

HIDDEN COVE HOMEOWNERS' ASSOCIATION

BUILDING REGULATIONS

Entry No.	167313	Book	2160
RECORDED	6-9-80	at	12:00 PM Page 62
REQUEST of	Ralph Ho Hinger		
FOR	WANDA Y. SPRIGGS, SUMMIT CO. RECORDER		
\$	9.00	BY	Wanda Y. Spriggs
INDEXED	Refund \$ 1.00	ABSTRACT	
Subdivision			

Assessment of Water Usage in Hidden Cove

A hookup fee levied by the Hidden Cove Homeowners' Association shall be due and payable prior to construction of any single family dwelling in the Hidden Cove Subdivision.

Submission of Building Plans

Prior to construction of any structure in the Hidden Cove Subdivision, a complete set of building plans, specifications and plot plan must be submitted to the Board of Trustees.

Pursuant to Section II of the Restrictive Covenants of the Hidden Cove Subdivision, the Board of Trustees shall act as the subdivision committee (Building Committee). The trustees shall have the sole power to approve/disapprove any proposed structure based upon compliance/non-compliance with the standards to which buildings and structures in the subdivision must conform.

The Board of Trustees shall not give its consent to the proposed improvement unless, in the opinion of the Board, the improvement is properly designed in regards to exterior design, contour, materials, shapes, colors, and the general character of the improvement shall be in harmony with existing structures in the Subdivision and it shall be in harmony with surrounding landscape, and the improvement shall be designed and located upon the lot so as to minimize the disruption of the natural land forms and vegetation cover.

2nd Amendment. City of J...  
# 242835, Bk 484, p 281.82  
# 324306, Bk 584, p 53-55  
Amended & Restated Regulations  
# 426443 Bk 872 Pg 820-81

Amendment to Hidden Cove Deed  
# 249018 Bk 379 p 175

Revision of Building  
Minimum # 206488,  
Bk 262, p 136

BOOK 2160 PAGE 60

The Board of Trustees shall have the right to disapprove any building application in the event the application, plans, specifications and plot plan are not in sufficient detail or are not in accordance with building regulations set forth. If the design or construction of the proposed improvement is not in harmony with neighboring improvements and the general surroundings or if the design and the plans for construction do not include sufficient safeguards for preservation of the environment, the Board shall have the right to disapprove.

In accordance with the Restrictive Covenants of the Hidden Cove Subdivision, the Board of Trustees sets forth the following building regulations and guidelines:

- A. Prior to construction of any structure in Hidden Cove Subdivision, a complete set of building plans, specifications and plot plan shall be submitted to the President of the Association or any member of the Board showing the following:
1. An overall view of the proposed building structure.
  2. The location of said improvement/structure on the lot upon which it will be constructed.
  3. The basic structural system and materials to be used on the exterior of said structure.
  4. Provision of temporary and permanent parking of vehicles in connection with use of the facility.
  5. Individual sewage systems (septic tanks) are permitted. Design and layout of proposed sewage lines, septic tank location, drain field location, existing grades in relation to the sewage system and the proposed and existing water lines.
  6. Location and layout of water line connection to the Hidden Cove Subdivision's existing main water line.
  7. Proposed time schedule for construction to be completed.
  8. Proof of payment of applicable water hookup fee.

B. Square Footage Regulations

No single family dwelling (the HCOA Restrictive Covenants prohibits multiple family dwellings) shall be constructed on any lot in the Hidden Cove Subdivision with floor space in said dwelling of less than 1,200 square feet excluding garage, carport, patio and attached storage areas. This minimum amount of 1,200 square feet can include a loft.

C. Time Restrictions

The exterior construction of all structures shall be completed within an eighteen (18) month period from the initial construction of the foundation. The front, side and rear yards shall be cleared of construction materials and landscaped within the same amount of time (18 months). Areas covered with natural foliage (scrub oak, aspen, sagebrush, etc.) will be considered landscaped.

D. Set Back Requirements

No building shall be located on any lot nearer than 30 feet to the front lot line (or 40 feet to the middle of the road) or nearer than 35 feet to the rear lot line, nor nearer than 15 feet to any side lot line. (Refer to the Summit County Building Regulations.) Variances for garages will be considered on an individual basis regarding feasibility and topographic terrain.

E. Dwelling Construction

Exterior construction materials will be limited to wood siding, wood and stone combined, wood and brick combined and shall be in earth tones indigenous to the area.

Stucco or aluminum exterior construction will be considered only if the materials are in the earth tones.

1. Preferred Exterior Materials

- . Native stone
- . Brick of color compatible with the local geology
- . Wood siding--stained natural tone

2. Least compatible exterior materials

- . Exposed concrete block, or tilt up concrete panels
- . Aluminum or other metals of unnatural colors
- . Brick of unnatural colors
- . Plywood or masonite panelling (some uses may be acceptable)
- . Stucco (some uses along with stone or wood may be acceptable)

F. Maintenance of Property

All lots and all improvements on any lot shall be kept and maintained by the owner in a clean safe attractive and sightly condition and in good repair.

G. Temporary Structures

No structure of a temporary character, trailer, mobile home, camper, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

H. Fence Restrictions

No fences of chain link, wire mesh, picket, unpainted concrete block or unpainted concrete slabs shall be allowed. Hedges and landscaping of natural rock, earth colored brick, etc., will be permitted but not to exceed four (4) feet in height.

I. Exterior Buildings

Location of all storage or utility buildings, garages and refuse containers, recreational vehicles, etc., must be placed at the rear of the dwelling and located on the site in such a manner as not to be conspicuous from the frontage street.

J. Removal of Natural Foliage

No trees, shrubs, bushes or other natural foliage shall be removed except as is absolutely necessary for the

ingress and egress and construction of the dwelling on the lot without the prior written approval of the Board of Trustees.

Enforcement

The Hidden Cove Owners' Association, any owner, or Summit County, Utah, shall have the right to enforce, by any proceedings of law, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed.

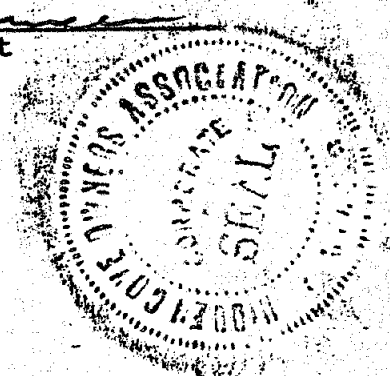
Failure by the Association or by any owner to enforce any covenant, building regulation or restriction set forth in this document and the Hidden Cove Restrictive Covenants shall in no event be deemed a waiver of the right to do so thereafter.

Failure by the Association to have not previously enforced the regulations pursuant to the Restrictive Covenants is not deemed to be a waiver of the right to allow such proceedings to continue in the future.

Adopted by the Hidden Cove Owner's Association Board of Trustees on Seventeenth day of March, 1977.

HIDDEN COVE OWNERS' ASSOCIATION  
(A Non-Profit Corporation)

By Sam Jensen  
President



ATTEST:

Mark Skwendim  
Vice President

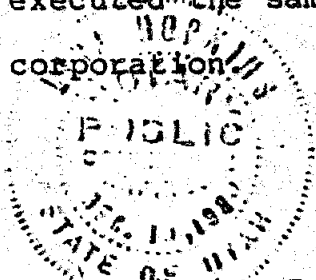
Jeanette Mapstone  
Treasurer

Harold Jensen  
Trustee

Ralph D. Hottinger  
Trustee


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

On the 19<sup>th</sup> day of May, 1980, personally appeared before me Sam Coleman, who, being by me first duly sworn, declared that he is the President of Hidden Cove Owners' Association, a non-profit corporation that executed the within instrument, and that the within and foregoing instrument was signed in behalf of said corporation, by authority of resolution of its Board of Directors, and duly acknowledged to me that the said corporation executed the same and that the seal affixed is the seal of said corporation.



My Commission Expires:

November 10, 1980

  
\_\_\_\_\_  
Notary Public  
Residing at: ~~Salt Lake City, Utah~~  
Park City