

Restrictive Covenants
Sheep Creek Estates Phase 1,2X



"W2100416"

Architectural Amendments and Rules

PART A: Preamble
(same as previously proposed)

PART B: Residential Area Covenants

22-164-0001 thru 0021

22-165-0001 thru 0017

22-166-0001 thru 0017

22-228-0001 thru 0013

22-229-0001 thru 0013

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1. Land Use and Building Type. No lot will be used except for residential purposes. No building will be erected, altered, placed, or permitted to remain on any lot other than a detached single family dwelling not to exceed two (2) stories in height and not less than (2) or more attached garages. No carports are allowed. All construction to be of new materials. All construction requires Weber County permit.
2. No construction will commence until the plans and specifications including the location of the construction has been approved by the architectural control committee to assure the quality of workmanship and the materials are in keeping with the exterior design of existing homes. Location of the building will be evaluated with respect to finish elevation.
3. Two complete sets of plans must be submitted to the committee, one signed and returned to the contractor and one signed set will be retained in a permanent file by the committee. The committee is entitled to approve plans and specifications which are not in strict compliance with these covenants, if the committee determines such would be in the best interest of the subdivision.
4. Dwelling Quality and Size. Any one-story residence shall contain not less than 1800 square feet of living space, exclusive of porches, garages, and patios. Any two-story residence shall contain not less than 2400 square feet of living space on the ground and upper level, with not less than 1600 square feet on ground level.

All out buildings, sheds, garages, etc., will be constructed of the same material and have the same design as the main home.

No plan will be allowed to be built more than once in the subdivision without special approval of the architectural committee.

Materials. We are encouraging a natural look, "Mountain Home Design", in keeping with the beautiful surroundings. Materials are to be limited to those conducive to this design.

Each home is encouraged to have at least 5-10% natural wood, but not to exceed 90%. Stucco should not be more than 70% of the exterior. Rock and synthetic rock not more than 50%. Brick use and other man made material to be

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determined by the architectural committee. No vinyl or aluminum will be allowed, except for soffit and fascia only. Roofing materials are to be architectural shingle or better.

Colors are to be natural and in alignment with the "Mountain Home Design".

Fencing is not allowed between lots other than those approved by the architectural control committee.

5. Building location as per Weber County specifications.
6. Easements. Such easements and rights of way will be reserved to the undersigned, its successors and assigns, on and over maintenance and operation therein or thereon of drainage pipes or conduits and pipes, conduits, poles, wire and other electricity, power, water, telephone services, sewage and other things for convenience to the owners of the lots in said tract and may be shown on said map and the undersigned, its successors, and assigns, will have the right to reserve any or all the lots shown on said map. No structures of any kind will be erected over any such easement except upon written permission of the owner of the easement, their successors or assigns.
7. Nuisances. No noxious or offensive activity will be carried on upon any lot, nor will anything be done thereon which may be or become nay annoyance or nuisance to the neighborhood. No clothes drying or storage of any articles which are unsightly on patios, unless in enclosed areas built and designed for such purposes. No automobiles, trailers, boats, or other vehicles are to be stored on the streets.
8. (same as previously proposed)
9. (same as previously proposed)
10. (same as previously proposed)
11. (same as previously proposed)
12. (same as previously proposed)
13. Totally deleted.
14. (same as previously proposed)

PART C: Fees

1. All lots are subject to certain fees that will be known as "Home Owner Association Fees", this is to be assessed through quarterly billings. These fees will help keep all common areas in repair and operation.

PART D: Architectural Control Committee
(same as previously proposed)

PART E: Common Area Provisions
(same as previously proposed)

PART F: General Provisions
(same as previously proposed)

Changes made according to Article 3, section 8, (Association rules), paragraph C. and Article 5, section 5. (Architectural rules).

DATE 4/22/05

ARCHITECTURAL COMMITTEE [Signature]

HOME OWNERS ASSOCIATION OSHA product

DEVELOPER Nathan A. Brown
manager North Edon Acres

STATE OF UTAH
COUNTY OF WEBER

NOTARY Jeneal S. Martinez

