


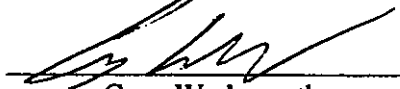
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS & SUPPLEMENTARY  
RESTRICTIONS  
FOR SARATOGA SPRINGS PLATS 18 & 13B

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, herein reference and adopt the CC&R's recorded with Utah County Recorders office as 8402:2006 pages 1-58 and SUPPLEMENTARY RESTRICTIONS PLAT 18 (also to apply to Plat 13B) attached herein, which are effective as of June 21, 2007 by Cory Wadsworth, Todd and Melanie Barber, Jack Rosenlund, Francois Rodriguez, and Wadsworth Custom Homes LLC (Declarants).

Declarants hereby annex the property covered by Saratoga Springs Development Plat 18 and Plat 13B Saratoga Springs Development, and provide for the CC&R'S along with Supplementary Restrictions and subject the property to such covenants.

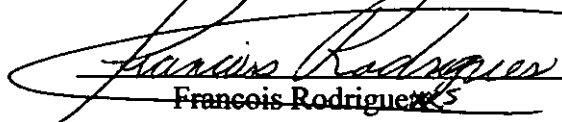
IN WITNESS WHEREOF, Declarants have executed this Declaration as of the day and year first above written.

  
\_\_\_\_\_  
Wadsworth Custom Homes LLC

  
\_\_\_\_\_  
Cory Wadsworth

  
\_\_\_\_\_  
Jack Rosenlund

  
\_\_\_\_\_  
Todd & Melanie Barber

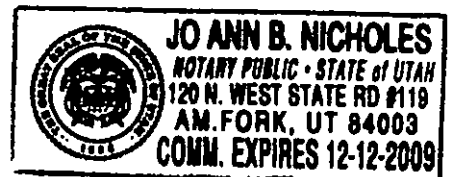
  
\_\_\_\_\_  
Francois Rodriguez

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged by the Declarants before me this 21<sup>st</sup> day of June, 2007. *OK J.B.N.* Notary - *JoAnn B. Nicholes*

My commission expires: 12/12/09

Notary Public Residing at: American Fork, Ut 84003



**SUPPLEMENTARY RESTRICTIONS**  
**FOR**  
**SARATOGA SPRINGS**  
**PARCEL 18**

## **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, of which Plat 18 is a part. 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 18. 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 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 both Cameron Drive and Centennial Blvd., both frontages will be treated as “front” conditions and the 25 foot setback will prevail. These corner lot restrictions shall apply to lots 1801, 1820, and 1815.

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 18, 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 in the rear yard. 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. Commercial grade black aluminum fencing that resembles wrought iron may also be considered by the ACC. 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.

### **Golf Liability**

Given that many homes within The Golf Community are located with property lines adjacent to the course, and despite following accepted course design principles in locating appropriate lots, owners should keep in mind that there will be times when stray golf balls may land on the property of the residence. This is an inherent risk of being located along the course, and owners should design their activity areas, yard uses and homes to account for this inevitability. Lot owners within the golf community plats, (which include plat 18) herein specifically indemnify the developers and golf course operators and players for any liability or damages to their person or property as a result of home location near the golf course.