

CORRECTED

AMENDMENT TO:

DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
THE ROLLINS RANCH AT MOUNTAIN GREEN

DATE: July 1, 2007

Phases 1 to 3 Rollins Ranch and lots 132 to 138 Rollins Ranch Phase No. 1
amended, according to the official plat thereof.

This corrected amendment corrects amendment recorded as Entry No. 108542
Book 250, at Page 930

Ent 108575 Bk 251 Pg 2
Date: 26-JUL-2007 11:24AM
Fee: \$147.00 Check
Filed By: CRB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: MOUNTAIN VIEW TITLE & ESCROW IN
C

- 6.2 **Composition of Architectural Review Committee.** In addition to the requirement that the Committee shall consist of at least four (4) persons (at least one of whom shall be a professional in the field of architecture), including at least two, and an equal number of, Owners (or representatives of Owners) from each Neighborhood, the committee shall also be required to include a member licensed in the State of Utah in the field of landscape architecture.
- 6.4 **Submission to Committee.** Lot owners are also encouraged to submit a preliminary drawing to the committee showing basic landscape and softscape area and schematic footprints of structures to determine compliance with the architectural guidelines.
- 7.8 **Garages.** Garages shall not be offset more than 8 feet in front of the home.
- 7.11 **Architectural Style and Compatibility of Improvements.** Any home colors not included on this approved list can be submitted to the Architectural Review Committee for review.
- 7.13 **Architectural Guidelines.** Any side of a home that faces a street shall be required to have a minimum of two soffit lights.
- 7.14 **Landscaping.** Requirement seven shall read that *at least* four trees be planted in the front yard and requirement eight shall read that *at least* two trees be planted in the rear yard.
- 7.17 **Fences, Walls, Hedges and Screens.** All fencing shall be 6' iron picket fencing (see Exhibit A, Page 1). Any lot owner wishing to enclose fencing to keep small pets enclosed may use 2" x 4" wire mesh (see Exhibit A, Page 2). Each lot may have one 4' wide (max) pedestrian gate that provides access to dedicated open space areas. Gates shall match iron picket fence in style and color as shown on Exhibit A. These pedestrian gates are only allowed in iron picket fence sections.

Limited private fencing composed of stone, brick, wood or trex may be installed upon approval by the Architectural Review Committee to enclose such structures as pools, hot tubs, patios, etc. All pricing shall be set back a minimum of 10' from property lines.

In addition, the following Construction Guidelines shall be required of all homebuilders. It shall be the responsibility of any lot owner to provide these guidelines to the home builder or to a new lot owner upon the sale of a property. Penalties and fees will be assessed to any lot owner who does not comply with these guidelines.

CONSTRUCTION GUIDELINES

General Contractors are responsible for the following:

1. General Contractors are solely responsible for the means, methods, techniques, sequences and procedures for construction. In the contractor's absence, the Superintendent will be the contractor's representative and shall have authority to act on behalf of the Contractor. All communications given to the Superintendent shall be as binding as if given to the Contractor. Notification given to any subcontractor also constitutes notification to the General Contractor. Failure to abide by the guidelines will result in the General Contractor losing the opportunity to build in future phases and/or be fined.
2. Contractors must place a minimum sized sign of 24" x 24" on the lot showing the lot number in letters of a minimum size of 6" x 6", and name of contractor with phone number (see sample attached).
3. Silt Fences must be installed as a minimum on all down hill sides and the rear lot line to protect all boundaries of the lot. Lots situated on slopes especially need to protect adjoining landowners property and streets from run-off during the construction period.
4. Construction access to the property for the development shall be limited to Siverleaf Road. There will be no construction access or exit through Willow Creek Road, including deliveries, general contractors and sub-contractors engaged in construction activities in the Cottonwoods. The Developer shall place appropriate signage at the entry of the Willow Creek Subdivision which signage shall conform to all applicable federal, state and local laws and ordinances.
5. No access is allowed to contractors from another adjoining lot. Construction access must be through your own lot. Morgan County requires highback curbs and the contractor is responsible to sawcut the driveway approach to the lot.
6. Dumping of excess concrete or cleaning of cement trucks must be completed at an approved project dumping site at locations designated on the attached map as "Wash-out Area", or at the respective lot where the concrete has been poured. Fines of \$500 will be assessed against the General Contractor if any concrete truck is caught dumping, cleaning or intending to dump at unapproved areas.
7. Trash / Cleanup: The daily cleanup of the lots under construction is critical with adjoining open space, agriculture farming and neighboring lots. The General Contractor must have a trash receptacle onsite when construction begins. If cleanup is not accomplished daily, a citation will be issued to the General Contractor giving 24 hours for the Contractor to accomplish the clean up. Failure to do so will result in a \$500 fine for each day not cleaned. Dumpsters must be emptied as necessary to avoid materials blowing onto other properties.

8. Mud on Road: Any contractor or subcontractor tracking mud/dirt on road will be fined \$500.00 per occurrence. This includes any trash, sweepings, liquids, etc.
9. Fire hydrants cannot be used for cleanup or any other construction use.
10. All lots using fill must have compaction testing to meet the specifications.
11. All Restricted ("R") lots must have an engineered Geotechnical Study performed and submitted to the Developer.
12. All lots will identify the water, irrigation and sewer stubs.
13. Water meters must be set when construction begins. Any jumpers identified must be removed immediately and the General Contractor will be fined \$550.00. The jumper will be confiscated and the necessary fines will be assessed. Contractor is responsible to move meter boxes from driveways.
14. Blocking of Right-of-Way: Contractor's parking on County streets must provide access for other traffic. Contractor cannot block the road for deliveries, construction, etc. No double parking is permitted. Blocking of rights-of-way is prohibited.
15. No vehicles or trailers may be left or stored on the street for more than 3 days without written consent from the Developer.
16. Construction is a noisy business – loud radios or equipment at unusual hours are forbidden. Working hours should be between 7:00 a.m. and 8:00 p.m. Pets are not allowed on the jobsite.
17. Sidewalk Damage: Any damage to installed sidewalks is the responsibility of the contractor working at the specific area and contractor is required to replace any broken or damaged areas prior to occupancy. Sidewalks shall be cleaned after ramping.
18. Temporary Power: It is the responsibility of the owner or contractor to provide temporary power to their respective lot.
19. Snow Removal: Contractor is prohibited from pushing snow into the streets and is also required to clear the sidewalks of all snow as it occurs.
20. Portable Toilets: Each lot is required to provide their own portable toilet at the site.

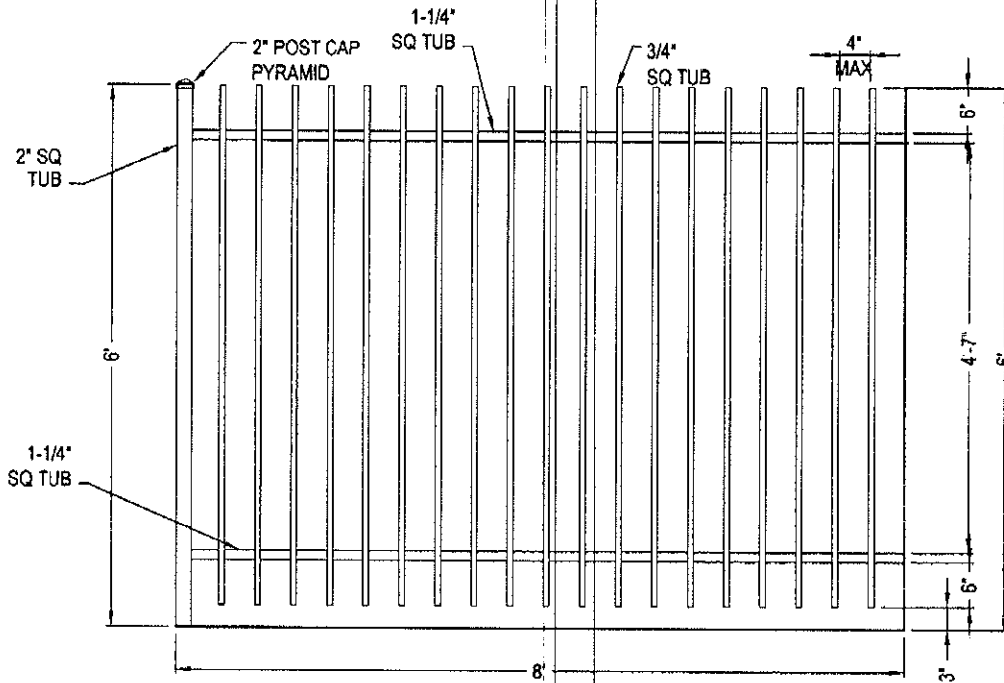


EXHIBIT - A
Page 1

NOTES:

1. Powder Coat Color - Speckled Bronze.
2. Fencing to be installed as per manufacturers specifications.
3. Homeowner may install 4'-0" wide gate into common space areas. Gate shall be constructed to fence in style and color.
4. All points where two or more property lines meet a 3" square post and cap shall be installed.



SN CUSTOM RAILING, INC.

2967 S. AMERICAN WAY
OGDEN, UTAH 8440XZ

6/14/07 Rollins Ranch Fence Detail

MC 8' FENCE SECTION

GW Scale: NONE W.O. -

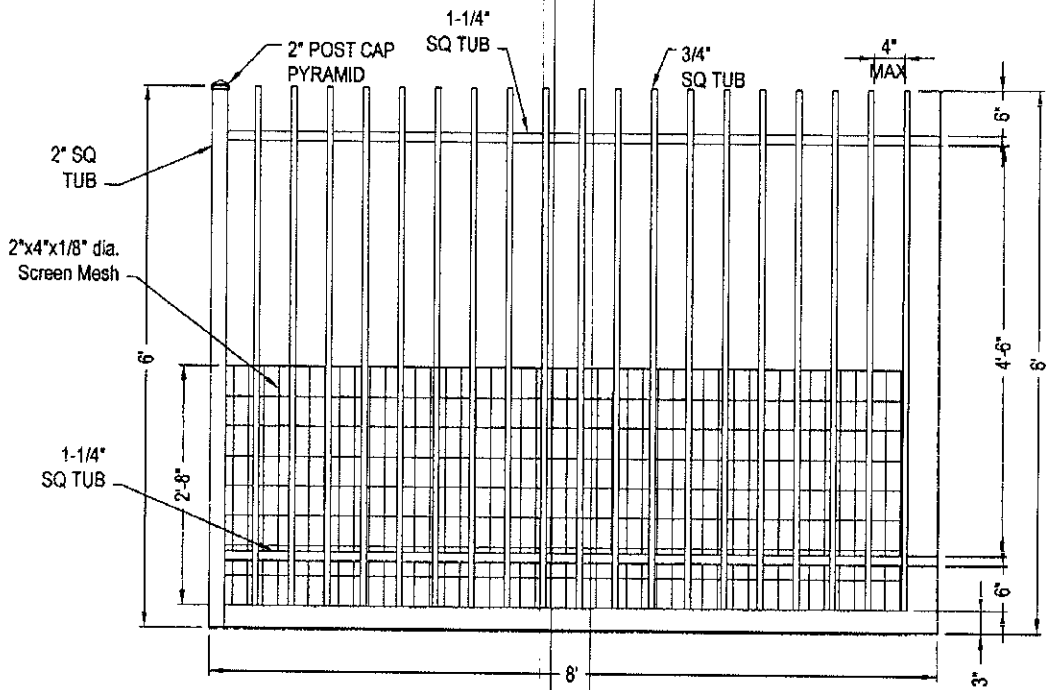


EXHIBIT - A
Page 2

NOTES:

1. Powder Coat Color for mesh screen - Speckled Bronze.
2. A 2"x4"x1/8" dia. mesh screen may be installed on the home owners side of the fence to prevent small household pets from getting loose.
3. The height of the mesh screen is restricted as indicated.
4. The Developer/HOA will install mesh screen. The homeowner will pay for material and installation.



SN CUSTOM RAILING, INC.

2967 S. AMERICAN WAY
OGDEN, UTAH 8440XZ

6/14/07	Rollins Ranch Fence Detail with 2"x4" Mesh
MC	8' FENCE SECTION
GW	Scale:NONE W.O.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the date set forth above.

ROLLINS RANCH, LLC,
a Utah limited liability company

By Danny C. Bridenstine
Danny C. Bridenstine, Managing Member

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 25th day of July, 2007, by Danny C. Bridenstine, a managing member of Rollins Ranch, LLC, a Utah limited liability company, on behalf of said company.

[Seal]



Mary Lyn Howard
Notary Public

ROLLINS RANCH PHASE 1

03-ROLLR1-101
03-ROLLR1-102
03-ROLLR1-103
03-ROLLR1-104
03-ROLLR1-105
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ROLLINS RANCH PHASE 3

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