

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

ADDENDUM I

THIS ADDENDUM is made this 19<sup>th</sup> 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,

placed or permitted to remain on any Lot unless the main floor, exclusive of basements, open porches and garages, is a total of 1,200 square feet or greater and the upper level, exclusive of open porches, is a total of 500 square feet or greater. Garages shall be enclosed, large enough for at least two (2) cars and, where possible, situated so as to utilize a side facing entrance unless otherwise approved by the Project Architectural Review Committee. Garage doors accommodating three (3) cars is the maximum. An extra deep third car garage is permissible if in compliance with setbacks. A fourth garage door is prohibited.

6.3.1 **Setbacks.** No improvements shall be located on a Lot closer to the respective Lot line than as follows: seventeen (17) feet from the front Lot line for the garage and twelve (12) feet from the balance of the Improvement, unless a side facing garage entry is utilized, in which case the seventeen (17) foot standard shall apply; ten (10) feet from each side Lot line, unless the Lot is a corner Lot, in which case the seventeen (17) foot front yard standard shall apply to the applicable side yard; and twenty (20) feet from the rear Lot line. Homes shall be designed so that the garage extends no more than five (5) feet beyond the furthest forward plane of the house and preferred maximum of eight (8) feet at the discretion of the Architectural Review Committee based upon superior architecture. The Project Architectural Review Committee may take into account unique aspects of a particular Lot and grant variances to the foregoing standards; provided, however, that no such variance shall be granted in contravention of applicable Morgan County zoning ordinances and any purported variance in violation of such ordinances shall be deemed void to the extent it is inconsistent with such zoning ordinances. A site plan shall be submitted to the Project Architectural Review Committee for review prior to any improvements being made on the Lot.

**EXHIBIT A.1**

The legal description of the Cottonwoods Meadows, Found in Morgan County records as Entry 104099 Book 0234 on page 0377 will be amended o include the following description:

All that certain real property located in Morgan County, Utah, located within that certain plat entitled "The Cottonwood Meadows, a P.U.D. Subdivision in Mountain Green, Morgan County, Utah" filed in the plat records of Morgan County, Utah, including Lots 3001 – 3057 and 3078 – 3098 an open space parcels B, C, D, E, F, G, H, I, J, L, M and P.

IN WITNESS WHEREOF, Declarant has executed this Addendum as of the day and year first set forth above.

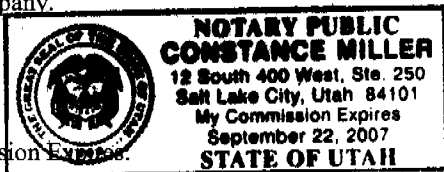
Declarant:

GARDNER COTTONWOOD CREEK, L.C.,  
a Utah limited liability company

By: *Rulon C. Gardner*  
Rulon C. Gardner, Manager

STATE OF UTAH                    )  
  ) ss:  
COUNTY OF SALT LAKE        )

The foregoing Addendum to the Covenants, Conditions and Restrictions for the Cottonwood Meadows neighborhood, was acknowledged before me this 19th day of July, 2007, by Rulon C. Gardner, who duly acknowledged to me that he executed the same as a Manager of Gardner Cottonwood Creek, L.C., a Utah limited liability company.



My Commission Expires  
9-22-2007

*Constance Miller*  
Notary Public  
Residing in Salt Lake County