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Architectural Committee's Mission Statement

To see that each lot is properly maintained and that the beauty of the surroundings comply for the benefit of each and every member.

Skyline Mountain Resort
RR 1 Box 247
Fairview, UT 84659

revised 11/18/03

ARCHITECTURAL COMMITTEE RESTRICTIVE COVENANTS AND REGULATIONS

This section refers to the Mountain or "part time" residential lots:
Mountain or "part time" Lots are defined as per plat submitted to Sanpete County and consist of all lots whose # begins with G, H, J, K, L, O, F, D and M except M94-97, M1 and M2.

Definitions:

SMR is the Skyline Mountain Resort.
SMSSD is the Skyline Mountain Special Services District.
BOT is the Board of Trustees of Skyline Mountain Resort.
The Committee is the Skyline Mountain Resort Architectural Committee.
R/V is a motor home, "5th" wheel or camping trailer or camper.

1. All construction and excavation must meet the full requirements of Sanpete County and Skyline Mountain Resort. Current Sanpete county ordinance will prevail.
 - 1.1 SMR will provide owner with a Building Permit Application form to be filled out and signed prior to submission of plans and drawings to Architectural Committee.
 - 1.2 To obtain a building permit from Sanpete County and SMR, all rules, bylaws, covenants and ordinances must be adhered to. All dues and assessments must be current prior to application. Signatures of at least two (2) members of the Committee must be shown on ALL plans.
 - 1.3 PRIOR to beginning, the Committee must approve ALL construction or excavation, including decks, remodeling or outbuildings. This approval must be in written form.
 - 1.4 Every lot is considered as residential in use with only one (1) single family dwelling per lot. Dwellings must be on a permanent foundation and must be at least 480 square feet of main floor area with a minimum of 600 sq ft total.
 - 1.5 Outside construction must be completed within one (1) year of Sanpete County building permit issuance.
 - 1.6 Applicant needs to submit two (2) copies of "blue prints" and plot plan drawn to scale, dimensioned and with detailed specifications as to construction methods and materials to be used. Hand "sketches" will not be considered. **APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH CORRECT SNOW LOAD** requirements (these vary by elevation and SMR has information on lot elevations). Sanpete County requires structural engineering for all plans submitted. After review, one copy will be retained in the committee's permanent file and the other signed copy will be returned for Sanpete County permit application.

E 112771 00489 0664
REED D HATCH SANPETE COUNTY RECORDER
2004 FEB 11 3:36pm Fee 51.00 RDH
FOR SKYLINE MOUNTAIN RESORT

- 1.7 Plot plan must show setbacks. Building must be a minimum of 40 feet from front of property as measured from the centerline of the road/property line and 10 feet from side and rear property lines. Any exceptions will need prior approval and may be granted for special circumstances such as steep terrain etc. Applicant is responsible to determine water delivery point.
 - 1.8 After approval, and upon obtaining a Sanpete County building permit, a copy of said permit needs to be returned to the Committee to be retained in the file.
 - 1.9 Architectural Committee approvals can be as long as two (2) weeks AFTER all necessary paperwork and plans is submitted.
 - 1.10 Travel trailers, including "5th" wheels and motor homes may be used as temporary residences during the construction period of permanent residences for a time not to exceed the 1-year permit.
 - 1.11 No more than a combination of either two (2) R/V units or a permanent dwelling and one (1) R/V unit can occupy an individual mountain or "part time" lot at one time for any extended time. Exception can be made for a visit of two weeks or less. Visiting extra R/V after 2 weeks must vacate for one (1) week before returning. No more than two (2) R/V pads are permitted per lot.
2. Buildings.
 - 2.1 All buildings must comply with SMR Restrictive Covenants.
 - 2.2 Dwelling exteriors must be of log, cedar siding, brick, rock, stucco, T-111 plywood or fiber cement siding.
 - 2.3 Aluminum or vinyl siding materials may be used ONLY for soffit or fascia.
 - 2.4 Any detached building must conform in design and materials with the primary residential building. Above grade "conex" or surplus shipping containers are permitted with the addition of a pitched roof with a minimum of 4/12 pitch and, if not covered with siding, must be painted with colors that are natural to the surroundings (earth tones, forest green etc.).
 - 2.5 Metal roofs are required on all buildings.
- 3 Utilities.
 - 3.1 All utilities and the cost of installation will be the sole responsibility of the property owner. A 1000- gallon water tank is required by Sanpete County. Installation is per county code.
 - 3.2 All lots must have underground utilities.
 - 3.3 Driveway access must include a culvert pipe at least 8" in diameter for drainage or as determined by the SMSSD. Any road damage done in the placement of utilities will be the responsibility of the owner to repair. Road cuts must be approved by the Skyline Mountain Special Services District (SMSSD) and repaired to its satisfaction.
 - 3.4 Any interruption of utility service requires WRITTEN approval from the resort manager. SMR will use its best effort to assist in approximate location of existing utilities but accepts NO responsibility for their repair if damaged during construction. "Blue Stakes" is required before any digging or excavation.

- 1.6 Applicant needs to submit two (2) copies of "blue prints" and plot plan drawn to scale, dimensioned and with detailed specifications as to construction methods and materials to be used. Hand "sketches" will not be considered. **APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH CORRECT SNOW LOAD** requirements (these vary by elevation and SMR has information on lot elevations). After review, one copy will be retained in the committee's permanent file and the other signed copy will be returned for Sanpete County permit application.
- 1.7 Plot plan must show setbacks. Building must be a minimum of 40 feet from front of property as measured from the centerline of the road/property line and 10 feet from side and rear property lines. Any exceptions will need prior approval. Applicant is responsible to determine water delivery point.
- 1.8 After approval, and upon obtaining a Sanpete County building permit, a copy of said permit needs to be returned to the Committee to be retained in the file.
- 1.9 Architectural Committee approvals can be as long as two (2) weeks **AFTER** all necessary paperwork and plans are submitted.
- 1.10 Travel trailers, including "5th" wheels and motor homes may be used during the construction period of permanent residences for a time not to exceed the 1-year permit on Golf Course (GC) lots. Members are allowed to have guest recreational vehicles for limited visits providing the visiting R/V is **NOT** connected to the sewer or septic tank system.
- 1.11 Other than Golf Course lots, no more than a combination of either two (2) R/V units or a permanent dwelling and one (1) R/V unit can occupy an individual "full time" residential lot for any extended period of time. Exception can be made for a visit of two weeks or less. Visiting extra R/V after said two week visit must vacate for one (1) week before returning. **NO MORE THAN TWO (2) R/V PADS PER LOT MAY BE CONSTRUCTED.**

2. Buildings.

- 2.1 All buildings must comply with SMR Restrictive Covenants.
- 2.2 Dwelling exteriors must be of log, cedar siding, brick, rock, stucco or fiber cement siding.
- 2.3 Aluminum or vinyl siding materials may be used **ONLY** for soffit or fascia.
- 2.4 Any detached building must conform in design and materials with the primary residential building. On Golf Course lots **NO** "conex" or surplus steel shipping containers are allowed. On other Full Time residential lots, above grade "conex" or surplus shipping containers are permitted with the addition of a pitched roof with a minimum of 4/12 pitch and, if not covered with siding, must be painted with colors that are natural to the surroundings (earth tones, forest green etc.)
- 2.5 Although metal or tile roofing is recommended, fiberglass or other fire resistant composition roofing is permitted.

3 Utilities.

- 3.1 All utilities and the cost of installation will be the sole responsibility of the property owner.
- 3.2 Golf course lots **MUST** have underground utilities while overhead power is permitted on "full time" residential lots if mandated by the electric company.

Architectural Committee's Mission Statement

To see that each lot is properly maintained and that the beauty of the surroundings comply for the benefit of each and every member.

Skyline Mountain Resort
RR 1 Box 247
Fairview, UT 84659

revised 11/18/03

ARCHITECTURAL COMMITTEE RESTRICTIVE COVENANTS AND REGULATIONS

This section refers to Golf Course and lower elevation "full time" residential lots:

Golf Course Lots are all lots whose # begins with GC plus all A and B numbered lots with at least one (1) property line common to any part of the Skyline Mountain Resort golf course. These lots are listed on the plat filed with Sanpete County as available for full time residence.

Full Time Residential Lots are defined as per plat submitted to Sanpete County and consist of all lots numbered A, B, C, and lots M94, M95, M96, M97, M4 and M3. (Except those noted above as Golf Course Lots).

Definitions:

SMR is the Skyline Mountain Resort.

SMSSD is the Skyline Mountain Special Services District.

BOT is the Board of Trustees of Skyline Mountain Resort

The Committee is the Skyline Mountain Resort Architectural Committee.

R/V is a motor home, "5th" wheel or camping trailer or camper.

1. All construction and excavation must meet the full requirements of Sanpete County and SMR. Current Sanpete county ordinance will prevail.
 - 1.1 SMR will provide owner with a Building Permit Application form to be filled out and signed prior to submission of plans and drawings to Architectural Committee.
 - 1.2 To obtain a building permit from Sanpete County and SMR, all rules, bylaws, covenants and ordinances must be adhered to. All dues and assessments must be current prior to application. Signatures of at least two (2) members of the Committee must be shown on ALL plans.
 - 1.3 PRIOR to beginning the Committee must approve ALL construction or excavation, including decks, remodeling or outbuildings. This approval must be in written form.
 - 1.4 Every lot is considered as residential in use with only one (1) single family dwelling per lot. Golf course lot dwellings must be on a permanent foundation and must be at least 1250 square feet of main floor area and must not exceed 32 feet in total height from original average grade prior to construction. Other "full time" residential lot dwellings must be on a permanent foundation and must be at least 1000 square feet of main floor area and must not exceed the 32 foot height maximum defined in this paragraph above.
 - 1.5 Outside construction must be completed within one (1) year of Sanpete County building permit issuance.

3.5 Any interruption of irrigation service requires WRITTEN approval of the controlling irrigation company.

3.6 All rights of way and easements for utilities must be adhered to.

4 Damage.

4.1 The property owner will be responsible for damage caused by their contractors or subcontractors (vehicles or employees). The property owner is responsible also to inform contractors of SMR rules and police their behaviors, including excessive vehicle speeds by the same.

4.2 Inoperable highway vehicles, unused trailers, campers and motor homes etc (R/V's) will be removed with the possibility of fees for removal at owner's expense. For approved use of R/V's refer to section 1.11 above.

5 Trash or refuse.

5.1 Lot owners are required to contain and clean up construction debris and trash. Trash or refuse may not be thrown or dumped on any part of portion of resort property. Construction debris MAY NOT be dumped in the SMR dumpsters. These are for household garbage only.

5.2 Except for real estate FOR SALE signs, private or commercial signs or billboards may not be erected or displayed on any lot. Each lot must display a lot # identifier which may include the owners name.

6 Fences.

6.1 In general, property line fences are not allowed on SMR lots. The Committee AND the BOT of SMR must approve any exceptions prior to construction. This is not meant to prohibit privacy fences around hot tubs, decks or patios.

7 Complaints and compliance.

7.1 Members may submit to the Architectural Committee IN WRITING complaints regarding the violation of rules, covenants, by-laws or regulations. These will be addressed and passed on to the SMR Board of Trustees for resolution or disciplinary action.

7.2 These Covenants and Restrictions are enacted for the good and preservation of the Skyline Mountain Resort and may be amended as required. Sanpete County ordinance or Utah State law will prevail in the case of any contradictions.

Architectural Committee's Mission Statement

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Skyline Mountain Resort
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Fairview, UT 84659

revised 11/18/03

ARCHITECTURAL COMMITTEE RESTRICTIVE COVENANTS AND REGULATIONS

This section refers to the Mountain or "part time" residential lots:

Mountain or "part time" Lots are defined as per plat submitted to Sanpete County and consist of:

PARCEL ONE: 22447X8

Beginning at the South Quarter corner of Section 8, Township 14 South, Range 5 East, Salt Lake Base and Meridian; thence West 15 chains, thence North 15 chains, thence East 15 chains, thence North 10 chains, thence East 5 chains, thence North 10 chains, thence East 5 chains, thence North 5 chains, thence East 5 chains, thence North 5 chains, thence East 5 chains, thence North 5 chains, thence East 10 chains, thence North 5 chains, thence East 10 chains to the East line of Section 8, thence South 10 chains, thence West 15 chains, thence South 5 chains, thence West 5 chains, thence South 5 chains, thence West 5 chains, thence South 5 chains, thence West 5 chains, thence South 15 chains, thence West 5 chains, thence South 15 chains, thence West 5 chains to the point of beginning.

PARCEL TWO: 22448X16

Beginning at the West Quarter Corner of Section 9, Township 14 South, Range 5 East, Salt Lake Base and Meridian; thence North 30 chains, thence East 10 chains, thence North 10 chains, thence East 60 chains, thence South 10 chains, thence East 10 chains, thence South 35 chains, thence West 5 chains, thence South 10 chains, thence West 5 chains, thence South 5 chains, thence West 20 chains, thence North 10 chains, thence West 15 chains, thence South 10 chains, thence West 20 chains, thence North 5 chains, thence East 10 chains, thence North 20 chains, thence West 10 chains, thence North 15 chains, thence West 15 chains to the point of beginning.

PARCEL THREE: 22449

Beginning at the West Quarter Corner of Section 10, Township 14 South, Range 5 East, Salt Lake Base and Meridian; thence North 5 chains, thence East 10 chains, thence South 10 chains, thence West 10 chains, thence North 5 chains to the point of beginning.

PARCEL FOUR: 22453X6

Beginning at the West Quarter Corner of Section 15, Township 14 South, Range 5 East, Salt Lake Base and Meridian, thence North 15 chains, thence East 5 chains, thence North 5 chains, thence East 5 chains, thence North 10 chains, thence East 5 chains, thence South 5 chains, thence East 5 chains, thence South 15 chains, thence West 5 chains, thence South 5 chains, thence East 10 chains, thence South 30 chains, thence West 10 chains, thence North 5 chains, thence West 10 chains, thence North 5 chains, thence West 5 chains, thence North 15 chains to the point of beginning.

PARCEL FIVE: 22455X10

Beginning 10 chains East of the North Quarter corner of Section 16, Township 14 South, Range 5 East, Salt Lake Base and Meridian; thence East 15 chains, thence South 5 chains, thence West 5 chains, thence South 10 chains, thence West 5 chains, thence South 20 chains, thence West 10 chains, thence North 20 chains, thence East 5 chains, thence North 15 chains to the point of beginning.

PARCEL SEVEN: 22455X19

Beginning at the South Quarter corner of Section 16, Township 14 South, Range 5 East, Salt Lake Base and Meridian; thence West 15 chains, thence North 15 chains, thence East 15 chains, thence North 5 chains, thence East 10 chains, thence North 5 chains, thence East 5 chains, thence North 5 chains, thence East 5 chains, thence North 15 chains, thence East 5 chains, thence North 5 chains, thence East 10 chains, thence North 5 chains, thence East 5 chains, thence South 30 chains, thence West 5 chains, thence North 5 chains, thence West 5 chains, thence South 5 chains, thence West 5 chains, thence South 5 chains, thence West 5 chains, thence South 5 chains, thence West 10 chains, thence South 5 chains, thence West 5 chains, thence South 5 chains, thence West 5 chains, thence South 5 chains, to the point of beginning.

PARCEL EIGHT: 22456X16

Beginning at the North Quarter corner of Section 17, Township 14 South Range 5 East, Salt Lake Base and Meridian; thence East 5 chains, thence South 5 chains, thence West 10 chains, thence South 5 chains, thence West 5 chains, thence South 5 chains, thence West 5 chains, thence South 15 chains, thence West 20 chains, thence South 5 chains, thence West 5 chains, thence North 30 chains, thence East 25 chains, thence North 5 chains, thence East 15 chains to the point of beginning.

PARCEL NINE: 22482X

Beginning 10 chains South of the Northwest corner of Section 20, Township 14 South, Range 5 East, Salt Lake Base and Meridian; thence East 80 chains to the East line of Section 20, thence South 10 chains, thence West 32.41 chains, thence North 70° West 6.52 chains, thence North 51° West 1.8° chains, thence North 60°30' West 2.78 chains, thence South 80°30' West 2.30 chains, thence South 23° West 1.00 chains, thence North 55° West 1.83 chains, thence North 88° West 3.89 chains, thence North 86°30' West 2.90 chains, thence South 87°30' West 4.13 chains, thence South 60°30' West 1.00 chains, thence South 86° West 1.71 chains, thence South 4 chains, thence West 20 chains, thence North 10 chains to the point of beginning.

PARCEL TEN: 22483XZ

Beginning 10 chains South of the Northwest corner of Section 21, Township 14 South, Range 5 East, Salt Lake Base and Meridian; thence East 10 chains, thence North 5 chains, thence East 10 chains, thence North 5 chains, thence East 15 chains, thence South 5 chains, thence West 5 chains, thence South 5 chains, thence West 5 chains, thence South 5 chains, thence West 5 chains, thence South 5 chains, thence West 20 chains, thence North 10 chains to the point of beginning.

Definitions:

- SMR is the Skyline Mountain Resort.
- SMSSD is the Skyline Mountain Special Services District.
- BOY is the Board of Trustees of Skyline Mountain Resort.
- The Committee is the Skyline Mountain Resort Architectural Committee.
- R/V is a motor home, "5th" wheel or camping trailer or camper.

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 - 1.2 To obtain a building permit from Sanpete County and SMR, all rules, bylaws, covenants and ordinances must be adhered to. All dues and assessments must be current prior to application. Signatures of at least two (2) members of the Committee must be shown on ALL plans.
 - 1.3 PRIOR to beginning, the Committee must approve ALL construction or excavation, including decks, remodeling or outbuildings. This approval must be in written form.
 - 1.4 Every lot is considered as residential in use with only one (1) single family dwelling per lot. Dwellings must be on a permanent foundation and must be at least 480 square feet of main floor area with a minimum of 600 sq ft total.
 - 1.5 Outside construction must be completed within one (1) year of Sanpete County building permit issuance.
 - 1.6 Applicant needs to submit two (2) copies of "blue prints" and plot plan drawn to scale, dimensioned and with detailed specifications as to construction methods and materials to be used. Hand "sketches" will not be considered. **APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH CORRECT SNOW LOAD** requirements (these vary by elevation and SMR has information on lot elevations). Sanpete County requires structural engineering for all plans submitted. After review, one copy will be retained in the committee's permanent file and the other signed copy will be returned for Sanpete County permit application.

E 112771 B 0489 P 0671

- 1.7 Plot plan must show setbacks. Building must be a minimum of 40 feet from front of property as measured from the centerline of the road/property line and 10 feet from side and rear property lines. Any exceptions will need prior approval and may be granted for special circumstances such as steep terrain etc. Applicant is responsible to determine water delivery point.
- 1.8 After approval, and upon obtaining a Sanpete County building permit, a copy of said permit needs to be returned to the Committee to be retained in the file.
- 1.9 Architectural Committee approvals can be as long as two (2) weeks AFTER all necessary paperwork and plans is submitted.
- 1.10 Travel trailers, including "5th" wheels and motor homes may be used as temporary residences during the construction period of permanent residences for a time not to exceed the 1-year permit.
- 1.11 No more than a combination of either two (2) R/V units or a permanent dwelling and one (1) R/V unit can occupy an individual mountain or "part time" lot at one time for any extended time. Exception can be made for a visit of two weeks or less. Visiting extra R/V after 2 weeks must vacate for one (1) week before returning. No more than two (2) R/V pads are permitted per lot.

2. Buildings.

- 2.1 All buildings must comply with SMR Restrictive Covenants.
- 2.2 Dwelling exteriors must be of log, cedar siding, brick, rock, stucco, T-111 plywood or fiber cement siding.
- 2.3 Aluminum or vinyl siding materials may be used ONLY for soffit or fascia.
- 2.4 Any detached building must conform in design and materials with the primary residential building. Above grade "conex" or surplus shipping containers are permitted with the addition of a pitched roof with a minimum of 4/12 pitch and, if not covered with siding, must be painted with colors that are natural to the surroundings (earth tones, forest green etc.).
- 2.5 Metal roofs are required on all buildings.

3 Utilities.

- 3.1 All utilities and the cost of installation will be the sole responsibility of the property owner. A 1000- gallon water tank is required by Sanpete County. Installation is per county code.
- 3.2 All lots must have underground utilities.
- 3.3 Driveway access must include a culvert pipe at least 8" in diameter for drainage or as determined by the SMSSD. Any road damage done in the placement of utilities will be the responsibility of the owner to repair. Road cuts must be approved by the Skyline Mountain Special Services District (SMSSD) and repaired to its satisfaction.
- 3.4 Any interruption of utility service requires WRITTEN approval from the resort manager. SMR will use its best effort to assist in approximate location of existing utilities but accepts NO responsibility for their repair if damaged during construction. "Blue Stakes" is required before any digging or excavation.

- 3.5 Any interruption of irrigation service requires **WRITTEN** approval of the controlling irrigation company.
- 3.6 All rights of way and easements for utilities must be adhered to.
- 4 **Damage.**
- 4.1 The property owner will be responsible for damage caused by their contractors or subcontractors (vehicles or employees). The property owner is responsible also to inform contractors of SMR rules and police their behaviors, including excessive vehicle speeds by the same.
- 4.2 Inoperable highway vehicles, unused trailers, campers and motor homes etc (R/V's), will be removed with the possibility of fees for removal at owner's expense. For approved use of R/V's refer to section 1.11 above.
- 5 **Trash or refuse.**
- 5.1 Lot owners are required to contain and clean up construction debris and trash. Trash or refuse may not be thrown or dumped on any part of portion of resort property. Construction debris **MAY NOT** be dumped in the SMR dumpsters. These are for household garbage only.
- 5.2 Except for real estate **FOR SALE** signs, private or commercial signs or billboards may not be erected or displayed on any lot. Each lot must display a lot # identifier which may include the owners name.
- 6 **Fences.**
- 6.1 In general, property line fences are not allowed on SMR lots. The Committee **AND** the **BOT** of SMR must approve any exceptions prior to construction. This is not meant to prohibit privacy fences around hot tubs, decks or patios.
- 7 **Complaints and compliance.**
- 7.1 Members may submit to the Architectural Committee **IN WRITING** complaints regarding the violation of rules, covenants, by-laws or regulations. These will be addressed and passed on to the SMR Board of Trustees for resolution or disciplinary action.
- 7.2 These Covenants and Restrictions are enacted for the good and preservation of the Skyline Mountain Resort and may be amended as required. Sanpete County ordinance or Utah State law will prevail in the case of any contradictions.

- 3.3 Any road cut or grade change to existing roadway requires **WRITTEN** permission from **SMSSD**. Driveway access must include a culvert pipe at least 8" in diameter for drainage or as required by **SMSSD**. Any road damage done in the placement of utilities will be the responsibility of the owner to repair. Road cuts must be approved by the **SMSSD** and repaired to its satisfaction.
- 3.4 Any interruption of utility service requires **WRITTEN** approval from the resort manager. **SMR** will use its best effort to assist in approximate location of existing utilities but accepts **NO** responsibility for their repair if damaged during construction. "Blue Stakes" is required before any digging or excavation.
- 3.5 Any interruption of irrigation service requires **WRITTEN** approval of the controlling irrigation company.
- 3.6 All rights of way and easements for utilities must be adhered to.

4 Damage.

- 4.1 The property owner will be responsible for damage caused by their contractors or subcontractors (vehicles or employees). The property owner is responsible also to inform contractors of **SMR** rules and police their behaviors, including excessive vehicle speeds by the same.
- 4.2 Inoperable highway vehicles or unused trailers, campers and motor homes etc(R/V's), will be removed with the possibility of fees for removal at owner's expense. For approved R/V's see sections 1.10 and 1.11 above.

5 Trash or refuse.

- 5.1 Lot owners are required to contain and clean up construction debris and trash. Trash or refuse may not be thrown or dumped on any part or portion of resort property. Construction debris **MAY NOT** be dumped in the **SMR** dumpsters. These are for household garbage only.
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7 Complaints and compliance.

- 7.1 Members may submit to the Committee **IN WRITING** complaints regarding the violation of rules, covenants, by-laws or regulations. These will be addressed and passed on to the **SMR BOT** for resolution or disciplinary action.
- 7.2 These Covenants and Restrictions are enacted for the good and preservation of the **SMR** and may be amended as required. Sanpete County ordinance or Utah State law will prevail in the case of any contradictions.

Architectural Committee's Mission Statement

To see that each lot is properly maintained and that the beauty of the surroundings comply for the benefit of each and every member.

Skyline Mountain Resort
RR 1 Box 247
Fairview, UT 84659

revised 11/18/03

ARCHITECTURAL COMMITTEE RESTRICTIVE COVENANTS AND REGULATIONS

This section refers to Golf Course and lower elevation "full time" residential lots:

Golf Course Lots are all lots whose # begins with GC plus all A and B numbered lots with at least one (1) property line common to any part of the Skyline Mountain Resort golf course. These lots are listed on the plat filed with Sanpete County as available for full time residence.

Full Time Residential Lots are defined as per plat submitted to Sanpete County and consist of all lots numbered A, B, C, and lots M94, M95, M96, M97, M1 and M2. (Except those noted above as Golf Course Lots).

PARCEL ELEVEN: 22011

The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 13, Township 14 South, Range 4 East, Salt Lake Base and Meridian.

PARCEL FOURTEEN: 22458

Beginning at a point 17.75 chains South of the Northeast Corner of Section 18, Township 14 South, Range 5 East, Salt Lake Base and Meridian; thence South 30° West 2.25 chains, thence South 43° West 2.63 chains, thence South 1° West 2.00 chains, thence South 51°30' West 1.84 chains, thence South 12°30' West 1.60 chains, thence South 51°30' West 1.60 chains, thence South 58°30' West 1.45 chains, thence South 42° West 1.75 chains, thence South 71° West 2.05 chains, thence North 85°30' West 1.55 chains, thence South 57° West 1.27 chains, thence North 87° West 2.35 chains, thence North 80° West 2.12 chains, thence North 61°20' West 2.24 chains, thence North 73° West 1.60 chains, thence North 31°30' West 1.50 chains, thence North 42° West 2.00 chains, thence North 29°30' West 2.10 chains, thence North 36° West 2.25 chains, thence North 50° West 1.45 chains, thence North 75°30' West 1.38 chains, thence North 34° West 1.42 chains, thence North 43°30' West 2.00 chains, thence North 61° West 1.70 chains, thence North 26° West 3.16 chains, thence North 58°30' West 2.05 chains, thence North 44°30' West 4.00 chains, thence South 87° West 2.00 chains, thence South 0.91 of a chain, thence South 88° West 7.30 chains, thence South 87°45' West 12.87 chains, thence South 6.75 chains, thence West 20.00 chains, more or less, to the

Northwest Corner of Lot 2, Section 18, thence South 40.00 chains, more or less, to the Southwest Corner of Lot 1, Section 18, thence East to the Southeast Corner of said Lot 1, thence East 40.00 chains, thence South 10 chains, thence East 8 chains, thence South 5 chains, thence East 12 chains to the East line of Section 18, thence North 57.28 chains to the point of beginning.

Definitions:

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SMSSD is the Skyline Mountain Special Services District.
BOT is the Board of Trustees of Skyline Mountain Resort
The Committee is the Skyline Mountain Resort Architectural Committee.
R/V is a motor home, "5th" wheel or camping trailer or camper.

1. All construction and excavation must meet the full requirements of Sanpete County and SMR. Current Sanpete county ordinance will prevail.
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 - 1.2 To obtain a building permit from Sanpete County and SMR, all rules, bylaws, covenants and ordinances must be adhered to. All dues and assessments must be current prior to application. Signatures of at least two (2) members of the Committee must be shown on ALL plans.
 - 1.3 PRIOR to beginning the Committee must approve ALL construction or excavation, including decks, remodeling or outbuildings. This approval must be in written form.
 - 1.4 Every lot is considered as residential in use with only one (1) single family dwelling per lot. Golf course lot dwellings must be on a permanent foundation and must be at least 1250 square feet of main floor area and must not exceed 32 feet in total height from original average grade prior to construction. Other "full time" residential lot dwellings must be on a permanent foundation and must be at least 1000 square feet of main floor area and must not exceed the 32 foot height maximum defined in this paragraph above.
 - 1.5 Outside construction must be completed within one (1) year of Sanpete County building permit issuance.
- 1.6 Applicant needs to submit two (2) copies of "blue prints" and plot plan drawn to scale, dimensioned and with detailed specifications as to construction methods and materials to be used. Hand "sketches" will not be considered. **APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH CORRECT SNOW LOAD** requirements (these vary by elevation and SMR has information on lot elevations). After review, one copy will be retained in the committee's permanent file and the other signed copy will be returned for Sanpete County permit application.

- 1.7 Plot plan must show setbacks. Building must be a minimum of 40 feet from front of property as measured from the centerline of the road/property line and 10 feet from side and rear property lines. Any exceptions will need prior approval. Applicant is responsible to determine water delivery point.
- 1.8 After approval, and upon obtaining a Sanpete County building permit, a copy of said permit needs to be returned to the Committee to be retained in the file.
- 1.9 Architectural Committee approvals can be as long as two (2) weeks AFTER all necessary paperwork and plans are submitted.
- 1.10 Travel trailers, including "5th" wheels and motor homes may be used during the construction period of permanent residences for a time not to exceed the 1-year permit on Golf Course (GC) lots. Members are allowed to have guest recreational vehicles for limited visits providing the visiting R/V is NOT connected to the sewer or septic tank system.
- 1.11 Other than Golf Course lots, no more than a combination of either two (2) R/V units or a permanent dwelling and one (1) R/V unit can occupy an individual "full time" residential lot for any extended period of time. Exception can be made for a visit of two weeks or less. Visiting extra R/V after said two week visit must vacate for one (1) week before returning. **NO MORE THAN TWO (2) R/V PADS PER LOT MAY BE CONSTRUCTED.**

2. Buildings.

- 2.1 All buildings must comply with SMR Restrictive Covenants.
- 2.2 Dwelling exteriors must be of log, cedar siding, brick, rock, stucco or fiber cement siding.
- 2.3 Aluminum or vinyl siding materials may be used ONLY for soffit or fascia.
- 2.4 Any detached building must conform in design and materials with the primary residential building. On Golf Course lots NO "conex" or surplus steel shipping containers are allowed. On other Full Time residential lots, above grade "conex" or surplus shipping containers are permitted with the addition of a pitched roof with a minimum of 4/12 pitch and, if not covered with siding, must be painted with colors that are natural to the surroundings (earth tones, forest green etc.)
- 2.5 Although metal or tile roofing is recommended, fiberglass or other fire resistant composition roofing is permitted.

3. Utilities.

- 3.1 All utilities and the cost of installation will be the sole responsibility of the property owner.
- 3.2 Golf course lots MUST have underground utilities while overhead power is permitted on "full time" residential lots if mandated by the electric company.
- 3.3 Any road cut or grade change to existing roadway requires WRITTEN permission from SMSSD. Driveway access must include a culvert pipe at least 8" in diameter for drainage or as required by SMSSD. Any road damage done in the placement of utilities will be the responsibility of the owner to repair. Road cuts must be approved by the SMSSD and repaired to its satisfaction.
- 3.4 Any interruption of utility service requires WRITTEN approval from the resort manager. SMR will use its best effort to assist in approximate location of existing utilities but accepts NO responsibility for their repair if damaged during construction. "Blue Stakes" is required before any digging or excavation.
- 3.5 Any interruption of irrigation service requires WRITTEN approval of the controlling irrigation company.
- 3.6 All rights of way and easements for utilities must be adhered to.

4 Damage.

4.1 The property owner will be responsible for damage caused by their contractors or subcontractors (vehicles or employees). The property owner is responsible also to inform contractors of SMR rules and police their behaviors, including excessive vehicle speeds by the same.

4.2 Inoperable highway vehicles or unused trailers, campers and motor homes etc(R/V's), will be removed with the possibility of fees for removal at owner's expense. For approved R/V's see sections 1.10 and 1.11 above.

5 Trash or refuse.

5.1 Lot owners are required to contain and clean up construction debris and trash. Trash or refuse may not be thrown or dumped on any part or portion of resort property. Construction debris MAY NOT be dumped in the SMR dumpsters. These are for household garbage only.

5.2 Except for real estate FOR SALE signs, private or commercial signs or billboards may not be erected or displayed on any lot. Each lot must display a lot # identifier which may include the owners name.

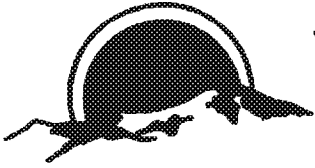
6 Fences.

6.1 In general, property line fences are not allowed on SMR lots. The Committee AND the BOT of SMR must approve any exceptions prior to construction. This is not meant to prohibit privacy fences around hot tubs, decks or patios.

7 Complaints and compliance.

7.1 Members may submit to the Committee IN WRITING complaints regarding the violation of rules, covenants, by-laws or regulations. These will be addressed and passed on to the SMR BOT for resolution or disciplinary action.

7.2 These Covenants and Restrictions are enacted for the good and preservation of the SMR and may be amended as required. Sanpete County ordinance or Utah State law will prevail in the case of any contradictions.



SKYLINE MOUNTAIN RESORT

FAIRVIEW OFFICE • RR 1 BOX 247 Fairview, Utah 84629 • (435) 427-9590 • Fax (435) 427-9505

ARCHITECTURAL COMMITTEE

RESTRICTIVE COVENANTS AND REGULATION

APPROVED BY THE BOARD OF TRUSTEES ON DECEMBER 11, 2003

Max D. Henrie

President of the Board of Trustees

M. Lamonte Pugmire

Vice-President of the Board of Trustees

MAX D. HENRIE AND M. LAMONTE PUGMIRE BOTH PERSONALLY
APPEARED BEFORE ME ON DECEMBER 11, 2003.

STATE OF UTAH,
COUNTY OF SANPETE

Janis L. Hanks
Notary Public



MY COMMISSION EXPIRES
5-8-2004

ADDRESS: R.R. #1 BOX 247
FAIRVIEW, UTAH
84629

Ent 171763 & 605 Pg 1737
Date: 19-JUL-2010 3:10:44PM
Fee: \$22.00 Check
Filed By: KEN
REED D HATCH, Recorder
SANPETE COUNTY CORPORATION
FOR: SKYLINE MOUNTAIN RESORT
WATER

AGREEMENT

This Agreement is entered into this 12 day of July, 2010, by and between Skyline Mountain Special Service District, a Utah political subdivision ("the District") and Sports Haven International, a Utah nonprofit corporation, dba Skyline Mountain Resort ("SMR").

RECITALS

WHEREAS the District is the owner of Water Right Nos. 65-368, 65-1712, 65-1713, 65-2887, 65-2928, 65-3413, 65-3434 and associated Change Applications (collectively, "the Water Rights"); and

WHEREAS, the District has, for several years, operated the water system at Skyline Mountain Resort in Sanpete County, Utah; and

WHEREAS, SMR is now desirous and willing to operate the water system for the benefit of SMR's members; and

WHEREAS, the District is willing to allow SMR to operate the water system.

TERMS AND CONDITIONS

NOW THEREFORE, in consideration of the mutual covenants herein contained and the sufficiency of said consideration being hereby acknowledged, the parties agree as follows:

1. Term: The District agrees to permit SMR to use the Water Rights for purposes of operating the resort's water system, commencing seven (7) days from the date of this Agreement and continuing for forty-nine (49) years, subject to the parties' rights of termination, as described herein. Either party may renew this Agreement for additional forty-nine-year periods by providing the other party with written notice of renewal at least one year, but not more than three years, prior to the termination date.

2. Price: As consideration for the use of the Water Rights, SMR agrees to pay the District's expenses. By October 31st of each year, the District shall provide SMR with a budget consisting of expected fixed costs (e.g., insurance costs, personnel costs, etc.) and expected variable costs (e.g., attorney fees, administrative filing fees, etc.) for the coming year. This will provide SMR with the ability to build the District's budget into SMR's budget for the coming year. In the event no budget is submitted by the District, the budget for the preceding year will be considered the budget submitted by the District. SMR shall pay the expected fixed costs to the District during the first quarter of the year. SMR shall be responsible for payment of the variable costs within thirty (30) days of receipt of billings from the District detailing the expenditure. If the District becomes aware that its variable costs will exceed the budget amount previously provided to SMR, the District shall notify SMR as soon as possible of the estimated additional costs, thereby providing SMR with the opportunity to prepare for the costs. If the expected amount of