

8

RECORDED, MAIL TO:  
Washington City  
1305 E Washington Dam Rd.  
Washington, UT 84780

**DOC # 20190043173**

Agreement Page 1 of 8  
Russell Shirts Washington County Recorder  
10/18/2019 09:13:37 AM Fee \$ 0.00  
By WASHINGTON CITY



Storm Water Management BMP  
Maintenance Agreement  
Washington City, Utah

**Tax ID:** W-2123

**WHEREAS**, the Property Owner SJ Properties Holding LLC recognizes that the post construction storm water facilities (hereinafter referred to as "Facilities") must be

maintained for the development called, Desert Flower & Desert Trails, located in Washington City, Washington County, Utah; and

**WHEREAS**, the Property Owner is the owner of real property more particularly described on Exhibit A attached hereto (hereinafter referred to as "the Property") and on which the Facilities are located, and

**WHEREAS**, The City of Washington (hereinafter referred to as "the City") and the Property Owner, or its administrators, executors, successors, heirs, or assigns, including any homeowners association, agree that the health, safety and welfare of the citizens of the City require that the Facilities be constructed and maintained on the property, and

**WHEREAS**, it is required that the Facilities as shown on the approved development plans and specifications be constructed and maintained by the Property Owner, its administrators, executors, successors, heirs, or assigns, including any homeowners association.

**NOW, THEREFORE**, in consideration of the foregoing, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

**SECTION 1**

The Facilities shall be constructed by the Property Owner in accordance with the approved plans and specifications for the development.

**SECTION 2**

The Property Owner, its administrators, executors, successors, heirs or assigns, including any homeowners association, shall maintain the Facilities in good working condition acceptable to the City and in accordance with the Schedule of Long Term Maintenance Activities agreed hereto and attached as Exhibit B.

### **SECTION 3**

The Property Owner, its administrators, executors, successors, heirs or assigns, including any homeowners association, hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the Facilities whenever the City deems necessary. Whenever possible, the City shall provide notice prior to entry. All easements as shown on the Final Plat shall be maintained to allow access to the Facilities.

### **SECTION 4**

In the event the Property Owner, its administrators, executors, successors, heirs or assigns, including any homeowners association, fails to maintain the Facilities as shown on the approved plans and specifications in good working order acceptable to the City, the City, with due notice, may enter the property and take whatever steps it deems necessary to return the Facilities to good working order. This provision shall not be construed to allow the City to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Facilities and in no event shall this Agreement be construed to impose any such obligation on the City.

### **SECTION 5**

In the event the City, pursuant to the Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the City within thirty (30) days of receipt thereof for all the costs incurred by the City hereunder. If not paid within the prescribed time period, the City shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the City as a result of the Property Owner's failure to maintain the Facilities.

### **SECTION 6**

It is the intent of this agreement to insure the proper maintenance of the Facilities by the Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or caused by storm water runoff.

### **SECTION 7**

Sediment accumulation resulting from the normal operation of the Facilities will be properly removed. The Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Accumulated sediments will be disposed of properly offsite.

### **SECTION 8**

The Property Owner shall use the standard SMP Operation and Maintenance Checklist, available from the City and by this reference made a part hereof for the purpose of a minimal annual inspection of the Facilities by a qualified inspector. This annual inspection shall be submitted to the City on or before July 1<sup>st</sup> each year, after inspection is completed by a qualified inspector.

**SECTION 9**

The Property Owner, its administrators, executors, successors, heirs and assigns, including any homeowners association, hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City from the construction, presence, existence or maintenance of the Facilities by the Property Owner or the City when the City acts in accordance with Section 4 of this agreement. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

**SECTION 10**

This Agreement shall be recorded among the deed records of the Recorder of Washington County and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, heirs, assigns, including any homeowners association, and any other successors in interest.

**SECTION 11**

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

**SECTION 12**

Invalidation of any one of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

**MAINTENANCE AGREEMENT**

**PROPERTY OWNER**

BY: *[Signature]*

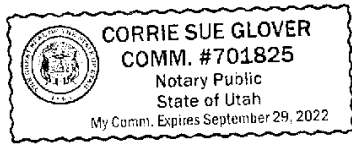
Title: PRES.

Attachments: Exhibit A Legal Description(s) of Property  
Exhibit B Schedule of Long Term Maintenance Activities

STATE OF Utah  
COUNTY OF Washington :ss.

On the 9 day of October, 2019, personally appeared before me Stephen E. Houck, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



*[Signature]*  
NOTARY PUBLIC  
Residing at: St George UT

My Commission Expires: 9/29/22

Exhibit A  
Storm Water Management BMP Maintenance Agreement  
Legal Description(s)

(Parcel W-2123)

LEGAL DESCRIPTION –

BEGINNING AT A POINT WHICH IS N 1°05'22" E 1367.05 FEET ALONG THE WEST SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 89°15'13" E 665.12 FEET ALONG SAID 1/16TH LINE; THENCE S 0°59'55" W 483.70 FEET; THENCE N 89°42'59" E 666.08 FEET TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION; S 0°59'55" W 885.20 FEET TO A POINT ON THE SOUTH LINE OF SECTION 13; THENCE N 89°41'18" W 1333.29 FEET ALONG SAID SECTION LINE TO THE SOUTHWEST CORNER OF SAID SECTION 13; thence S 1°07'24"W 87.13 FEET ALONG THE section line; THENCE N 88°53'59" W 270.02 FEET; THENCE N 39°11'16" E 109.47 FEET; THENCE N 60°07'23" E 236.19 FEET, TO A POINT ON THE EAST LINE OF SECTION 14; THENCE N 1°05'22" E 167.99 FEET ALONG SAID SECTION LINE; THENCE S 89°02'19" W 738.97 FEET; THENCE S 63°44'03" W 154.54 FEET TO A POINT ON THE EAST BOUNDARY OF BELLA VISTA AT STONE MOUNTAIN PHASE 1 RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SEVEN (7) COURSES N 38°17'53" E 105.79 FEET; THENCE N 22°58'10" E 119.10 FEET; THENCE N 42°13'09" W 74.53 FEET; THENCE S 56°23'54" W 166.27 FEET; THENCE S 20°11'49" W 125.51 FEET; THENCE N 72°22'41" W 71.17 FEET; THENCE N 89°20'59" W 251.08 FEET; TO THE NORTHEAST CORNER OF BELLA VISTA AT STONE MOUNTAIN PHASE 2, DOCUMENT NO. 20120011981, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (3) COURSES, (1) THENCE N 62°49'39" W 164.15 FEET; (2) THENCE N 72°42'49" W 438.16 FEET, (3) THENCE S 68°55'24" W 41.08 FEET, TO THE NORTHEAST CORNER OF BELLA VISTA AT STONE MOUNTAIN PHASE 3, DOCUMENT NO. 20140008513, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, (1) THENCE S 68°55'24" W 310.00 FEET, (2) THENCE S 36°23'40" W 186.26 FEET, (3) THENCE S 54°49'37" W 256.73 FEET, TO A POINT ON THE EASTERLY LINE OF THE PROPERTY ACQUIRED BY WASHINGTON CITY FOR THE CONSTRUCTION OF 300 EAST STREET; THENCE ALONG THE EASTERLY LINE OF SAID WASHINGTON CITY PARCELS THE FOLLOWING FIFTEEN (15) COURSES, (1) THENCE N 5°36'52" W 81.51 FEET, (2) THENCE N 27°34'21" W 24.75 FEET, (3) THENCE N 18°43'34" W 39.03 FEET, (4) THENCE N 28°40'08" W 55.51 FEET, (5) THENCE N 24°28'33" E 48.40 FEET, (6) THENCE N 1°49'08" W 60.72 FEET, (7) THENCE N 66°17'47" W 166.69 FEET, (8) THENCE N 19°19'20" E 75.24 FEET, (9) THENCE N 10°37'39" E 40.10 FEET, (10) THENCE N 12°51'10" E 40.28 FEET, (11) THENCE S 82°28'00" E 20.58 FEET, (12) THENCE N 14°46'10" E 10.08 FEET, (13) THENCE N 82°28'00" W 20.91 FEET, (14) THENCE N 12°52'28" E 105.90 FEET, (15) THENCE N 0°50'00" W 87.22 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF CHEROKEE SPRINGS R.V. PARK PHASE NO. 5, ENTRY NO. 481355, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) THENCE S 88°47'12" E 343.47 FEET, (2) THENCE N 67°13'14" E 315.00 FEET; (3) THENCE N 45°43'14" E 67.82 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF HORIZON WEST 1 AMENDED SUBDIVISION, RECORDS OF WASHINGTON COUNTY; THENCE ALONG THE BOUNDARY OF HORIZONS WEST 1 AND 2 AMENDED SUBDIVISIONS THE FOLLOWING TWO (2) COURSES S 88°29'35" E 981.41 FEET; THENCE N 1°05'22" E 471.78 FEET; THENCE N

85°25'46" E 250.00 FEET; THENCE S 89°18'27" E 755.05 FEET; TO A POINT ON THE WEST LINE OF SECTION 14; THENCE S 1°05'22" W 13.64 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING BELLA VISTA DRIVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BELLA VISTA DRIVE**

BEGINNING AT THE NORTHEAST CORNER OF "BELLA VISTA DRIVE" OF "BELLA VISTA AT STONE MOUNTAIN PHASE 1", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, SAID POINT ALSO BEING LOCATED N88°53'59"W 771.92 FEET ALONG THE SECTION LINE AND N1°06'01"E 390.50 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N42°13'09"W 50.00 FEET ALONG THE NORTH LINE OF SAID "BELLA VISTA DRIVE" AND THE NORTHERLY BOUNDARY LINE OF SAID "BELLA VISTA AT STONE MOUNTAIN PHASE 1"; THENCE LEAVING SAID BOUNDARY LINE N47°46'51"E 179.17 FEET TO THE POINT OF A 275.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 223.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°34'41" TO THE POINT OF TANGENCY; THENCE N1°12'10"E 31.99 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 39.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°29'22"; THENCE N0°17'12"W 25.00 FEET; THENCE S89°42'48"W 2.40 FEET; THENCE N0°17'12"W 25.00 FEET TO A POINT ON A 25.00 FOOT, NON-TANGENT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS N0°17'12"W; THENCE NORTHEASTERLY 38.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°30'38" TO THE POINT OF TANGENCY; THENCE N1°12'10"E 832.73 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 41.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°46'48" TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF "TELEGRAPH STREET"; THENCE N85°25'22"E 110.56 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON A 25.00 FOOT, NON-TANGENT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS S4°34'38"E; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTHWESTERLY 36.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°13'12" TO THE POINT OF TANGENCY; THENCE S1°12'10"W 841.01 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°29'22"; THENCE S0°17'12"E 25.00 FEET; THENCE S89°42'48"W 7.60 FEET; THENCE S0°17'12"E 25.00 FEET TO A POINT ON A 25.00 FOOT, NON-TANGENT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS S0°17'12"E; THENCE SOUTHWESTERLY 38.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°30'38" TO THE POINT OF TANGENCY; THENCE S1°12'10"W 34.59 FEET TO THE POINT OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 264.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°34'41" TO THE POINT OF TANGENCY; THENCE S47°46'51"W 179.17 FEET TO THE POINT OF BEGINNING.

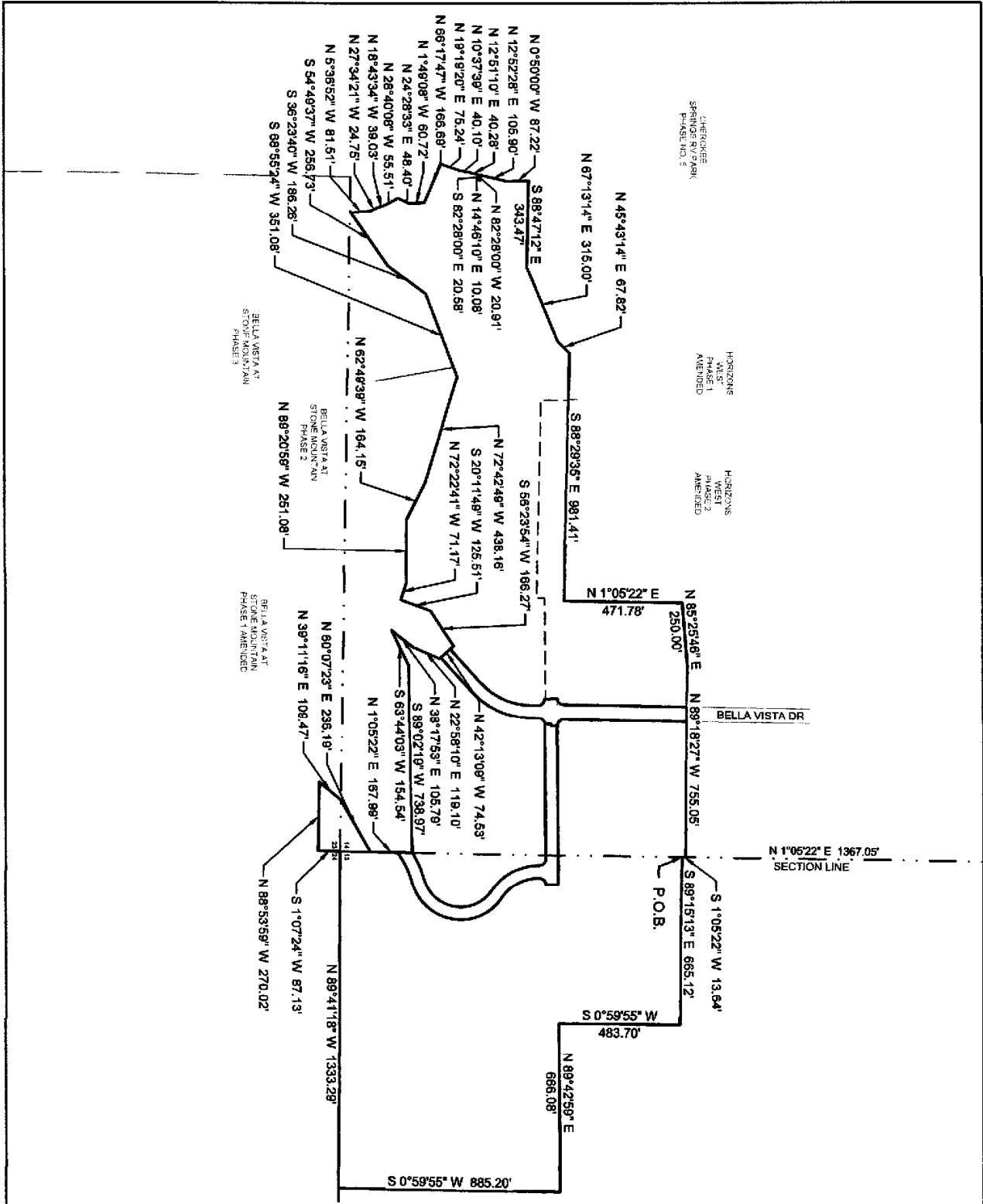
CONTAINING 78.712 ACRES OR 3,428,695 SQ FT

**Exhibit B**

**Storm water Management BMP**  
**Schedule of Long Term Maintenance Activities**  
**Washington City, Utah**

Activity	Frequency	Notes
Inspection	Annually	It is recommended that the SMP Operation and Maintenance Checklist, referenced by this agreement, be used as a guiding document. This annual inspection should be submitted to City upon completion.
Mowing and maintenance of vegetation	Variable, depending on vegetation and desired aesthetics	Landscaping and vegetation should be cared for throughout the year to ensure that proper sediment removal and infiltration is maintained and the Facilities remain aesthetically appealing.
Remove trash and debris	As needed or following each storm	Trash and debris should be removed regularly to ensure that the Facilities function properly and operate effectively. Trash often collects at inlet and outlet structures.
Inspect and maintain inlet and outlet structures	Annually	The inlet and outlet structures should be inspected for damage and proper operation.
Sediment removal	Variable (2-5 years is typical)	The removal of sediment is necessary if the Facilities begin to lose capacity or effectiveness.

PATH: L:\UTAH\PROJECTS\ACTIVE 2016\F\18202.00 - SUNWOOD AT BELLA VISTA\700 - CAD\PLATS\18202 LEGAL ZC.DWG



SHEET 1 OF 1	<b>EXHIBIT C</b> SJ PROPERTIES HOLDING LLC WASHINGTON, UTAH	 Engineers   Surveyors   Solutions 1453 S. DIXIE DRIVE, SUITE 150 ST. GEORGE, UT 84770 435.986.0100
-----------------	---	--