



W3245492

E# 3245492 PG 1 OF 2
LEANN H KILTS, WEBER CTY. RECORDER
12-JUL-22 301 PM FEE \$.00 DC
REC FOR: WEBER COUNTY PLANNING

WINSTON PARK PRUD SUBDIVISION OPEN SPACE COVENANT

The Winston Park PRUD Subdivision ("Winston Park") 1 shall be subject to the following covenants:

1. There are two categories of Open Space in Winston Park:
 - a. Common Area Open Space
 - b. Open Space
2. Common Area Open Space
 - a. Common Area A and B are to be designated as Common Area Open Space.
 - b. Common Area B is to have sufficient secondary water so as to be able to maintain turf grass in a manner satisfactory to the owners within Winston Park.
 - c. Secondary water for Common Area 'B', shall be supplied form Hooper Irrigation.
 - d. Common Area Open Space is to be owned and maintained by the Homeowners Association.
3. Parcel 'A' Open Space
 - a. Parcel A is to be dedicated as Agricultural Preservation Open Space.
 - b. Agricultural Open Space is to be owned and maintained by a private entity (or entities) and is to be used for agricultural purposes.
 - c. Agricultural Open Space Parcel 'A' shall be fenced so as to separate the agricultural use on Parcel 'A' from the adjacent residential use.
4. An exhibit, in color, of this plan is attached and shall be recorded with this covenant.
5. This covenant shall be recorded with the Winston Park PRUD Subdivision plat.

15-796-0001 - 0056

By: Wade Rumsey

Date: July 12, 2022

Its: member/manager

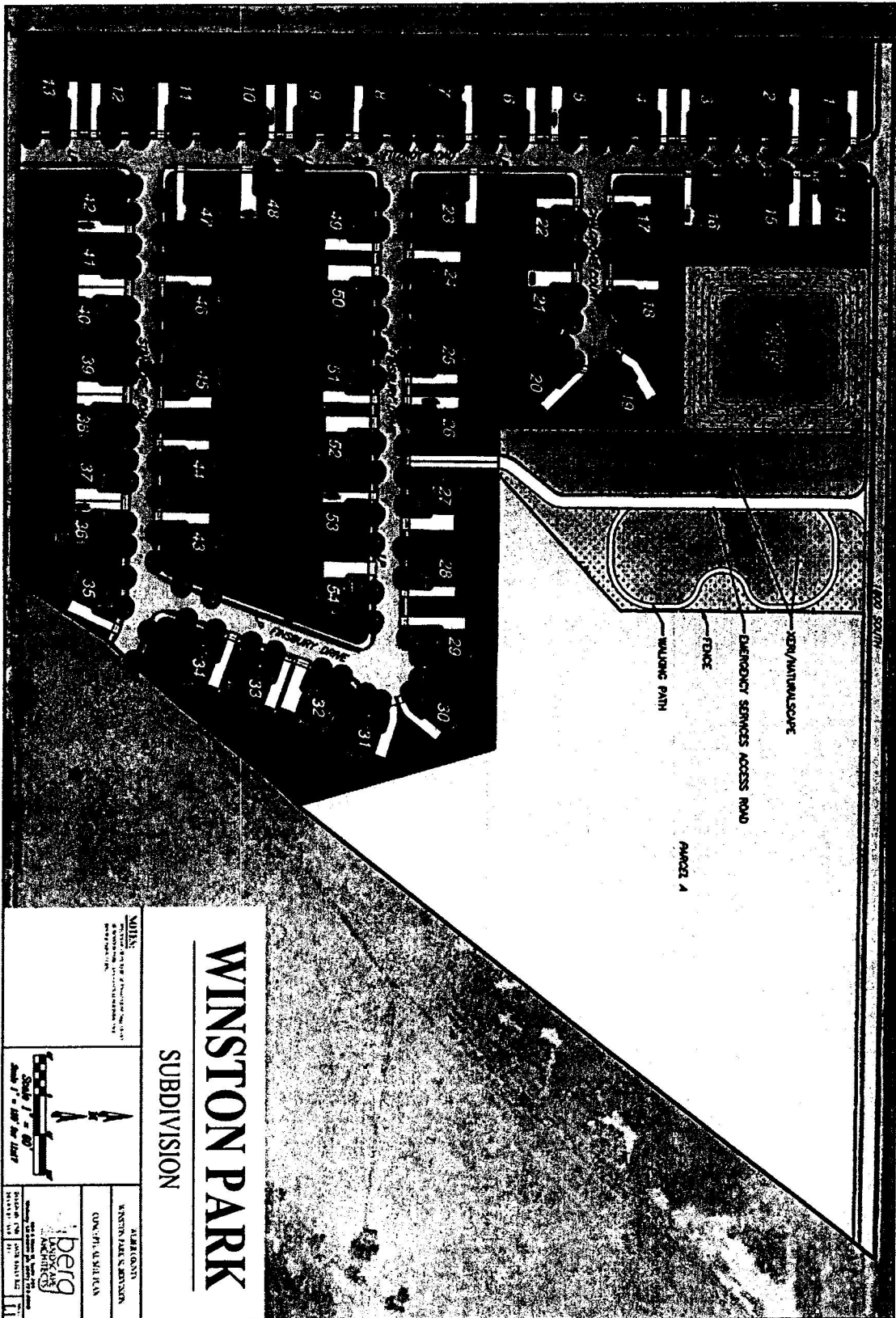
STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On this 12 day of July, 2022, personally appeared before me Wade Rumsey the signer of the above instrument, who duly acknowledge to me that he is the member/manager of Ooden 3, LLC, named above, and that he executed the above instrument on behalf of the LLC as such member/manager

June Nelson
Notary Public

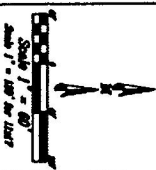


EXHIBIT A



WINSTON PARK SUBDIVISION

NOTES:
 1. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THEIR WRITTEN CONSENT.
 2. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT.



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