID SOUTHERLY LINE 133.27 FEET TO THE POINT OF BEGINNING. AREA = 8.089 ACRES (352,373 SQ. FT.)

# PLAT 13 Pg 1

ENT 101821:2000 PG 12 of 16

## BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEASTERLY CORNER OF CENTENNIAL BLVD. AS SHOWN ON SARATOGA SPRINGS NO. 12 AND RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 02°56'16" EAST ALONG SECTION LINE 4922.06 FEET AND WEST 351.35 FEET FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 61°22'32" EAST 23.29 FEET; THENCE ALONG AN ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT, 123.34 FEET THROUGH A CENTRAL ANGLE OF 18°50'43" (CHORD BEARS SOUTH 51°57'11" EAST FOR 122.79 FEET); THENCE SOUTH 32°53'28" WEST 315.22 FEET; THENCE SOUTH 48°30'43" EAST 116.75 FEET; THENCE SOUTH 72°16'47" EAST 146.07 FEET; THENCE NORTH 64°41'18" EAST 103.92 FEET; THENCE ALONG AN ARC OF A 478.00 FOOT RADIUS CURVE TO THE LEFT, 529.10 FEET THROUGH A CENTRAL ANGLE OF 63°25'16" (CHORD BEARS SOUTH 54°58'16" EAST FOR 502.50 FEET); THENCE SOUTH 00°26'51" EAST 132.75 FEET; THENCE SOUTH 34°43'41" EAST 107.72 FEET; THENCE SOUTH 33°09'08" EAST 105.95 FEET; THENCE NORTH 57°49'14" EAST 358.51 FEET; THENCE ALONG AN ARC OF A 552.00 FOOT RADIUS CURVE TO THE RIGHT, 195.72 FEET THROUGH A CENTRAL ANGLE OF 20°18'56" (CHORD BEARS SOUTH 41°56'39" EAST FOR 194.70 FEET); THENCE SOUTH 31°47'11" EAST 269.88 FEET; THENCE ALONG AN ARC OF A 408.00 FOOT RADIUS CURVE TO THE LEFT, 229.34 FEET THROUGH A CENTRAL ANGLE OF 32°12'21" (CHORD BEARS SOUTH 47°53'21" EAST FOR 226.33 FEET); THENCE SOUTH 51°02'35" WEST 112.40 FEET; THENCE SOUTH 30°15'46" WEST 183.09 FEET; THENCE SOUTH 87°32'16" EAST 310.30 FEET; THENCE NORTH 82°16'05" EAST 103.45 FEET; THENCE NORTH 76°13'47" EAST 188.35 FEET; THENCE NORTH 71°56'18" EAST 104.32 FEET; THENCE SOUTH 72°22'41" EAST 51.22 FEET; THENCE NORTH 40°04'42" EAST 105.52 FEET; THENCE ALONG AN ARC OF A 447.00 FOOT RADIUS CURVE TO THE RIGHT, 23.59 FEET THROUGH A CENTRAL ANGLE OF 3°01'24" (CHORD BEARS SOUTH 57°31'02" EAST FOR 23.58 FEET); THENCE ALONG AN ARC OF A 222.00 FOOT RADIUS CURVE TO THE RIGHT, 191.95 FEET THROUGH A CENTRAL ANGLE OF 49°32'25" (CHORD BEARS SOUTH 31°14'08" EAST FOR 186.03 FEET); THENCE SOUTH 06°27'55" EAST 364.10 FEET; THENCE ALONG AN ARC OF A 478.00 FOOT RADIUS CURVE TO THE LEFT, 356.19 FEET THROUGH A CENTRAL ANGLE OF 42°41'42" (CHORD BEARS SOUTH 27°48'46" EAST FOR 348.01 FEET); THENCE SOUTH 49°09'37" EAST 316.09 FEET; THENCE ALONG AN ARC OF A 397.00 FOOT RADIUS CURVE TO THE RIGHT, 290.80 FEET THROUGH A CENTRAL ANGLE OF 41°58'06" (CHORD BEARS SOUTH 28°10'34" EAST FOR 284.34 FEET); THENCE SOUTH 82°48'29" WEST 75.29 FEET; THENCE SOUTH 59°11'18" WEST 38.09 FEET; THENCE SOUTH 21°53'44" WEST 186.60 FEET; THENCE SOUTH 43°12'47" WEST 434.14 FEET; THENCE SOUTH 71°31'51" EAST 211.06 FEET; THENCE ALONG AN ARC OF A 558.00 FOOT RADIUS CURVE TO THE LEFT, 628.76 FEET THROUGH A CENTRAL ANGLE OF 64°33'40" (CHORD BEARS SOUTH 13°11'48" EAST FOR 596.02 FEET); THENCE ALONG AN ARC OF A 15.50 FOOT RADIUS CURVE TO THE LEFT, 20.61 FEET THROUGH A CENTRAL ANGLE OF 76°11'32" (CHORD BEARS NORTH 83°34'24" WEST FOR 19.13 FEET); THENCE ALONG AN ARC OF A 378.00 FOOT RADIUS CURVE TO THE RIGHT, 37.28 FEET THROUGH A CENTRAL ANGLE OF 05°39'01" (CHORD BEARS SOUTH 61°09'20" WEST FOR 37.26 FEET); THENCE SOUTH 01°42'16" WEST 245.21 FEET; THENCE SOUTH 65°39'48" EAST 392.49 FEET; THENCE NORTH 30°30'22" EAST 170.24 FEET; THENCE ALONG AN ARC OF A 572.00 FOOT RADIUS CURVE TO THE RIGHT, 60.76 FEET THROUGH A CENTRAL ANGLE OF 06°05'10" (CHORD BEARS SOUTH 50°19'41" EAST FOR 60.73 FEET); THENCE SOUTH 33°06'27"

Plat B

Pg 2

ENT 101821:2000 PG 13 of 16

WEST 179.67 FEET; THENCE SOUTH 68°47'31" EAST 187.20 FEET; THENCE NORTH 78°58'21" EAST 66.95 FEET; THENCE ALONG AN ARC OF A 572.00 FOOT RADIUS CURVE TO THE RIGHT, 350.98 FEET THROUGH A CENTRAL ANGLE OF 35°09'25" (CHORD BEARS SOUTH 04°29'05" EAST FOR 345.50 FEET); THENCE SOUTH 13°05'38" WEST 56.33 FEET; THENCE ALONG AN ARC OF A 15.50 FOOT RADIUS CURVE TO THE RIGHT, 22.41 FEET THROUGH A CENTRAL ANGLE OF 82°50'59" (CHORD BEARS SOUTH 54°31'08" WEST FOR 20.51 FEET); THENCE ALONG AN ARC OF A 363.00 FOOT RADIUS CURVE TO THE RIGHT, 57.93 FEET THROUGH A CENTRAL ANGLE OF 09°08'38" (CHORD BEARS SOUTH 79°29'04" EAST FOR 57.87 FEET); THENCE ALONG AN ARC OF A 228.00 FOOT RADIUS CURVE TO THE RIGHT, 25.13 FEET THROUGH A CENTRAL ANGLE OF 06°18'57" (CHORD BEARS SOUTH 71°45'16" EAST FOR 25.12 FEET); THENCE ALONG AN ARC OF A 15.50 FOOT RADIUS CURVE TO THE RIGHT, 22.10 FEET THROUGH A CENTRAL ANGLE OF 81°41'26" (CHORD BEARS NORTH 27°45'05" WEST FOR 20.27 FEET); THENCE NORTH 13°05'38" EAST 56.03 FEET; THENCE ALONG AN ARC OF A 628.00 FOOT RADIUS TO THE LEFT, 11.26 FEET THROUGH A CENTRAL ANGLE OF 01°01'39" (CHORD BEARS NORTH 12°34'48" EAST FOR 11.26 FEET); THENCE NORTH 84°59'10" EAST 158.16 FEET; THENCE NORTH 01°44'50" WEST 273.07 FEET; THENCE NORTH 56°03'35" WEST 70.22 FEET; THENCE NORTH 79°11'30" WEST 117.79 FEET; THENCE ALONG AN ARC OF A 628.00 FOOT RADIUS CURVE TO THE LEFT, 386.22 FEET THROUGH A CENTRAL ANGLE OF 35°14'12" (CHORD BEARS NORTH 37°48'41" WEST FOR 380.16 FEET); THENCE NORTH 55°25'47" WEST 170.97 FEET; THENCE NORTH 29°10'48" EAST 55.96 FEET; THENCE NORTH 14°33'55" EAST 46.21 FEET; THENCE NORTH 06°33'00" WEST 291.14 FEET; THENCE SOUTH 74°45'07" WEST 334.84 FEET; THENCE ALONG AN ARC OF A 502.00 FOOT RADIUS CURVE TO THE RIGHT, 469.07 FEET THROUGH A CENTRAL ANGLE OF 53°32'15" (CHORD BEARS NORTH 00°16'05" EAST FOR 452.19 FEET); THENCE SOUTH 77°37'54" EAST 298.99 FEET; THENCE NORTH 00°28'47" WEST 202.83 FEET; THENCE NORTH 08°56'07" EAST 202.32 FEET; THENCE NORTH 12°24'55" EAST 181.45 FEET; THENCE NORTH 25°21'10" WEST 52.06 FEET; SOUTH 82°48'29" WEST 90.42 FEET; THENCE ALONG AN ARC OF A 453.00 FOOT RADIUS CURVE TO THE LEFT, 262.30 FEET THROUGH A CENTRAL ANGLE OF 33°10'34" (CHORD BEARS NORTH 24°24'44" WEST FOR 258.65 FEET); THENCE NORTH 48°59'59" EAST

Plat 13 B3

ENT 101821:2000 PG 14 of 16

49.87 FEET; THENCE NORTH 21°47'04" EAST 26.16 FEET; THENCE NORTH 08°45'11" EAST 19.95 FEET; THENCE NORTH 25°13'08" WEST 28.50 FEET; THENCE NORTH 44°58'43" WEST 185.40 FEET; THENCE NORTH 34°44'45" WEST 103.04 FEET; THENCE NORTH 27°47'37" WEST 284.49 FEET; THENCE NORTH 31°45'23" WEST 102.60 FEET; THENCE NORTH 12°35'48" WEST 96.86 FEET; THENCE NORTH 03°47'11" WEST 110.12 FEET; THENCE SOUTH 83°32'05" WEST 99.17 FEET; THENCE NORTH 06°27'55" WEST 35.50 FEET; THENCE ALONG AN ARC OF A 278.00 FOOT RADIUS CURVE TO THE LEFT, 240.37 FEET THROUGH A CENTRAL ANGLE OF 49°32'25" (CHORD BEARS NORTH 31°14'08" WEST FOR 232.95 FEET); THENCE ALONG AN ARC OF A 503.00 FOOT RADIUS CURVE TO THE LEFT, 346.42 FEET THROUGH A CENTRAL ANGLE OF 39°27'36" (CHORD BEARS NORTH 75°44'08" WEST FOR 339.61 FEET); THENCE NORTH 02°26'34" EAST 91.17 FEET; THENCE NORTH 40°57'50" WEST 421.80 FEET; THENCE SOUTH 48°10'38" WEST 56.92 FEET; THENCE NORTH 40°23'55" WEST 272.78 FEET; THENCE NORTH 87°31'41" WEST 209.31 FEET; THENCE SOUTH 44°35'57" WEST 75.91 FEET; THENCE ALONG AN ARC OF A 608.00 FOOT RADIUS CURVE TO THE LEFT, 393.17 FEET THROUGH A CENTRAL ANGLE OF 37°03'04" (CHORD BEARS NORTH 69°59'20" WEST FOR 386.36 FEET); THENCE NORTH 88°30'52" WEST 83.77 FEET; THENCE ALONG AN ARC OF A 422.00 FOOT RADIUS CURVE TO THE RIGHT, 514.34 FEET THROUGH A CENTRAL ANGLE OF 69°50'00" (CHORD BEARS NORTH 53°35'52" WEST FOR 483.09 FEET); THENCE NORTH 18°40'52" WEST 225.45 FEET; THENCE ALONG AN ARC OF A 400.00 FOOT RADIUS CURVE TO THE LEFT, 298.06 FEET THROUGH A CENTRAL ANGLE OF 42°41'40" (CHORD BEARS NORTH 40°01'42" WEST FOR 291.22 FEET); THENCE NORTH 61°22'32" WEST 11.34 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 76.00 FOOT ROADWAY KNOWN AS CENTENNIAL BLVD.; THENCE SOUTH 28°37'28" WEST 76.00 FEET TO THE POINT OF BEGINNING. AREA = 32.910 ACRES (1,433,702 SQ. FT.).

## BOUNDARY DESCRIPTION

Plot 23  
 ENT 101821:2000 PG 15 of 16

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF REDWOOD ROAD AS SHOWN ON R.S. 98-280 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 00°12'14" EAST ALONG SECTION LINE 680.92 FEET AND EAST 1415.12 FEET FROM THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 31°38'07" WEST 14.28 FEET; THENCE SOUTH 77°08'38" EAST 20.41 FEET; THENCE NORTH 57°49'00" EAST 204.06 FEET; THENCE ALONG AN ARC OF A 261.50 FOOT RADIUS CURVE TO THE RIGHT, 400.97 FEET THROUGH A CENTRAL ANGLE OF 87°51'17" (CHORD BEARS SOUTH 78°15'22" EAST FOR 362.83 FEET); THENCE ALONG AN ARC OF A 372.00 FOOT RADIUS CURVE TO THE LEFT, 583.28 FEET THROUGH A CENTRAL ANGLE OF 89°50'17" (CHORD BEARS SOUTH 79°14'51" EAST FOR 525.34 FEET); THENCE NORTH 55°50'00" EAST 278.71 FEET; THENCE ALONG AN ARC OF A 363.00 FOOT RADIUS CURVE TO THE RIGHT, 312.05 FEET THROUGH A CENTRAL ANGLE OF 49°15'15" (CHORD BEARS NORTH 80°27'37" EAST FOR 302.53 FEET); THENCE ALONG AN ARC OF A 228.00 FOOT RADIUS CURVE TO THE RIGHT, 25.13 FEET THROUGH A CENTRAL ANGLE OF 06°18'57" (CHORD BEARS SOUTH 71°45'16" EAST FOR 25.12 FEET); THENCE ALONG AN ARC OF A 15.50 FOOT RADIUS CURVE TO THE RIGHT, 22.10 FEET THROUGH A CENTRAL ANGLE OF 81°41'26" (CHORD BEARS NORTH 27°45'05" WEST FOR 20.27 FEET); THENCE NORTH 13°05'38" EAST 56.03 FEET; THENCE ALONG AN ARC OF A 628.00 FOOT RADIUS CURVE TO THE LEFT, 11.26 FEET THROUGH A CENTRAL ANGLE OF 01°01'39" (CHORD BEARS NORTH 12°34'48" EAST FOR 11.26 FEET); THENCE NORTH 84°59'10" EAST 158.16 FEET; THENCE SOUTH 27°32'32" EAST 73.31 FEET; THENCE SOUTH 39°09'50" EAST 94.89 FEET; THENCE SOUTH 44°24'38" EAST 220.22 FEET; THENCE SOUTH 37°18'30" EAST 123.24 FEET; THENCE SOUTH 26°05'56" EAST 129.28 FEET; THENCE SOUTH 06°02'31" WEST 145.17 FEET; THENCE SOUTH 19°25'13" WEST 312.76 FEET; THENCE SOUTH 05°03'28" WEST 279.42 FEET; THENCE SOUTH 08°44'48" EAST 320.65 FEET; THENCE ALONG AN ARC OF A 372.00 FOOT RADIUS CURVE TO THE LEFT, 248.78 FEET THROUGH A CENTRAL ANGLE OF 38°19'00" (CHORD BEARS SOUTH 86°00'57" EAST FOR 244.17 FEET); THENCE NORTH 74°49'33" EAST 44.81 FEET; THENCE ALONG AN ARC OF A 15.50 FOOT RADIUS CURVE TO THE LEFT, 24.35 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 29°49'33" EAST FOR 21.92 FEET); THENCE ALONG AN ARC OF A 59.50 FOOT RADIUS CURVE TO THE RIGHT, 186.92 FEET THROUGH A CENTRAL ANGLE OF 180°00'00" (CHORD BEARS NORTH 74°49'33" EAST FOR 119.00 FEET); THENCE SOUTH 15°10'27" EAST 12.00 FEET; THENCE ALONG AN ARC OF A 59.50 FOOT RADIUS CURVE TO THE RIGHT, 93.46 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 29°49'33" WEST FOR 84.15 FEET); THENCE SOUTH 74°49'33" WEST 119.81 FEET; THENCE ALONG AN ARC OF A 428.00 FOOT RADIUS CURVE TO THE RIGHT, 579.28 FEET THROUGH A CENTRAL ANGLE OF 77°32'52" (CHORD BEARS NORTH 66°24'01" WEST FOR 536.07 FEET); THENCE SOUTH 44°54'07" WEST 76.09 FEET; THENCE NORTH 50°30'32" WEST 207.11 FEET; THENCE NORTH 48°08'17" EAST 231.03 FEET; THENCE ALONG AN ARC OF A 428.00 FOOT RADIUS CURVE TO THE RIGHT, 69.44 FEET THROUGH A CENTRAL ANGLE OF 09°17'46" (CHORD BEARS NORTH 09°56'06" EAST FOR 69.37 FEET); THENCE NORTH 14°34'59" EAST 15.80 FEET; THENCE ALONG AN ARC OF A 15.50 FOOT RADIUS CURVE TO THE RIGHT, 25.37 FEET THROUGH A CENTRAL ANGLE OF 93°47'11" (CHORD BEARS SOUTH 61°28'34" WEST FOR 22.63 FEET); THENCE ALONG AN ARC OF A 422.00 FOOT RADIUS CURVE TO THE RIGHT, 134.24 FEET THROUGH A CENTRAL ANGLE OF 18°13'33" (CHORD BEARS NORTH 62°31'04" WEST FOR 133.67 FEET); THENCE NORTH 16°51'34" EAST 352.68 FEET; THENCE ALONG AN ARC OF A 428.00 FOOT RADIUS CURVE TO THE LEFT, 32.67 FEET THROUGH A CENTRAL ANGLE OF 04°22'24" (CHORD BEARS SOUTH 82°18'18" EAST FOR 32.66 FEET); THENCE SOUTH 84°29'30" EAST 82.57 FEET; THENCE ALONG AN ARC OF A 15.50 FOOT RADIUS CURVE TO THE RIGHT, 25.83 FEET THROUGH A CENTRAL ANGLE OF 95°28'04" (CHORD BEARS SOUTH 36°45'28" EAST FOR 22.94 FEET); THENCE ALONG AN ARC OF A 472.00 FOOT RADIUS CURVE TO THE LEFT, 216.86 FEET THROUGH A CENTRAL ANGLE OF 26°19'30" (CHORD BEARS NORTH 02°11'11" WEST FOR 214.96 FEET); THENCE SOUTH 79°19'48" WEST 88.34 FEET; THENCE NORTH 59°23'10" WEST 49.18 FEET; THENCE NORTH 35°11'12" WEST 231.40 FEET; THENCE NORTH 54°48'4" EAST 110.00 FEET; THENCE NORTH 44°21'09" WEST 78.87 FEET; THENCE ALONG AN ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT, 91.74 FEET THROUGH A CENTRAL ANGLE OF 30°33'36" (CHORD BEARS NORTH 59°37'57" WEST FOR 90.66 FEET); THENCE ALONG AN ARC OF A 307.00 FOOT RADIUS CURVE TO THE LEFT, 263.91 FEET THROUGH A CENTRAL ANGLE OF 49°15'15" (CHORD BEARS SOUTH 80°27'37" WEST FOR 255.86 FEET); THENCE SOUTH 55°50'00" WEST 278.71 FEET; THENCE ALONG AN ARC OF A 428.00 FOOT RADIUS CURVE TO THE RIGHT, 659.08 FEET THROUGH A CENTRAL ANGLE OF 88°13'50" (CHORD BEARS NORTH 80°03'05" WEST FOR 595.87 FEET); THENCE ALONG AN ARC OF A 163.50 FOOT RADIUS CURVE TO THE LEFT, 246.12 FEET THROUGH A CENTRAL ANGLE OF 86°14'50" (CHORD BEARS NORTH 79°03'35" WEST FOR 223.53 FEET); THENCE SOUTH 57°49'00" WEST 247.08 FEET; THENCE SOUTH 12°51'21" WEST 22.03 FEET; TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 66.00 FOOT ROADWAY KNOWN AS REDWOOD ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 31°38'07" WEST 128.73 FEET TO THE POINT OF BEGINNING. AREA = 14.187 ACRES (617,997 SQ. FT.)

IN WITNESS WHEREOF the Grantor has executed this Master Declaration as of the date first hereinabove set forth.

GRANTOR:

SARATOGA SPRINGS DEVELOPMENT, LLC

BY \_\_\_\_\_

NAME: Michael Dorch

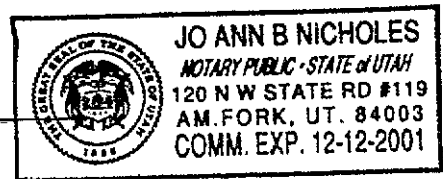
TITLE: Manager

ACKNOWLEDGMENTS

STATE OF UTAH )  
 ) ss  
COUNTY OF UTAH )

On this 18<sup>th</sup> day of December, in the year of 2000, before me Michael Dorch, known or identified to me (proved to me on the oath of \_\_\_\_\_), to be the member or manager in the limited liability company of Saratoga Springs Development LLC and the member or manager who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name. The foregoing instrument was acknowledged before me on the date set forth above by the member or manger named above of the limited liability company named above.

Jo Ann B. Nicholes  
Notary Public



My commission expires: 12-12-2001

Residing at: American Fork, Ut 84003