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FOREST GLEN PLAT "B&C"
Rules and Procedures
DECLARATION OF PRINCIPLES
March 18, 2016

ARTICLE I

1.1 Inasmuch as ownership of property in Forest Glen Plat "B&C" is promoted by a desire to secure an area of canyon land wherein the natural beauty, the peace and quiet, the immediate association of wildlife and vegetation is offered, the Members of the Corporation are bound together in a common agreement to promote and sustain the preservation and protection of these facilities within the total Forest Glen area in general and more especially within the limits of Forest Glen Plat "B&C".

1.2 Each Member of the Corporation is hereby pledged to support, by any and all legal means, whatsoever, deemed necessary to preserve and make secure for the common good of all the Membership:

- a. Availability of our property for our use.
- b. Security of the property against unlawful entrance, theft and/or vandalism.
- c. Protection from unsafe practices, excessive speed upon the roads, excessive light and noise and any activity which is known to be in violation of established and existing laws governing the canyon area.

ARTICLE II
RULES AND PROCEDURES

Recognizing the need for establishment of guidelines whereby equitable use and control of the area may be had, the following rules will govern.

2.1 Privacy. It is hereby agreed that privacy in the use of property owned within Forest Glen Plat "B& C" is of vital concern and interest and that each Member therein recognizes and respects the right of privacy for each Member.

2.2 It is hereby agreed that any act committed by one or more Members resulting in the diminishing or lessening of privacy for others will not be tolerated and that such acts will invite the disciplinary judgement of the Board of Directors as they deem appropriate as outlined in the By-Laws.

2.3 Securing all entrances/exits by locked gate and/or barricade is hereby deemed a right and a responsibility of the Corporation. Members are required to lock all gates immediately after passing through them. Failure to do so resulting in theft, vandalism, or other damage to or loss of property proved as failure to secure such gates by a Member or a Member's guest or a Member's invitee contractor - may prompt action by the Board, including litigation. Periodic

change of locks, keys and/or other security devices shall be made, at the discretion of the Board of Directors, to discourage unauthorized duplication of keys or other security devices issued to Members and others needing and having access to the roadways. Distribution of keys shall, most generally be made at the time of the Annual Meeting under the direction of the Secretary of the Corporation.

2.4 Unnecessary or excessive and offensive noise, and/or light, will not be tolerated at any time, and all Members and guests are required to observe and respect a ten (10:00) p.m. curfew as to yard lights, outside music, etc. Security lights as approved by the Board of Directors are exempt.

2.5 Safety; Protection and Use of Roads:

a. Speed of travel upon the private roads of Forest Glen Plat "B&C" shall be limited to 10 miles per hour year round and, in case of extremely dry weather, to a speed which does not raise dust.

b. Travel by motorized vehicles upon the private roads of Forest Glen Plat "B&C" shall be limited to entrance and to exit from the private properties owned and in no case shall use of the roads for recreational purposes be permitted. Walking is permitted and encouraged.

c. Winter Driving and Parking. The Corporation will maintain the plowing of the association roads in the wintertime to allow winter access to properly equipped passenger vehicles, but the following driving rules shall apply:

- Road is multi-use so please SLOW down and watch for foot traffic.
- Foot traffic has the right of way. If someone is walking, skiing, or sledding on the road wait for them to clear, especially on the hills, before you drive up or down.
- Look ahead as you approach hills.
- Downhill traffic has the right of way.
- Use daytime headlight so that you are visible to oncoming traffic.
- Park only on your private property. Leave 12 feet for snowplow.
- Gate is to remain closed.
- No parking at the entrance to Skyline View Lane (cars, snow vehicles, etc.).
- No parking on the roads or pull outs (cars, snow vehicles, etc.)
- No parking in front of the fire hydrants (cars, snow vehicles, etc.).
- No commercial vehicles of any type.
- No trailers
- Short term (i.e., 24 hours or less) snow cats/snowmobile parking at large turnout above the hill on Skyline View Lane on the downhill side. Be sure to keep small turnout and hydrant clear.
- No salt or snowmelt to be used, but a sand container will be provided on the Nelson/Wheeler hill.
- The roads will be covered with compacted snow and Members enter only at their own risk.

- Aggressive winter snow tires or chains are required, all-wheel drive or four wheel drive are strongly recommended, and having some knowledge about driving on snow packed hills that at times will be icy and slippery is also necessary.
- Stuck vehicles = Member's expense.
- HOA Members that wish to park outside of the gate should do so at their own risk. It is important to remember that Guardsman Pass parking is not Forest Glen HOA common area and if you choose to park there, please follow the State laws. Basically that means parking outside of the white line (which is approximately 12-14 feet from the road center line). Do not block the entrance to Skyline View Lane. Noncompliance may result in fines and/or towing by the UPD.
- Please leave a placard with your name and phone number on your dashboard whether you park within the subdivision or on Guardsman Pass Road so neighbors can contact you if there is a problem. We recommend making extra placards for guests.
- People walking on the roads this winter are strongly cautioned to wear cleats or micro spikes when the roads are icy.
- Arrangements for plowing driveways will be contracted directly with a contractor by each contributor.

d. Spring and Early Winter Road Access. The following rules apply during the spring and early winter.

- Until the snow has melted and the roads are firmly packed and dry from the snow melt no commercial vehicles, moving vans, or trailers will be permitted.
- Even if the road has been used previously by contractors, after snowfall they need to wait until it is clear and dry again before resuming road use.
- Passenger cars and trucks must have the same requirements as those during the winter- excellent aggressive tires or chains
- No parking on the road or pull outs
- No parking in other neighbors' driveways without their permission.
- No parking next to fire hydrants
- No parking at the Y between Forest Glen Road and Skyline View Lane
- If contractors or Members disregard this policy their access to the gate will be disengaged until the roads are dry and firmly packed.
- If contractors or Members or their guests owners create deep ruts either from getting stuck or from other damage, the property owner will have the responsibility of repairing the damage. If there are repeated incidents of damage, their access to the gate will be disengaged until the roads are dry and firmly packed.

2.6 Fire safety. It is hereby agreed that prevention of fire, bodily injury, property damage, etc. is of major concern to every lot owner. Therefore, it is hereby decreed by these Rules and Procedures that burning of combustible materials shall be restricted to prepared fire pits, barbeque pits, or similar areas where adequate fire control can be maintained. The use of such facilities should also be governed by fire danger ratings published and/or broadcast by Forest and other appropriate government agencies. The Sale Lake County Fire Department can,

without warning, conduct a periodic inspection to determine possible fire hazards. Recommendations from the Fire Department will be sent to the lot owner with a copy to the Board of Directors. These recommendations should be carried out within a reasonable time. Failure to do so will cause the Board to initiate appropriate action. Members having large propane tanks are to have them periodically inspected as to their safe condition. Protection of property, natural foliage and animal/bird life must always be of concern.

2.7 The discharge of weapons of any kind is prohibited.

2.8 Building Construction:

a. All lots in Forest Glen Plat "B&C" are zoned residential single family dwellings and their use will be governed accordingly.

b. No building shall be erected, placed, assembled, remodeled or renovated upon any lot in Forest Glen Plat "B&C" until detailed building plans have been submitted to the Building Committee and approved by them in writing. Conformity to and harmony with existing structures in the subdivision, together with respect for topography and ecology, shall govern the external design and location. An owner of more than one lot, where the lots lie adjacent to each other, may elect to build a single dwelling upon the lots. No building activity shall begin before a road deposit is received by the Corporation. This includes "percolation tests", delivery of building materials and any other activity which may damage the road. The amount of a road deposit is to be established by the Board of Directors.

c. When an owner undertakes construction of any dwelling, the exterior must proceed to essential completion without undue interruption. The entire building process must proceed to essential completion as rapidly as is practical in reasonable time.

d. Family dwelling shall have a set-back from the center of established roads of at least twenty-five feet (25') and shall be no less than ten feet (10') away from side property lines. Where two or more adjacent lots are to receive a single dwelling, they will be regarded as one building lot to the above provisions.

e. No residential structure may be constructed in the subdivision with less than six hundred square feet (600') on the main or ground level, unless there is to be a second floor, in which case a minimum of five hundred square feet (500') for the ground level will be permitted. All structures shall employ dull finished roofs and siding materials. No bright or reflecting material will be acceptable. All painting shall be done in subdued or rustic colors and bright color will be permitted only as accent or trim.

f. No noxious or offensive trade or activity will be permitted in any area of the subdivision. All trash and/or garbage produced and collected upon any owner's property shall be that owner's sole responsibility to remove and dispose of properly, in compliance with existing rules and provisions established by the Utah State Division of Health, and the Salt Lake Planning and Zoning Commission.

g. A hook-up to the main water supply line is hereby required for each structure where human occupancy is intended and planned. The actual hook-up shall provide for the joining of a property owner's line of one half inch diameter (1/2" dia.) size to a shut off valve of corresponding size, and thence joined to a main line by a nipple and fitting of appropriate size to accommodate the two pipe sizes involved. The material shall be of galvanized iron, or equivalent, and shall not induce dissimilar metal conflict and/or corrosion. Prior to connection to the main line of the water system: (a) An inspection must be completed by the Water Committee to ensure that the correct pipe size, fittings and materials are used for the connection; (b) The property owner will pay to the Corporation the established hook-up fee as determined by the Board of Directors. The fee is intended to offset the costs of providing the water system, maintenance, repair and other related expenses. A single water line hook-up is available to each building lot and cannot be sold or subleased to anyone else.

h. Where a hook-up to the Corporation's water system has occurred, the Corporation will bill the owner an annual fee for water use. Said fee shall be determined by the Board of Directors. Failure to render payment within thirty (30) days from the date of billing for either hook-up charges or water use charges shall result in the termination of water services to such owner's property.

i. Water is restricted in use for culinary purposes only and cannot be used for outside lawns and gardens. Any use for landscaping shall be only with written permission of the Corporation. The use of natural terrain and native plants is encouraged.

j. All sanitation facilities must be approved by the Salt Lake City Board of Health in writing, and upon a lot basis, before any dwelling may be occupied. All pets (particularly dogs) are under the Salt Lake County rules and regulations as govern Big Cottonwood Canyon. Dogs are to be indoors or if outside on a leash at all times. Because of sanitation and unsightliness, pet waste on the road is to be removed by the person responsible for the animal.

k. An easement is reserved along all designated roads for entrance to and exit from the property. This easement is set at twenty feet (20') either side of that line described as the property line between and separating the front or narrowest portion of the lots as they abut one another. Upon and within this forty (40') foot easement the roads for travel within Forest Glen Plat "B&C" will be constructed and maintained. No changes will be made to an existing road by a property owner without the written consent of the Board of Directors.

l. All roadways in Forest Glen Plat "B&C", together with the rights-of-way as recorded with the Salt Lake County Recorder's Office, are privately owned in common by the various lot owners of Forest Glen Plat "B&C" and each lot owner, therein, has perpetual easement and right to travel same, as described in paragraph 2.5, Safety; Protection and use of Roads. A further consideration, which each lot owner hereby acknowledges and agrees to, is the understanding that Salt Lake County is not obligated

in any way, whatsoever, to improve or maintain any roadway within the said Forest Glen Plat "B&C". It is further understood and agreed to that Salt Lake County has approved this subdivision with the full understanding that it (Salt Lake County) will not have claim made upon it for fire protection, snow removal, garbage collection or similar service, except as these services now exist, and are available to the canyon area in general.

m. Any entry into designated roadways by property owners for any purpose will necessitate restoring the roadway to existing standards.

2.9 General:

a. It is agreed that all lot owners of Plat "B&C" will actively support and respect all covenants, Rules and Regulations of Plat "A" Forest Glen and will actively work to better Forest Glen Subdivision of Brighton Park, Big Cottonwood Canyon.

b. Members of the Corporation are encouraged to report to the Board of Directors in writing any violations of these Rules and Regulations.

CERTIFICATE OF SECRETARY

The undersigned, being the duly appointed and authorized Secretary of Forest Glen Plat "B & C" Homeowners Association, a Utah nonprofit corporation, hereby certifies that the foregoing is a full, true and correct copy of the Rules and Procedures of said corporation, together with all amendments as of the date of this Certificate of Secretary.

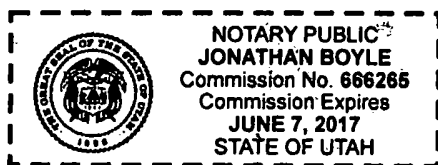
WITNESS the signature of the undersigned this 18 day of March, 2016.

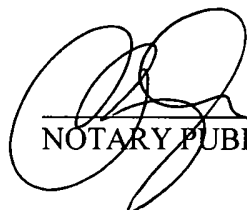


Tricia Burton, Secretary

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

On the 18 day of March, 2016, Tricia Burton, the secretary of Forest Glen Plat "B & C" Homeowners Association, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that she/he signed the foregoing document for the purposes stated therein.





NOTARY PUBLIC