W3245492

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

   15-746-0001 - 0056

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.

By: _____

Its: _Member / Manager_
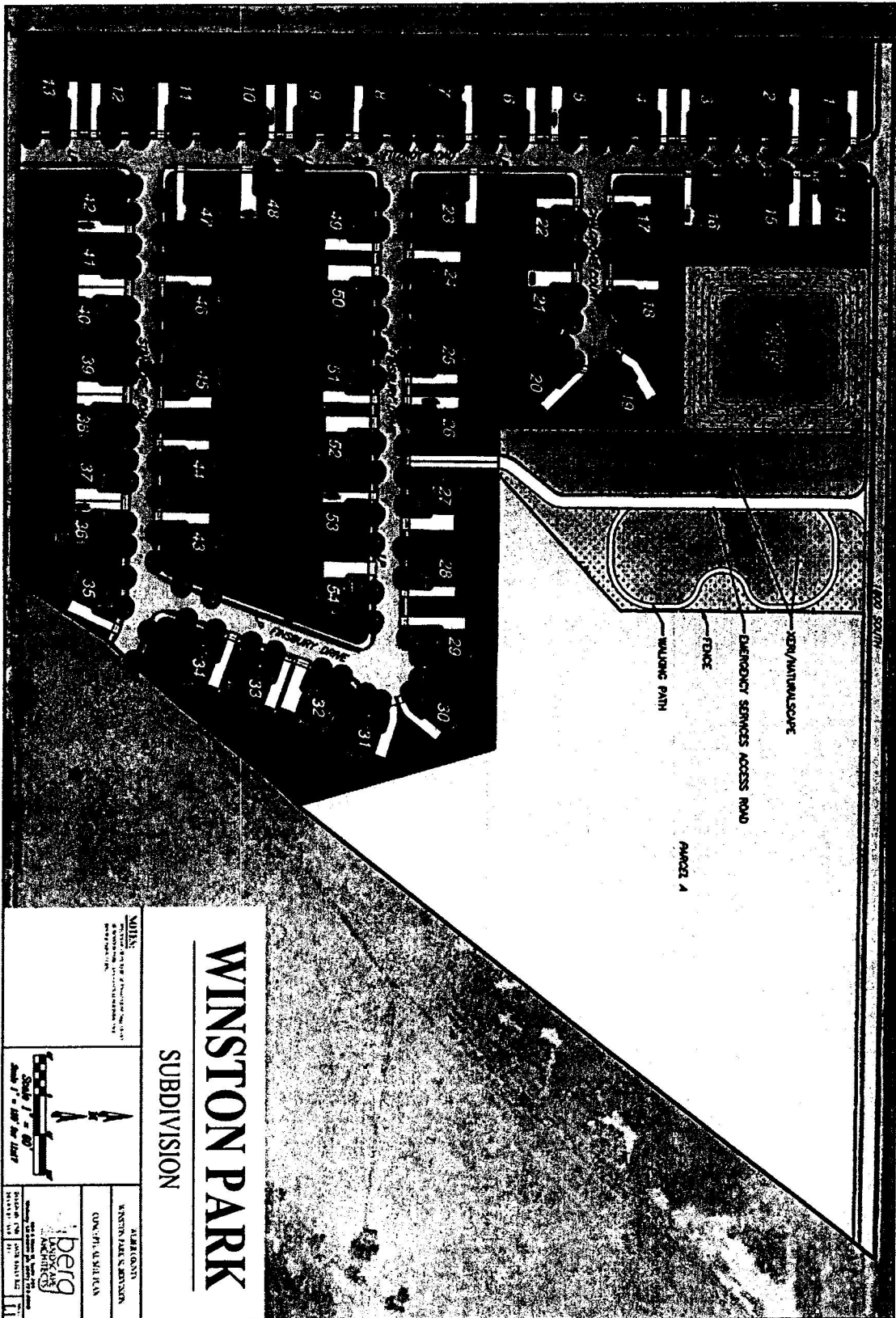
Date: _July 12, 2022_

STATE OF UTAH)
                 :ss
COUNTY OF WEBER)

On this __12__ day of _July_, 20_22_, personally appeared before me _Wade Rumsey_ the signer of the above instrument, who duly acknowledge to me that he is the _member/Manager_ of _Ogden 3, LLC_, named above, and that he executed the above instrument on behalf of the _LLC_ as such _Member/Manager_
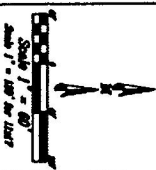
_____
Notary Public

EXHIBIT A

WINSTON PARK
SUBDIVISION