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When Recorded Return to:
Crimson Vistas Subdivision, LLC
238 E Ford Canyon Dr.
Centerville, Ut 84014

DOC # 20210002589

Restrictive Page 1 of 8
Gary Christensen Washington County Recorder
01/13/2021 11:55:07 AM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CRIMSON VISTAS SUBDIVISION**

This Declaration of Covenants, Conditions, and Restrictions is made on the date set forth below by CRIMSON VISTAS, LLC., ("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 declares that all 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 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 insure 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 Crimson Vistas, LLC 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 of 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 Declarations.
- 1.10 "Subdivision" synonymous with the term Property.

ARTICLE 2

LAND USE

2.1 **Owner's 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 documentation 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 there on, shall be used only for single family residential purposes. Lot sizes as described on the plat are considered a 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 there on in the 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 activity shall be conducted on the property and no improvement 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 firearm shall be discharged up on the property.

2.4 **Pest Control.** No owner shall permit anything 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 it, and other pests from being present on his lot.

2.5 **Vehicle Repair.** No automobile, recreational vehicle, commercial vehicle, other motorized vehicles, 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 site 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 vehicle shall be stored upon any lot except in the side or backyard areas. Except temporarily for the purposes of loading or unloading, no such vehicle shall be parked on the driveway or elsewhere in the front set back area of a lot nor on any street located within the subdivision. All such vehicles shall be properly registered and licensed and make 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 container stored in a location away from the front of the dwelling except one 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 home; and re-located homes. No structure of a temporary nature, including but not limited to a trailer, bus, basement only dwelling, motorhome, 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 constructing on the lot within the Subdivision shall be no less than 1800 ft., exclusive of porches, decks, balconies, courtyards, patios, garages, and detached quarters or Casitas. Two-story residences with a minimum of 600 ft. of living area on the second level shall have no less than 1600 ft. 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 resident shall exceed the maximum height permitted by Saint George City ordinance.

3.4 **Exterior Building Material.** Exterior walls must be of new materials, limited to the following: stucco, brick, stone, James Hardie fiber cement siding, LP smart side or a combination thereof. Vinyl, aluminum or wood base siding shall not be allowed on homes. Materials other than specified shall be approved by the Declarant.

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

3.6 **Garages.** All residence constructed on a lot in the property shall include a fully enclosed, private garage, built to accommodate at least (2) vehicles.

3.7 **Colors.** Earth tones, black, greys or white, or a combination of these, shall be used as a primary color of homes. Pastels or high gloss finishes are discouraged. Contrasting colors may be used as accent on facia, 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 have complementary design to the main residence.

3.9 **Driveways and Walkways.** There shall be an 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 pavers tiles.

3.10 **Site Obstructions.** No structure, fence, wall, hedger shrub which obstruct site lines at elevations between two (2) and six (6) feet above the roadway, shall be placed on a corner lot within the triangular area formed by the street property lines, and lines 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 and less 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 Pre-Cast Concrete or Masonry block, Geneva Brown and be of new construction. Such walls must be maintained in good condition. Wall set back from Street in height must meet St. George city standards and ordinances. Common wall costs shall be shared with the adjoining lot.

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 motorist. 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) antennas or satellite dishes, three (3) feet or less in diameter, may be affixed to the exterior of the home or other structure.

3.14 **Landscaping.** Landscaping of the front of Lot shall be completed prior to occupancy, backyard shall be completed within a year. Landscaping shall be maintained at a reasonable standard compatible with other homes in the subdivision. Shrub and tree planting on the 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 of maintenance of utilities, drainage facilities and ingress and egress are reserved as shown up on the record 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 easement 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 companies responsible.

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 **Damages.** 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 a 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 hours (24) 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 material, earthmoving equipment, trailers, generators, mixers, screens, 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 all property that has been damaged.

4.10 **Daily Operations.** Daily work hours for a construction site shall be from thirty (30) minutes before sunrise to thirty (30) minutes after sunset unless work is within an enclosed structure.

ARTICLE 5

DECLARANT PROVISIONS

- 5.1 **Violations Deemed a Nuisance.** Every violation of the Declaration is deemed a nuisance and is subject to all the remedies for abatement or correction established by the 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 entity is 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 establish pursuant to the authority of the Declaration, shall be entitled to an award of reasonable attorney fees, cost, 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 it's intent to have such additional property down by the Declaration on the plat of such additional Property and shall record a declaration of annexation or supplemental Declaration including and subtracting 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 which has not yet been improved or structures from the coverage of the Declaration. The procedure for such withdrawal shall follow the procedure for expansion as provided in this article.
- 6.4 **Municipal Zoning in Subdivision Approvals.** The Declarant, during the Declarant control, 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's shall be expressly permissible for Declarant, or it's written designee, to maintain such facilities and conduct such activities upon the property as in the soul 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 the Declarant, indicate the extent and nature of such assignment, and be recorded in the office of the Washington County Recorder.

ARTICLE 7

ENFORCEMENT

7.1 **Amendment by Declarant.** Until termination of the declare in control period, Declarant may unilaterally amend this declaration for any purpose. Thereafter, declarant may unilaterally amend this declaration of 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, ensure, or guarantor of mortgage loan to make, purchase, insure, or guarantee mortgage loans on any lot; (d) to satisfy the requirements of any local, state, or 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 the Declaration, this Declaration may be amended only by that affirmative vote or written consent, obtained by written ballot or otherwise, or any combination thereof, or 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, shall be effective unless the Declarant provides its prior express written consent to such amendment, which consent is within Declarant sole and absolute discretion. The 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 the 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 by 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 Covenant 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 the Governing Documents, 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, or 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 PM., Mountain Time.

8.4 **Construction and Severability.** All the terms, provisions, covenants, conditions, and restrictions contained in this Declaration shall be construed together. Invalidation 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, were ever 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 Heading.** The topical headings contained herein are for convenience only and do not define, limit, or construe the contents of these covenants.

IN WITNESS WHEREOF, the undersigned has hereunto executed this Declaration this 10 day of December, 2020

DECLARANT:

Crimson Vistas, LLC

Kent Stanger

By: Kent Stanger

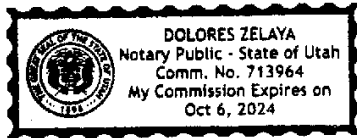
Its: Developer/Owner

STATE OF UTAH,)

:ss.

County of Washington.)

On this the 10TH day of DECEMBER, 2020 before me DOLORES ZELAYA, a notary public, personally appeared KENT STANGER, 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.



Dolores Zelaya
Notary Public



43 South 100 East, Suite 100 T 435.628.6500
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alphaengineering.com

CRIMSON VISTAS PHASE 1 SUBDIVISION

Commencing at the East ¼ corner of Section 3, Township 43 South, Range 15 West, Salt Lake Base and Meridian, North 88°57'16" West 1993.70 feet along the section line to the point of beginning, and running thence South 00°43'55" West 511.78 feet to and along the east line of Lot 5 and Lot 4, Block 3, R.C. Lund's Entry; thence North 88°54'04" West 38.64 feet; thence South 01°05'56" West 111.39 feet; thence South 88°58'41" East 12.19 feet; thence South 00°57'24" West 161.24 feet; thence North 89°02'36" West 2.34 feet; thence South 00°57'24" West 114.99 feet; thence North 89°04'33" West 431.35 feet; thence North 00°41'17" East 8.99 feet; thence North 89°18'15" West 160.96 feet; thence North 00°42'20" East 892.26 feet; thence South 88°57'16" East 623.32 feet to the point of beginning.

Contains 12.56 acres, more or less.