

ENT 14080:2001 PG 1 of 6
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
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RECORDED FOR SARATOGA SPRINGS DEV

SUPPLEMENTARY RESTRICTIONS

THE GOLF COMMUNITY

AT

SARATOGA SPRINGS

Plat 15

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 15, all homes of a “rambler” or single-story design shall have a minimum floor area of 1,800 square feet of livable area excluding basement and garage spaces. All homes with multiple floors shall contain a minimum of 2,600 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. 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. Such out-buildings shall not be placed along the golf course in a rear yard setback area.

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.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 1307 AS SHOWN ON SARATOGA SPRINGS NO. 13 AND RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 00°12'11" WEST ALONG SECTION LINE 606.96 FEET AND EAST 427.55 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; 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 80°41'52" WEST 218.95 FEET; THENCE NORTH 08°53'49" WEST 69.56 FEET; THENCE ALONG AN ARC OF A 778.00 FOOT RADIUS CURVE TO THE RIGHT, 30.72 FEET THROUGH A CENTRAL ANGLE OF 02°15'44" (CHORD BEARS SOUTH 56°46'27" WEST FOR 30.71 FEET); THENCE ALONG AN ARC OF A 40.50 FOOT RADIUS CURVE TO THE LEFT, 17.41 FEET THROUGH A CENTRAL ANGLE OF 24°38'04" (CHORD BEARS SOUTH 45°35'17" WEST FOR 17.28 FEET); THENCE ALONG AN ARC OF A 59.50 FOOT RADIUS CURVE TO THE RIGHT, 27.30 FEET THROUGH A CENTRAL ANGLE OF 26°17'05" (CHORD BEARS SOUTH 46°24'48" WEST FOR 27.06 FEET); THENCE SOUTH 59°33'20" WEST 111.25 FEET; THENCE SOUTH 46°06'16" EAST 170.96 FEET; THENCE SOUTH 70°40'07" EAST 175.47 FEET; THENCE SOUTH 65°40'07" EAST 166.63 FEET; THENCE SOUTH 60°10'24" EAST 154.76 FEET; THENCE SOUTH 11°26'17" EAST 104.59 FEET; THENCE SOUTH 20°38'43" WEST 89.83 FEET; THENCE SOUTH 32°39'49" WEST 416.34 FEET; THENCE NORTH 79°13'54" WEST 341.36 FEET; THENCE NORTH 70°51'08" WEST 197.50 FEET; THENCE NORTH 56°23'56" WEST 235.23 FEET; THENCE NORTH 33°15'42" WEST 361.20 FEET; THENCE NORTH 28°15'34" WEST 265.63 FEET; THENCE NORTH 54°04'41" WEST 312.84 FEET; THENCE NORTH 61°56'25" EAST 389.85 FEET; THENCE NORTH 58°16'12" EAST 56.14 FEET; THENCE NORTH 57°55'15" EAST 135.96 FEET; THENCE SOUTH 35°54'31" EAST 489.14 FEET; THENCE ALONG AN ARC OF A 282.00 FOOT RADIUS CURVE TO THE LEFT, 85.60 FEET THROUGH A CENTRAL ANGLE OF 17°23'33" (CHORD BEARS NORTH 68°15'07" EAST FOR 85.27 FEET); THENCE NORTH 59°33'20" EAST 162.62 FEET; THENCE ALONG AN ARC OF A 59.50 FOOT RADIUS CURVE TO THE RIGHT, 26.34 FEET THROUGH A CENTRAL ANGLE OF 25°21'56" (CHORD BEARS NORTH 72°14'18" EAST FOR 26.13 FEET); THENCE ALONG AN ARC OF A 40.50 FOOT RADIUS CURVE TO THE LEFT, 19.25 FEET THROUGH A CENTRAL ANGLE OF 27°13'35" (CHORD BEARS NORTH 71°18'29" EAST FOR 19.06 FEET); THENCE ALONG AN ARC OF A 722.00 FOOT RADIUS CURVE TO THE LEFT, 19.58 FEET THROUGH A CENTRAL ANGLE OF 01°33'14" (CHORD BEARS NORTH 56°55'04" EAST FOR 19.58 FEET); THENCE NORTH 36°19'02" WEST 370.64 FEET; THENCE NORTH 23°08'03" WEST 205.72 FEET TO THE POINT OF BEGINNING.

CONTAINING: 74 LOTS; AREA = 28.02 ACRES (1,220,680 SQ. FT.)

NOTE:

COMBINED FACTOR USED FOR CONVERTING
GROUND DISTANCES TO GRID DISTANCES SHOWN
ON THIS PLAT IS 0.9997272.

APPROVAL	TOWN ATTORNEY'S CERTIFICATE
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