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Restrictive Page 1 of 10
Russell Shirts Washington County Recorder
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By SOUTHERN UTAH TITLE CO



When Recorded Return To:
QUALITY PROPERTIES, INC.
1452 East 3950 South
St. George, UT 84790

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
JUNIPER COVE SUBDIVISION**

This Declaration of Covenants, Conditions, and Restrictions is made on the date set forth below by QUALITY PROPERTIES, INC., ("**Declarant**").

DECLARATION, INTENT, AND BINDING EFFECT

Declarant owns certain real property in Washington County, Utah, that is more particularly described on Exhibit "A," which is attached hereto and incorporated herein by this reference. Declarant desires and intends to protect the value and desirability of the Property as a harmonious and attractive residential subdivision. Therefore, Declarant hereby declares that all of the Property shall be held, sold, conveyed and occupied subject to the following covenants, conditions, and restrictions, and to the Plat recorded concurrently. The covenants, conditions, and restrictions in this Declaration and the Plat shall be construed as covenants of equitable servitude; shall run with the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns; and shall inure to the benefit of each Owner thereof.

**ARTICLE 1
DEFINITIONS**

The following definitions and concepts shall control in this Declaration. Any terms used in this Declaration that are not defined shall have their plain and ordinary meaning.

- 1.1 "**Additional Property**" means and refers to any real property which is adjacent or contiguous to, or otherwise within the vicinity of the Property, whether or not so described herein or on the Plat. When Additional Property is annexed to this Declaration, it shall become part of the Property.
- 1.2 "**Declarant**" means QUALITY PROPERTIES, INC., and its successors and assigns.
- 1.3 "**Declaration**" means this instrument and any amendments, restatements, supplements, or annexations thereto, which are recorded in the office of the Washington County Recorder.
- 1.4 "**Declarant Control Period**" means the period of time until (a) Declarant relinquishes in writing its powers as Declarant and declares an end to the Declarant Control Period; (b) 100% of the Lots on the Property are sold; or (c) residential structures have been constructed on 80% of the Lots on the Property.
- 1.5 "**Lot**" means a separately numbered and individually described plot of land shown on the Plat and designated as a Lot for private ownership.
- 1.6 "**Lot Owner**" means and is synonymous with the term "Owner".

1.7 **"Owner"** means the entity, person, or group of persons owning fee simple title to any Lot which is within the Property.

1.8 **"Plat"** means the subdivision Plat recorded herewith prepared and certified by a Utah Registered Land Surveyor and any amendments or replacements thereof, or additions thereto.

1.9 **"Property"** means that certain real property herein described, and such annexations and additions thereto as may hereafter be subjected to this Declaration.

1.10 **"Subdivision"** is synonymous with the term Property.

ARTICLE 2
LAND USE

2.1 **Owners' Acknowledgment and Notice to Purchasers.** All Owners are served notice hereby that use of their Lot is limited by the Declaration. Each Owner, by acceptance of a deed to his or her Lot, acknowledges and agrees that the use and enjoyment and marketability of his or her Lot may be affected by the Declaration and the Declaration may change from time to time. The current Declaration and any other pertinent document affecting the Property shall be on record at the office of the Washington County Recorder.

2.2 **Residential Use.** All Lots, and the homes constructed thereon, shall be used only for single family residential purposes. Lot sizes as described on the Plat are considered minimum Lot sizes and no person shall further subdivide any Lot other than as shown on the Plat. 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 be or may become an annoyance to the Subdivision.

2.3 **Care and Maintenance of Lots.** Without limiting any other provision of this Declaration, each Owner shall maintain and keep their Lot and any improvements thereon in a safe, sound, and sanitary condition and shall correct any condition or refrain from any activity that might endanger the health of or interfere with the safety or reasonable enjoyment of other Owners of their respective Lots. Each Owner shall keep their Lot free from rubbish, litter, and noxious weeds. All structures, landscaping, and improvements shall be maintained in good condition and repair at all times. No activities shall be conducted on the Property and no improvements shall be constructed on the Property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon the Property.

2.4 **Pest Control.** No Owner shall permit any thing or condition to exist upon his Lot which would induce, breed, or harbor infectious plant diseases, noxious insects or other pests. Each Owner shall perform such pest control activities on his Lot as may be necessary to prevent insects, rodents, and other pests from being present on his Lot.

2.5 **Vehicle Repair.** No automobile, recreational vehicle, commercial vehicle, other motorized vehicle, or any portion thereof, shall be dismantled, rebuilt, serviced, repaired or repainted unless performed in the rear portion of the lot within a garage or similar structure which screens the sight and sound of such activity from streets and neighboring lots. No such repair or service work shall be performed on streets or in the front or side setback areas of any Lot.

2.6 Boats, Recreational and Motor Vehicles. No boats, motorcycles, trailers, buses, motorhomes, campers or other vehicles shall be stored upon any Lot except in the side or back yard area. Except temporarily for the purposes of loading or unloading, no such vehicle shall be parked on the driveway or elsewhere in the front setback area of a Lot nor on any street located within the Subdivision. All such vehicles shall be properly registered and licensed, and meet such other governmental approval as may be required.

2.7 Oil and Mining Operations. No oil drilling, oil development operations, oil refining, 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 any such Lot or portion of the Property.

2.8 Garbage and Refuse Disposal. No Lot or part or portion of the Property shall be used or maintained as a dumping ground for rubbish, rubble, trash, garbage or other waste. Trash or other waste produced within the Property shall be kept in sanitary containers stored in a location away from the front of the dwelling except when placed for collection. No trash or other waste shall be burned upon the Property. Notwithstanding the foregoing, composting of organic matter is allowed.

2.9 Sewage Disposal. Each home shall be connected to and use the public sewage disposal system. No individual sewage disposal system shall be permitted on any Lot, part or portion of the Property.

ARTICLE 3 **ARCHITECTURAL STANDARDS**

3.1 Prohibited Structures. The following structures are prohibited: dome structures, log homes, pre-manufactured homes; earth or berm homes; and re-located homes. No structure of a temporary nature, including but not limited to a trailer, bus, basement-only dwelling, motor home, tent, shack, garage, shed, or other outbuilding shall be used at any time as a residence.

3.2 Minimum Home Size. The total living area of any residence constructed on a Lot within the Subdivision shall be no less than 2,000 square feet, exclusive of porches, decks, balconies, courtyards, patios, garages, and detached quarters or casitas. Two-story residences with a minimum of 600 square feet of living area on the second level shall have no less than 1,800 square feet of living area on the ground floor, exclusive of porches, decks, balconies, courtyards, patios, garages, and detached quarters or casitas. Guest quarters, casitas or similar accessory structures are exempt from this provision.

3.3 Building Height. No residence shall exceed the maximum height permitted by St. George City ordinance.

3.4 Exterior Building Materials. Exterior walls shall be of new materials, limited to the following: stucco, brick, stone, James Hardie Fiber Cement Siding, LP SmartSide, or a combination thereof. Any other vinyl or wood based siding shall not be allowed on homes.

3.5 Roofing Materials. Roof material shall be limited to slate, clay, concrete tiles, or standing seam metal roof. Asphalt shingles may not be used.

- 3.6 Garages.** All residences constructed on a Lot in the Property shall include a fully enclosed, private garage, built to accommodate at least two (2) vehicles.
- 3.7 Colors.** In order to complement the Property's natural surroundings, earth tones, whites or grays shall be used as the primary color of homes. Pastels or high gloss finishes are discouraged. Contrasting colors may be used as accent on fascia, window trim, shutters and doors.
- 3.8 Accessory Buildings.** No guest house, pool house, barn, shed, coop, hutch, workshop, garage or utility building shall be constructed or placed upon a Lot except as an accessory to a main residence. Any such outbuilding shall be of new construction and of complementary design to the main residence.
- 3.9 Driveways and Walkways.** There shall be area on the driveway, excluding sidewalk areas, to park not less than two (2) vehicles per Lot. The driveway shall be paved with concrete or paver tiles.
- 3.10 Sight Obstructions.** No structure, fence, wall, hedge or shrub which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points thirty (30) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at such height to prevent obstruction of sight lines.
- 3.11 Walls, Fences and Other Barriers.** Walls, fences and other barriers must utilize masonry blocks and be of new construction. Such walls must be maintained in good condition. No wall or fence shall be constructed in the front setback area. Walls may not exceed six (6) feet in height.
- 3.12 External Illumination.** Light(s) installed to illuminate garages, patios, parking areas or any other area of a Lot shall be directed away from neighboring Lots and the vision of passing motorists. Low-level outdoor illumination may be used for particular landscape features (e.g. trees, rock formations, etc.).
- 3.13 External Television or Other Antennas.** A maximum of two (2) antennae or satellite dishes, three (3) feet or less in diameter, may be affixed to the exterior of a home or other structure.
- 3.14 Landscaping.** Landscaping of the front of Lots shall be completed prior to occupancy. Landscaping shall be maintained at a reasonable standard compatible with other homes in the subdivision. Shrub and tree planting on corner Lots shall be located so as not to create a hazard for the movement of vehicles along streets. Landscaping shall be kept free of tall, noxious or offensive weeds.
- 3.15 Easements.** Any easements for installation and maintenance of utilities, drainage facilities and ingress and egress are reserved as shown upon the recorded plat for each Lot. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements or which may impede ingress or egress. The easement area of each Lot and all improvements in it shall be maintained continuously by the owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

3.16 Drainage. All drainage from a Lot or Parcel shall be directed into the street fronting the Lot or Parcel, or through drainage systems provided in other locations. Proper drainage shall be installed and functioning prior to occupancy. Once installed, no drainage systems shall be removed or altered to prevent proper function.

ARTICLE 4

CONSTRUCTION AND CONTRACTOR PROVISIONS

4.1 Completion of Construction. The construction of any building on any portion of the Property shall be continuously and diligently pursued upon commencement of such construction.

4.2 Dust and Noise Control. The Lot Owner and their contractor shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud that is the result of construction activity on the site. The volume of stereos, radios or any equipment must be maintained at a reasonable level that does not disturb the quiet peace and enjoyment of adjoining property owners and the surrounding neighborhood.

4.3 Damage to Subdivision Improvements. Any damage inflicted on existing improvements such as curbs, gutters, streets, concrete sidewalks, etc., by the owner and/or their agents must be repaired within thirty (30) days after such damage is discovered. Repair shall be at the expense of the Owner.

4.4 Maintenance of Lot During Construction. Contractors or subcontractors must provide on-site dumpsters during construction and are required to maintain a clean work site. Dumpsters must be emptied as often as necessary to maintain a clean work site. Dirt or mud from the construction site or elsewhere, dispersed, directly or indirectly, on the public streets within the Property must be cleaned up within twenty-four (24) hours by the contractor or subcontractor.

4.5 Concrete Trucks. Concrete trucks may be washed out only on the Lot being built upon and inside the construction area. The Owner and contractor are responsible for containing all washout to prevent this water from entering washes and contaminating tree roots.

4.6 Sanitary Facilities. Each Owner and contractor shall be responsible for providing adequate sanitary facilities, including portable toilets for construction workers, during construction.

4.7 Material Deliveries. All building materials, equipment and machinery required to construct a residence must be delivered to and remain within the Lot upon which the respective residence is being constructed. This includes all building materials, earth moving equipment, trailers, generators, mixers, cranes, and any other equipment or machinery.

4.8 Prohibited Items. Construction crews are prohibited from carrying any type of firearm, or consuming alcohol or other controlled substance on the Property. The accumulation of potentially flammable materials constituting a fire hazard on the construction site is also prohibited.

4.9 Restoration of Property. Upon completion of construction, each owner and contractor shall repair any and all property that has been damaged.

4.10 Daily Operation. Daily working hours for a construction site shall be from thirty (30) minutes before sunrise to thirty (30) minutes after sunset.

ARTICLE 5
ENFORCEMENT

5.1 Violations Deemed a Nuisance. Every violation of this Declaration is deemed a nuisance and is subject to all the remedies for abatement or correction established by this Declaration or by law.

5.2 Legal Action Authorized. The Declarant and any Lot Owner shall have the right to enforce, by any legal proceeding, all provisions of this Declaration against any person, persons, or entities violating or attempting to violate any provision of this Declaration, to restrain or abate or otherwise recover damages for the violation, and against the land to enforce any charge or lien created by this Declaration.

5.3 Attorney Fees and Costs. The prevailing party in any action to enforce this Declaration or any rule or regulation established pursuant to the authority of this Declaration shall be entitled to an award of reasonable attorney fees, costs, and other litigation expenses incurred in such action.

ARTICLE 6
DECLARANT PROVISIONS

6.1 Application to Declarant. The Declarant shall be exempt from the provisions of this Declaration with respect to any of its activities on the Property.

6.2 Expansion of the Property. The Declarant shall have the right to expand the Property by unilaterally subjecting any Additional Property, in whole, in part, or in phases, to this Declaration during the Declarant Control Period. The Declarant shall indicate its intent to have such Additional Property bound by this Declaration on the plat of such Additional Property and shall record a declaration of annexation or supplemental declaration including and subjecting such Additional Property to this Declaration. Thereafter, such Additional Property shall be considered as part of the Property in all respects, and lots therein shall constitute Lots under this Declaration.

6.3 Withdrawal of Property. So long as it has the right to expand the Property, Declarant shall have the right to remove any portion of the Property from the coverage of this Declaration. The procedure for such withdrawal shall follow the procedure for expansion as provided in this Article.

6.4 Municipal Zoning and Subdivision Approvals. The Declarant, during the Declarant Control Period, shall have the unilateral right to further subdivide the Property and to apply for any zoning or subdivision approvals or permits from St. George City or any other applicable governmental authority with respect to the Property or any adjacent property owned by Declarant, whether or not such adjacent property is annexed into the Subdivision. This right includes but is not limited to applying for and obtaining zoning permits, subdivision approvals, plat approvals, or approvals to amend the Plat or any plats.

6.5 Declarant Business, Marketing, and Sales. Notwithstanding any provisions to the contrary contained in this Declaration, it shall be expressly permissible for Declarant, or its written designee, to maintain such facilities and conduct such activities upon the Property as in the sole opinion of Declarant may be required, convenient or reasonably incidental to the construction of homes and sale of Lots during the Declarant Control Period.

6.6 Assignment of Declarant's Rights. Any and all rights and powers of the Declarant contained in this Declaration and other Governing Documents may be delegated, transferred or assigned, in whole or in part, by the Declarant. To be effective, any such delegation, transfer, or assignment must be in writing, signed by Declarant, indicate the extent and nature of such assignment, and be recorded in the Office of the Washington County Recorder.

ARTICLE 7
AMENDMENT

7.1 Amendment by Declarant. Until termination of the Declarant Control Period, Declarant may unilaterally amend this Declaration for any purpose. Thereafter, Declarant may unilaterally amend this Declaration if such amendment is necessary (a) to bring any provision into compliance with any applicable governmental statute, rule, regulation, or judicial determination; (b) to enable any reputable title insurance company to issue title insurance coverage on any Lot; (c) to enable any institutional or governmental lender, purchaser, insurer, or guarantor of mortgage loans to make, purchase, insure, or guarantee mortgage loans on any Lot; (d) to satisfy the requirements of any local, state, or federal governmental agency; or (e) to correct any typographical error. However, any such amendment shall not adversely affect the title to any Lot unless the Owner shall consent in writing.

7.2 Amendment by Owners. Except as otherwise specifically provided above and elsewhere in this Declaration, this Declaration may be amended only by the affirmative vote or written consent, obtained by written ballot or otherwise, or any combination thereof, of Owners representing at least 67% of the total Lots in the Property.

7.3 Amendment by Owners During Declarant Control Period. No amendment made by the Lot Owners during the Declarant Control Period shall be effective unless the Declarant provides its prior express written consent to such amendment, which consent is within Declarant's sole and absolute discretion. Declarant's consent, to be effective, must be provided on the amendment and recorded in the Office of the Washington County Recorder.

7.4 Effective Date. Unless a later effective date is specified in the amendment, any amendment shall be immediately effective upon recording in the office of the Washington County Recorder a copy of such amendment. In the case of unilateral amendment by Declarant as provided for herein, such amendment shall be immediately effective upon recording in the office of the Washington County Recorder a copy of such amendment signed and verified by the Declarant.

ARTICLE 8
GENERAL PROVISIONS

8.1 Duration of Covenants. The covenants, conditions, and restrictions contained herein shall run with and bind the land for a period of twenty (20) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each, subject to amendment as herein set forth.

8.2 Notices. Any notice required under the provisions of this Declaration to be sent to any Lot Owner shall be deemed to have been properly sent when mailed, postage prepaid, to the last known address of such Owner.

8.3 Dates and Times. In computing any period of time prescribed or allowed by this Declaration, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, a Sunday, or a legal holiday (either federal or Utah state), in which event the period runs until the end of the next day that is not a Saturday, a Sunday, or a legal holiday. The deadline of the last day of the period so computed shall be 5:00 P.M., Mountain Time.

8.4 Construction and Severability. All of the terms, provisions, covenants, conditions, and restrictions contained in this Declaration shall be construed together. Invalidity of any one of said terms, provisions, covenants, conditions, or restrictions, or any part thereof, shall not affect the enforceability or applicability any of the remaining terms, provisions, covenants, conditions, and restrictions, or parts thereof.

8.5 Gender and Grammar. The singular, wherever used herein, shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

8.6 Waivers. No provision contained herein shall be deemed to have been waived by reason of any failure to enforce it, irrespective of the number of violations that may occur.

8.7 Topical Headings. The topical headings contained herein are for convenience only and do not define, limit, or construe the contents of these covenants.

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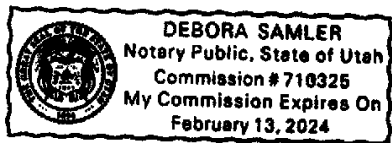
IN WITNESS WHEREOF, the undersigned has hereunto executed this Declaration this 18 day
of August, 2020.

DECLARANT:
QUALITY PROPERTIES, INC.

Ed Burgess
By: Ed Burgess
Its: President, Quality Properties, Inc.

STATE OF UTAH,)
 :SS.
County of Washington.)

On this the 18 day of August, 2020, before me
Debora Samler, a notary public, personally appeared Ed Burgess, proved
on the basis of satisfactory evidence to be the person whose name is subscribed to in this
document, and acknowledged they executed the same.



Debora Samler
Notary Public

EXHIBIT "A"

JUNIPER COVE – PHASE 1 INITIAL PHASE

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE TEAKWOOD - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 01°10'03" WEST ALONG THE SECTION LINE, A DISTANCE OF 1238.666 FEET AND NORTH 88°49'57" WEST 13.772 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 15), AND RUNNING THENCE SOUTH 14°33'34" EAST 12.500 FEET; THENCE SOUTH 16°57'54" EAST 129.077 FEET; THENCE NORTH 88°47'25" WEST 695.071 FEET; THENCE SOUTH 01°12'35" WEST 2.000 FEET; THENCE NORTH 88°47'25" WEST 160.081 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF LOT 60, SEQUOIA ESTATES - PHASE 3, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 01°15'23" EAST ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 127.500 FEET TO THE SOUTHERLY BOUNDARY OF SEQUOIA ESTATES - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°47'25" EAST ALONG SAID SUBDIVISION BOUNDARY, AND THE SOUTHERLY BOUNDARY OF SEQUOIA ESTATES - PHASE 6 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 700.010 FEET TO THE WESTERLY BOUNDARY OF SAID TEAKWOOD - PHASE 1 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) SOUTH 01°10'59" WEST 2.500 FEET; (2) SOUTH 88°47'25" EAST 27.133 FEET TO A POINT OF CURVATURE; AND (3) RUNNING NORTHEASTERLY ALONG THE ARC OF A 310.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°46'09", A DISTANCE OF 85.319 FEET TO THE POINT OF BEGINNING.

CONTAINS 105,109 SQ. FT., (2.413 ACRES)