



RESTRICTIVE COVENANTS

Snow Canyon Estates Phase I

KNOW ALL MEN BY THESE PRESENT: Snow Canyon Ridge LLC, a Utah LLC, is the owner and developer of the tract of land, known as Snow Canyon Estates ~~Phase I~~ in Washington County, State of Utah, and does hereby subject said land to the following covenants, restrictions, and conditions; and the acceptance of any deed or conveyance thereof by the Grantee(s) therein, and them and each of their heirs, executors, administrators, successors, and assigns shall constitute their covenant and agreement with the undersigned and with each other, to accept and hold the property described or conveyed in or by such deed or conveyance subject to said covenants, restrictions and conditions as follows, to wit:

1. **USE OF LAND:** No lot shall be used EXCEPT for single-family residential purposes and no lot shall contain more than one (1) habitable structure. All structures shall be in accord with prevailing zoning ordinances
2. **MINIMUM SQUARE FOOTAGE AND MULTILEVEL RESTRICTION** In no event shall the total finished square living area of any residence constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, be less than 1,500 square feet of living area. The minimum total finished square footage of living area on the first level above ground and located within the subdivision will not be less than 1,500 square feet with the following exceptions: those residences constructed with a second story with a minimum of 600 feet of living space on the second story, shall be allowed to have a total finished square footage of living area on the first level of 1,250 square feet. Living area shall be defined as living area containing lighting fixtures, permanent floor coverings and painted or paper or vinyl covered walls and ceilings.
3. **PREFABRICATED, TEMPORARY STRUCTURES AND MOBILE HOMES:** No prefabricated, temporary nor mobile-home shall be located on any lot excepting the storage of one (1) camper trailer (not to be occupied in any fashion or manner) belonging to the property-owner(s) provided such storage is confined to the rear yard, or garage area.
4. **EXTERIOR BUILDING MATERIALS:** Exterior building materials shall be limited to the following: Brick, stucco, rock, wood slat, or a combination of the above. All soffit and fascia materials must be either aluminum, vinyl, or stucco. No log homes will be allowed.
5. **GARAGE AND CARPORTS:** All residences constructed on any lot in the subdivision shall be constructed with a fully enclosed, private, attached or detached garage, built to accommodate not less than two (2), nor more than five (5) vehicles. The minimum size for any garage shall be 20 feet by 20 feet. The heights of the garage door headers shall not exceed 10 feet if there are at least two garage headers not exceeding 10 feet. All garages and carports are subject to an 8' setback from the property line if they are more than 15' taller than the elevation on the adjoining lots. All garages, whether attached or detached shall be constructed of the same exterior materials and in harmony and be architecturally compatible with the residence constructed on the lot.
6. **LOT SIZE:** Lot sizes as described on the recorded plat of the subdivision are considered minimum lot sizes and no persons shall further subdivide any lot other than as shown on the recorded plat of said subdivision.

7. **BUILDING LOCATION:** All buildings shall be located on all lots so as to not be in violation of Santa Clara City ordinances with respect to minimum setbacks. The above notwithstanding, in no event shall any portion of any building including eaves or steps encroach upon any other lot.
8. **DRIVEWAYS AND WALKWAYS:** The primary driveway, that is the driveway leading from the street to the garage, and primary walkways, that is walkways leading from the street or driveway to the entrance of the residence, shall be constructed of concrete, tile, or brick pavers. All other driveways and walkways shall be constructed of a material commonly used for such purposes, however, in no event shall a driveway or walkway be constructed of dirt, sand, clay or road base material.
9. **ROOFING MATERIAL:** Roofing material shall be limited to tile and tile looking varieties. No asphalt, metal, or vinyl shingle or roof covering will be allowed in any form.
10. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, part or portion of the property, nor shall anything be done thereon which may become any annoyance to the neighborhood.
11. **OIL AND MINING OPERATIONS:** No oil drilling, quarrying or mining operations of any kind shall be permitted upon or in any lot, part or portion of the property, nor shall any oil well, gas well, tank, tunnel, mineral excavation or shaft be permitted upon or in such lot, part or portion of the property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot or portion of the property.
12. **ANIMALS:** No animals or livestock or poultry of any kind shall be raised, bred, or kept on any lot part or portion of the property except that dogs, cats, or other domesticated household pets may be kept in a residence constructed on a lot, or on a lot in a suitable enclosure, provided they are not kept on any lot so as to be visible from other lots or residences, and they are not kept, bred or maintained for any commercial purpose. Such animals as are permitted shall be strictly controlled and kept pursuant to all applicable laws and ordinances.
13. **GARBAGE AND REFUSE DISPOSAL:** No lot, part or portion of the property, shall be used or maintained as dumping ground for rubbish, rubble, trash, garbage or other waste. Such trash, rubbish, rubble, garbage, or other waste shall not be kept except in sanitary containers. No rubbish, trash, papers, junk or debris shall be burned upon any lot, part or portion of the property.
14. **BUILDING MATERIALS:** No lot, part or portion of the property shall be used or maintained as storage for building materials except during a construction phase. Once a dwelling is occupied or made available for sale, all building materials shall be removed or stored inside such dwelling.
15. **SEWAGE DISPOSAL:** No individual sewage disposal system shall be permitted on any lot, part or portion of the property.
16. **BOATS, RECREATIONAL, AND MOTOR VEHICLES:** No boats, motorcycles, trailers, buses, motor homes, campers or other vehicles shall be parked or stored upon any lot except in the side or back yard area. In no event shall any such vehicles be parked on the driveway or in the front yard area of any lot or on any street located within the subdivision. All such vehicles shall be properly registered and licensed, or meet such other governmental approval as may be required.

17. **ANTENNA:** No external radio, television, dish or other antenna of any kind or nature, or device for the reception or transmission of radio, microwaves or other similar signals shall be constructed or maintained on any lot or residence in such a manner as to extend above the heights of the residence on the lot nor shall such devices be located on any lot or on residence on any lot so as to be visible from the street fronting said lot. Satellite dishes shall only be allowed in backyard areas and only if screened from the view from the street in front of the house.
18. **SAFE CONDITION:** Without limiting any other provision of this declarations, each owner shall maintain and keep such owner's lot at all times in safe, sound and sanitary condition or refrain from any activity which might interfere with the reasonable enjoyment by other owners of their respective lots.
19. **LANDSCAPING:** Within six (6) months after the completion of construction of the residence upon a lot, and receiving completion of occupancy from the city, the owner shall complete the landscaping in the front yard and side yard of the lot. Within one (1) year from the completion of construction of the residence upon a lot, the owner shall complete the landscaping in the backyard of the lot. Landscaping shall include, but not be limited to, the planting of lawn, grass, trees, or other appropriate ground cover or shrubbery. No poisonous or noxious plants or vegetation shall be allowed, including, but not limited to, plants such as oleanders. The planting of trees, shrubs and grass are encouraged however, landscaping using a desert or arid motif is permitted, subject to compliance with the restrictions contained herein. All landscaping and yard shall be kept and maintained in an orderly and sightly manner, free of weeds and garbage. Should any lot owner fail to comply with the provisions of this section, any other lot owner in said subdivision or developer shall have the right to seek and order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof, and shall also have the authority to complete or clean up the landscaping and require the lot owner to pay a reasonable amount for such completion or clean up. All attorneys fees and lots incurred in any such action, and all expenses incurred in connection with such completion shall constitute and lien on such lot owners lot, and shall also be a personal obligation of said lot owner, enforceable at law, until such payment is therefore made.
20. **DOMES STRUCTURES:** No dome structures of any type are allowed.
21. **WALL AND OTHER BARRIERS:** Walls, fences and barriers shall be constructed of materials manufactured for such purposes and erected in a proper and safe manner. Permitted materials shall be concrete, concrete block, cinder block, brick stone, or stucco of a color which blend with the exterior of the structure on the lot, said materials only to be used in compliance with conditions herein contained. No wood, vinyl, or chain link fencing shall be allowed and poured concrete or concrete sections are allowed only as such materials are constructed with a finished surface. Walls and fences shall not exceed three (3) feet in height in the front yard, with the exception of the wall or fence along the side lot line in the front yard which shall not exceed six (6) feet in height. Walls and fences in the side and back yards shall not exceed six (6) feet in height. All walls, fences and barriers shall be kept and maintained in a visually pleasing manner and a state of good repair. The owners failure to do so may result in action by the manner and a state of good repair. The owners failure to do so may result in action by the owner or owners of lots in said subdivision or by the developer.
22. **TIME SHARING PROHIBITED:** Neither the Developer nor the owner of any lot shall allow or permit any lots or homes for a time-share ownership.

23. **LEASES:** In a lease or rental agreement between a lot owner and lessee, lessee shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of this declaration and Ordinances and rules and regulations of the City of Santa Clara Ordinances or rules and regulations shall be a default under the terms of the lease. Furthermore, all such leases shall be in writing and shall include language to the effect that the lessee has received a copy of the Declaration and City of Santa Clara Ordinances, has read and understands them, and agrees to be bound by their terms. In no event shall a lease agreement be for a term less than 30 days.
24. **SIGNS:** No billboard or sign of any character shall be erected, posted, painted or displayed upon or about any lot, part or portion of the property. No sign of any kind, except signs used for the advertisement of a lot or residence for sale or rent, limited to one sign per lot of not more than five square feet, shall be used, placed, or displayed to the public view on any lot, part or portion of the property. The above notwithstanding, signs used by the Developer to advertise the development and/or initial sale of any lot, part or portion of the property shall be excluded from the restriction. During the construction of a residence on a lot, one sign, not more than 16 square feet in size, advertising or publicizing the contractor of the residence, shall be allowed. Any such sign shall be removed upon completion of construction, as defined herein.
25. **INOPERABLE MOTOR VEHICLES:** No type of motor vehicle which is inoperable for any reason shall be permitted to be parked upon any street, lot, part or portion of the property, except in an approved, enclosed garage. In the even any inoperable motor vehicle remains outside upon any street, lot, part or portion of the property for a period exceeding 30 days, the Developer, or owner of any lot in said subdivision may remove the inoperable motor vehicle after a 10 day written notice. The lots and expense of such removal shall be borne by the lot owner of whom the inoperable vehicle belongs. Inoperable vehicle shall mean any motor vehicle which is unable to be operated in a normal manner upon the streets under its own power, or is unlicensed or unregistered for a period of not less than 90 days.
26. **TRUCKS AND TRAILERS:** Trailers and motor homes with a length in excess of 50 feet and trucks of a gross vehicle weight over 10,000 pounds are not allowed to be placed, parked, or stored upon any street, lot, part or portion of the property.
27. **SITE REVIEW:** Prior to the commencement of construction of any dwellings, garage, storage building, fence, wall, pool, or other improvements on any lot in this subdivision, plot-plans and/or construction drawings shall be submitted and approved by the City of Santa Clara. The lots of gaining such approval shall be borne by the seeker of such approval.
28. **ROOF MOUNTED HEAT PUMPS AND SOLAR PANELS:** Heat pumps, and/or air conditioner units shall not be allowed to be mounted on roofs. Solar panels are permitted, but only on the rear portion of the roof. And no portion of the solar panels shall be visible from the street.
29. **DAMAGE:** Any damage inflicted on existing improvements such as curb, streets, gutters, concrete sidewalks, etc. by the purchaser of any particular lot must be repaired or the expense of such repair must be borne by the purchaser at his own expense. This also includes any damage to landscaping. Any dirt or gravel spilled or dumped on sidewalks and/or streets during any construction or landscaping shall be removed at the lotss and/or expense of lot owner and/or his contractor, and returned to the then pre-existing condition of the sidewalk and/or street.
30. **DISCLAIMER OF LIABILITY:** Notwithstanding any information given by Declarant regarding soils and subsurface water conditions, whether it be oral or written, Declarant hereby advises

buyers and subsequent owners to obtain the necessary engineering information regarding same, before constructing a dwelling or improving said property, and hereby denies any liability therefore.

31. **DURATION:** All of the covenants and restrictions set forth in this declaration shall take effect at all times against said property and the owners thereof or any subsequent owner(s) thereof, for a period of twenty (20) years from the date of adoption. Said covenants shall then be automatically renewed for successive periods of ten (10) years, except that following the initial twenty year period, said requirements may be altered or changed or modified by a written agreement of more than three fourths of the lot owners of said subdivision. Said changes shall not include easement or other areas dedicated to the public use. In additions, the declarant of said restrictions may from time to time subject additional restrictions or covenants as may be deemed necessary to and for the protection of other property owners in the subdivision.
32. **RIGHTS TO ENFORCE:** The provisions contained in this declarations shall be enforceable by the land developer, or by the owner or owners of any lot, or piece of property in said subdivision, or by their legal representatives. Failure to enforce any of said restrictions shall in no way prevent enforcement of any or all other restrictions herein. The declaration of any restrictions to be valid by court proceeding shall not invalidate any other restrictions unless specifically specified. The City of Santa Clara does not have the legal authority to enforce any of the Provisions hereof. In the event any city ordinance conflicts with the Restrictive covenants of this subdivision the city ordinance will prevail.

DATED AND ADOPTED: DECLARANT: Snow Canyon Ridge LLC a Limited Liability Company

Date: October 11, 202016

BY: Kent G. Frei
Kent G. Frei

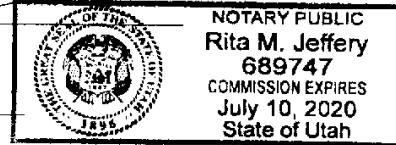
(STATE OF UTAH)

(COUNTY OF WASHINGTON)

On this 11 day of October, 2016, personally appeared before me Kent G. Frei, who by me duly sworn, says that he is the ~~President~~ Managing Member, respectively, on Snow Canyon Ridge LLC, Washington County, Inc., that he executed the above and foregoing instrument and that said instrument was signed on behalf of said LLC by authority of a Resolution of its Board of Directors.

My Commission Expires: Rita M. Jeffery
NOTARY PUBLIC

Residing at: St George, UT





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SNOW CANYON ESTATES
LEGAL DESCRIPTION

BEGINNING AT A POINT N 89°24'41" W 1355.59 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF LAVA COVE AT ENTRADA (AMENDMENT NO. 2), ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, AND ALSO BEING ON THE BOUNDARY OF CANYON TERRACE ESTATES PHASE 7, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, AND RUNNING THENCE ALONG SAID CANYON TERRACE ESTATES PHASE 7 BOUNDARY THE FOLLOWING FIVE (5) COURSES; (1) S 1°03'46" W 73.29 FEET; (2) N 82°50'32" E 82.29 FEET; (3) S 7°09'28" E 560.43 FEET; (4) S 1°07'33" W 707.77 FEET; (5) S 89°15'30" E 18.64; THENCE S 0°37'57" E 376.35 FEET; THENCE N 88°57'01" W 206.10 FEET; THENCE N 60°47'06" W 41.43 FEET; THENCE N 43°55'26" W 73.09 FEET; THENCE N 19°43'55" W 54.40 FEET; THENCE N 1°46'47" E 198.06 FEET; THENCE N 88°55'27" W 114.55 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF LAVA COVE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES; (1) N 1°46'14" E 366.56 FEET TO A POINT ON A 430.00 FOOT RADIUS CURVE TO THE LEFT; (2) 169.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°34'18"; (3) N 20°48'04" W 76.07 FEET TO A POINT ON A 370.00 RADIUS CURVE TO THE RIGHT; (4) 146.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'12"; (5) N 1°51'08" E 618.09 FEET TO A POINT ON A 1483.19 FOOT RADIUS CURVE TO THE LEFT; (6) 13.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°32'10" TO A POINT ON THE NORTH LINE OF SAID SECTION 15 AND ALSO ON THE BOUNDARY OF SAID LAVA COVE AT ENTRADA (AMENDMENT NO. 2); THENCE S 89°24'41" E ALONG SAID SECTION LINE AND SAID BOUNDARY 307.76 FEET TO THE POINT OF BEGINNING.

TAX ID NO'S: SC-6-2-15-41133
SC-6-2-15-411