

When recorded, please mail to:

Oquirrh Mountain Water Company
P.O. Box 540478
North Salt Lake, UT 84054

Tooele County Tax Parcel Nos.: 05-029-0-0050 and 05-028-0-0059

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WATER CONSERVATION**

AT

LAKE POINT HEIGHTS SUBDIVISION

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATER CONSERVATION AT LAKE POINT HEIGHTS SUBDIVISION (the "Water Declaration") is made effective as of October 22nd, 2020 (the "Effective Date"), by SADDLEBACK PASTURES, L.C., a Utah limited liability company (referred to herein as "Declarant"), with respect to the following:

WHEREAS, the Declarant has or intends to file for recordation in official records of the Recorder of Tooele County, Utah (the "Official Records") the **LAKE POINT HEIGHTS SUBDIVISION** (the "Plat") upon the real property located in Tooele County, State of Utah, and more particularly described on Exhibit "A" attached hereto (the "Land") in order to subdivide it into twenty-one (21) single-family residential Lots (a "Lot" or if more than one, "Lots");

WHEREAS, the Declarant has subjected the Plat to that certain *Declaration of Covenants, Conditions, and Restrictions For Lake Point Heights Subdivision* dated October 22nd, 2020, and recorded with the Recorder's Office on October 22nd, 2020, as Entry No. 524893 in the Official Records (the "Master Declaration"; capitalized terms in this Water Declaration shall have the same meaning as in the Master Declaration, unless otherwise defined herein);

WHEREAS, water service to the Lots within the Plat is provided by OQUIRRH MOUNTAIN WATER COMPANY, a Utah non-profit mutual water company ("OMWC");

WHEREAS, at the time of purchase of each Lot, the Declarant has provided to the owner ("Owner") of each Lot the number of shares of OMWC Class B Common Stock ("OMWC Class B Stock") as provided for and defined below as the Overall Water Allowance;

WHEREAS, one (1) share of OMWC Class B Stock entitles the holder thereof to one (1) acre foot ("AF") of water annually, which equates to approximately 325,851 gallons of water per year;

WHEREAS, water is a relatively scarce and valuable resource in the State of Utah and the Declarant desires to promote and ensure its conservation and efficient use on the Lots;

Entry #: 524894
10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS

Page: 2 of 16
FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County Recorder

WHEREAS, pursuant to Section 4.08 of the Master Declaration, the Owner of each Lot in the Plat is required to submit a Landscape Plan to OMWC (defined below);

WHEREAS, this Water Declaration is intended to assist the Owners of Lots in designing, implementing, and operating a Landscape Plan that will be aesthetically pleasing while at the same time one that can be sustained over the long run within the Overall Water Allowance;

WHEREAS, if an Owner exceeds his or her annual Overall Water Allowance, OMWC's overuse or overage rates will apply, which are structured to be more costly to the Owners (compared with the standard assessments per share) in order to encourage the conservation of water;

WHEREAS, based upon the average water use of a homeowner in the OMWC's service area, residential customers on average consume for Indoor Use (defined below) approximately zero point two five (0.25) AF or 81,463 gallons of water per year (the "Indoor Use Allowance");

WHEREAS, the Declarant desires to file this Water Declaration in order to promote water conservation and to specify the manner in which water may be used upon the Lots within the Plat.

NOW, THEREFORE, Declarant hereby declares that all of the Land and the Lots created therein are hereby subjected to the provisions of this Water Declaration and shall be sold, transferred, conveyed, used, leased, occupied, developed, resided upon, landscaped, mortgaged, or otherwise hypothecated or otherwise encumbered, and held subject to the terms of this Water Declaration hereinafter set forth, and which shall run with the title to, the Land and Lots hereby or hereafter made subject hereto. This Water Declaration shall be binding on all persons having any right, title, or interest in all or any portion of the Land and Lots now or hereafter made subject hereto, their respective heirs, legal representatives, successors, successors-in-title, and assigns.

1. DEFINITIONS. The following words, when used in this Water Declaration shall have the following meanings:

(a) "Bubbler": An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

(b) "Drip Emitter": Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

(c) "Extra-Drought Tolerant Plant": A plant that can survive without irrigation throughout the year once established, ~~although supplemental water may be desirable during drought periods for improved appearance and disease resistance.~~

(d) "Grading Plan": The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscaped area.

(e) "Ground Cover": Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than 12 inches.

(f) "Hardscape": Patios, decks and paths. Does not include driveways and sidewalks.

Entry #: 524894

10/22/2020 02:50:47 PM

RESTRICTIVE COVENANTS

Page: 3 of 16

FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

(g) "Indoor Use": Use of water within the residential dwelling on a Lot for domestic purposes, excluding Outdoor Use of water.

(h) "Irrigation Efficiency": The measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

(i) "Irrigation Plan": The Irrigation Plan shows the components of the irrigation system with water meter size, backflow prevention, Precipitation Rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

(j) "Landscape Plan": The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this Water Declaration. The Landscape Plan shall include a Planting Plan and an Irrigation Plan.

(k) "Landscape Zone": A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A Landscape Zone can be served by one irrigation valve, or a set of valves with the same schedule.

(l) "Landscaping": Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, bark chips or Mulch ; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.

(m) "Mulch": Any material such as bark, wood chips or other materials left loose and applied to the soil.

(n) "Outdoor Use": The use of water on a Lot for irrigation of Landscaping and other uses outside of a residential dwelling, but excluding Indoor Use.

(o) "Planting Plan": A Planting Plan identifies and locates new and existing trees, shrubs, Ground Covers, Turf areas, driveways, sidewalks, Hardscape features, and fences.

(p) "Precipitation Rate": The depth of water applied to a given area, usually measured in inches per hour.

(q) "Rain Shut-Off Device": A device wired to the automatic controller that shuts off the irrigation system when it rains.

(r) "Runoff": Irrigation water that is not absorbed by the soil or landscape area to which it is applied and which flows onto other areas.

(s) "Spray Sprinkler": An irrigation head that sprays water through a nozzle.

(t) "Stream Sprinkler": An irrigation head that projects water through a gear rotor in single or multiple streams.

- (u) **“Turf”**: A surface layer of earth containing mowed grass with its roots.
- (v) **“Water Audit”**: An on-site survey and measurement of irrigation equipment and management efficiency, and the generation of recommendations to improve Irrigation Efficiency.

2. **WATER ALLOCATIONS.** At the time of conveyance of each Lot to the initial Owner, the Declarant shall sell, assign, and transfer to such Owner zero point six five (0.65) shares of OMWC Class B Stock (which equates to 0.65 AF of water annually), which allows the Owner the use of approximately 211,803 gallons of water annually for both Indoor Use and Outdoor Use (the **“Overall Water Allocation”**). Subtracting the Indoor Use Allocation of 0.25 AF per year (the **“Indoor Water Allocation”**), from the Overall Allocation of 0.65 AF per year leaves an allowance for outdoor water use of approximately 0.40 AF or approximately 130,340 gallons per year (the **“Outdoor Water Allocation”**). Notwithstanding the foregoing, a Lot owner may develop, own and maintain his own well on a Lot for purposes of providing additional water for the Lot, pursuant to the Lot owner’s own appropriated or other water right secured independently through the Division of Water Rights. Any such well shall be owned, maintained, repaired and replaced by the Lot owner at his sole cost and expense.

3. **LANDSCAPE PLAN.** A MINIMUM OF TEN (10) DAYS PRIOR TO INSTALLING ANY LANDSCAPING OR IRRIGATION INFRASTRUCTURE ON A LOT, THE OWNER OF SUCH LOT SHALL PREPARE AND SUBMIT A LANDSCAPE PLAN TO OMWC FOR OMWC’S NON-BINDING REVIEW. OMWC MAY ELECT TO REVIEW OR NOT SUCH LANDSCAPE PLANS, IN ITS SOLE DISCRETION. REGARDLESS OF OMWC’S REVIEW, THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING LANDSCAPING AND OTHER IMPROVEMENTS UPON SAID OWNER’S LOT THAT COMPLY WITH THIS WATER DECLARATION AND THAT CONSUME NO MORE WATER ANNUALLY THAN THE OVERALL WATER ALLOCATION.

LANDSCAPE PLANS SHALL BE DELIVERED TO OMWC BY EMAIL
TO:

LANDSCAPEPLANS@OMWC.US

The Landscape Plan shall include, the following items:

(a) **Planting Plan.** A detailed Planting Plan drawn at a scale that clearly identifies the following:

- (i) Location of all plant materials;
- (ii) Property lines and street names;
- (iii) Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
- (iv) Existing trees and plant materials to be removed or retained; and
- (v) Location of all area within a Lot to be left in native vegetation.

Entry #: 524894
10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS

Page: 5 of 16
FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

(b) Irrigation Plan. A detailed Irrigation Plan drawn at the same scale as the Planting Plan shall contain, the following information:

(i) Layout of the irrigation system and a legend summarizing the type and size of all components of the system; and

(ii) Installation details for irrigation components.

(iii) The Irrigation Plan, when taken together with other Outdoor Uses of water, should be designed not to use more than the Outdoor Water Allocation.

4. LANDSCAPE DESIGN STANDARDS. Declarant recommends that the Landscape Plan be based upon the following Landscape Design Standards:

(a) Plant Selection. Plants selected for landscape areas should consist of plants that are well-suited to the microclimate and soil conditions at the Land. Plants with similar water needs should be grouped together as much as possible. A partial list of recommended plant species is included in Exhibit "B" attached hereto. Furthermore, Owners and their landscape designers are encouraged to visit: <http://www.waterwiseplants.utah.gov/> and <http://www.conservewater.utah.gov/> for additional input and guidance. It is recommended that areas landscaped with Turf be minimized.

(b) Transition Areas. For projects located at the interface between urban areas and natural open space (non-irrigated), Extra-Drought Tolerant Plants should be selected that will blend with the native vegetation and are fire resistant or fire retardant. Plants with low fuel volume or high moisture content should be emphasized. Plants that tend to accumulate excessive amount of dead wood or debris should be avoided.

(c) Mulch. After completion of all planting, all irrigated non-Turf areas should be covered with a minimum four inch layer of Mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material should not be placed under the mulch.

(d) Soil Preparation. Soil preparation should be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation should include scarifying the soil to a minimum depth of six inches and amending the soil with organic material as needed.

5. IRRIGATION DESIGN STANDARDS. Declarant recommends that the Irrigation Plan be based upon the following Irrigation Design Standards:

~~(a) Automatic Controller.~~ All irrigation systems should include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers should be equipped with an automatic Rain Shut-Off Device.

(b) Distinct Valves. Each valve should irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-Turf areas should be irrigated on separate valves. Drip Emitters and Bubblers, Spray Sprinklers, and Stream Sprinklers should be placed on separate valves.

Entry #: 524894
10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS

Page: 6 of 16
FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

(c) Tree Irrigation. Drip Emitters or a Bubbler should be provided for each tree. Bubblers should not exceed 1.5 gallons per minute per device. Bubblers for trees should be placed on a separate valve.

(d) Sprinklers. Sprinklers should have matched Precipitation Rates with each control valve circuit.

(e) Drip Irrigation Lines. Drip irrigation lines are generally located above ground but covered by Mulch. Filters and end flush valves should be provided as necessary.

(f) Irrigation Hours. Valves with Spray Sprinklers or Stream Sprinklers should be scheduled to operate between 6 p.m. and 10 a.m. to reduce water loss from wind and evaporation.

(g) Repeat Cycles. Program valves for multiple repeat cycles should be utilized where necessary to reduce Runoff, particularly on slopes and soils with slow infiltration rates.

6. INDOOR WATER USE. To stay within the Indoor Water Allocation, it is recommended that Owners utilize water conserving appliances and fixtures.

7. TURF LIMITATIONS; PLANTER AREAS. THE AMOUNT OF TURF AREA SHALL NOT EXCEED FIVE THOUSAND (5,000) SQUARE FEET IN ORDER TO STAY WITHIN THE OVERALL WATER ALLOCATION AND AVOID WATER OVERAGE FEES. THE LANDSCAPING DIAGRAMS ATTACHED HERETO AS EXHIBIT "C" PROVIDE EXAMPLES OF A POSSIBLE LANDSCAPING CONFIGURATIONS FOR TYPICAL LOTS. PLANTER AREAS SHOULD CONFORM AS CLOSELY AS POSSIBLE TO THE PLANTING PLAN.

8. WATER AUDITS. Declarant and/ OMWC shall have the right to perform Water Audits at any time before, during or after the irrigation system and landscape installation, and recommend corrective measures to the applicable Owner to maximize water conservation.

9. PERSONS BOUND BY THIS WATER DECLARATION. The covenants, conditions, and restrictions in this Water Declaration shall run with the land, and all Owners, purchasers or occupants thereof shall, by acceptance of contracts or deeds, possession or occupancy, be conclusively deemed to have consented and agreed with the present and future Owner(s) of each Lot and Declarant, and with their respective successors and assigns to conform to and observe the covenants, conditions, restrictions and stipulations set forth this Water Declaration.

10. DURATION. The provisions of this Water Declaration shall be and remain effective in perpetuity.

11. AMENDMENT. This Water Declaration may be changed, altered or amended, at any time by the affirmative action of OMWC and the Owners of 67% of the eligible votes of Owners of Lots within the Plat. Any amendment so authorized shall be accomplished through the recordation with the Official Records of an instrument executed by OMWC and such Owners. Notwithstanding the foregoing, the water allocations provided for in Section 2 of this Declaration may not be amended.

Entry #: 524894
10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS

Page: 7 of 16
FEE: \$40.00 BY CHRISTOPHER F ROBINSON
Jerry Houghton, Tooele County County Recorder

IN WITNESS WHEREOF, the undersigned, as the Owner of the Land, has executed this Water Declaration as of the Effective Date.

SADDLEBACK PASTURES, L.C.,
a Utah limited liability company

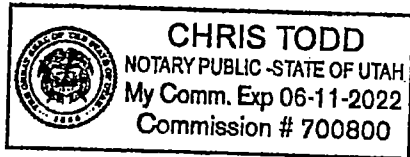
By: Christopher F. Robinson
Christopher F. Robinson, Manager

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the 22 day of OCTOBER, 2020, personally appeared before me Christopher F. Robinson who being by me duly sworn did say is a Manager of Saddleback Pastures, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company.

Chris Todd
NOTARY PUBLIC
Residing at: DAVIS COUNTY, UTAH

My Commission Expires:
6-11-20



Entry #: 524894
10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS
Page: 8 of 16
FEE \$40.00 BY CHRISTOPHER F ROBINSON
Jerry Houghton, Tooele County County Recorder

EXHIBIT "A"

LEGAL DESCRIPTION FOR THE LAND

A parcel of land located in the Southeast Quarter of Section 10 and the Southwest Quarter of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, more particularly described as:

Beginning at the intersection of the south line of Lake Point Vistas Plat 2 as recorded in the Office of the Tooele County Recorder as Entry No. 497659 and the West Section Line of Section 11, Township 2 South, Range 4 West, Salt Lake Meridian, said point lies South 00°11'20" West along said section line 1,327.94 feet from the West Quarter Corner of said Section 11, (basis of bearing being S 00°11'20" W between the West Quarter Corner and the Southwest Corner of Section 11, T2S, R4W, SLB&M), and running thence South 89°31'58" East along said south line of said Plat 2 1,324.51 feet to the southeast corner of said Plat 2; thence South 00°12'01" West 94.78 feet to the northwesterly right-of-way line of the Oregon Short Line Railroad, approved November 5th, 1903, Serial File No. 36; thence South 53°59'08" West along said right-of-way 1,641.39 feet to said West Section Line; thence North 00°11'20" East along said West Section Line 479.68 feet; thence northwesterly along the arc of a 958.00 foot radius non-tangent curve to the left, through a central angle of 02°36'04" a distance of 43.49 feet (chord bearing N 74°46'27" W, chord length 43.49'); thence North 00°11'20" East 355.02 feet; thence northwesterly along the arc of a 15.00 foot radius tangent curve to the left, through a central angle of 89°43'16" a distance of 23.49 feet (chord bearing N 44°40'20" W, chord length 21.16'); thence North 00°02'59" East 60.00 feet; thence northeasterly along the arc of a 15.00 foot non-tangent curve to the left, through a central angle of 90°16'42" a distance of 23.63 feet (chord bearing N 45°19'41" E, chord length 21.26'); thence North 00°11'20" East 134.61 feet to the south line of Lake Point Estates Phase 2, Lot 211 as recorded in said office as Entry No. 293407, said line also being the extension of said south line of said Lake Point Vistas Plat 2; thence South 89°58'12" East along said south line of said Lot 211 and said south line of said Lake Point Vistas Plat 2 42.00 feet to the point of beginning.

Containing 797,403 square feet or 18.306 acres.

Tooele County Tax Parcel Nos. 05-029-0-0050 and 05-028-0-0059

Entry #: 524894

10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS

Page: 9 of 16

FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

EXHIBIT "B"

List of Recommended Landscape Plant Species

[SEE ATTACHED]

WATER-WISE PLANTS FOR UTAH

The following plant list was compiled by the Utah Water-Wise Plants Committee for use with its **Water-Wise Plant Tagging Program**. Please use this list to find plants that are appropriate for Utah's climate and conditions. For specific plant information and design ideas please visit www.waterwiseplants.utah.gov

ALPHA BY LATIN NAME

Entry #: 524894
 10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS
 Page: 10 of 16
 FEE \$40.00 BY CHRISTOPHER F ROBINSON
 Jerry Houghton, Tooele County Recorder

CONIFEROUS TREES

<i>Abies concolor</i>	White Fir	<i>Pinus aristata</i>	Bristlecone Pine
<i>Calocedrus decurrens</i>	Incense Cedar	<i>Pinus edulis</i>	Pinyon Pine
<i>Cedrus atlantica glauca</i>	Blue Atlas Cedar	<i>Pinus flexilis</i>	Limber Pine
<i>Cedrus libani</i>	Cedar of Lebanon	<i>Pinus monophylla</i>	Single-Needled Pinyon
<i>Cupressus arizonica</i>	Arizona Cypress	<i>Pinus nigra</i>	Austrian Pine
<i>Juniperus osteosperma</i>	Utah Juniper	<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	<i>Pinus sylvestris</i>	Scotch Pine

DECIDUOUS TREES

<i>Acer campestre</i>	Hedge Maple	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree
<i>Acer ginnala</i>	Amur Maple	<i>Koeleruteria paniculata</i>	Goldenrain Tree
<i>Acer grandidentatum</i>	Bigtooth Maple	<i>Maclura pomifera</i>	Osage Orange
<i>Acer tataricum</i>	Tatarian Maple	<i>Parrotia persica</i>	Persian Ironwood
<i>Acer truncatum</i>	Shantung Maple	<i>Ptelea trifoliata</i>	Hop Tree
<i>Amelanchier sp.</i>	Serviceberry	<i>Quercus gambelii</i>	Gambel Oak
<i>Catalpa speciosa</i>	Western Catalpa	<i>Quercus macrocarpa</i>	Bur Oak
<i>Celtis occidentalis</i>	Common Hackberry	<i>Quercus muehlenbergii</i>	Chinkapin Oak
<i>Chilopsis linearis</i>	Desert Willow	<i>Robinia neomexicana</i>	New Mexico Locust
<i>Corylus colurna</i>	Turkish Filbert	<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Cotinus obovatus</i>	American Smoke Tree	<i>Syringa reticulata</i>	Japanese Lilac Tree
<i>Crataegus douglasii</i>	Douglas Hawthorne	<i>Ulmus parvifolia (parviflora)</i>	Lacebark/Chinese Elm
<i>Fraxinus anomala</i>	Single-Leaf Ash	<i>Zelkova serrata</i>	Zelkova
<i>Ginkgo biloba</i>	Ginkgo		

SHRUBS

<i>Agave utahensis</i>	Utah Agave	<i>Krascheninnikovia lanata</i>	Winterfat
<i>Amorpha canescens</i>	Leadplant	<i>Mahonia aquifolium</i>	Oregon Grape
<i>Artemisia cana</i>	Silver Sage	<i>Mahonia fremontii</i>	Fremont Holly
<i>Artemisia filifolia</i>	Sand Sage	<i>Peraphyllum ramosissimum</i>	Sqaw Apple
<i>Artemisia frigida</i>	Fringed Sage	<i>Philadelphus microphyllus</i>	Littleleaf Mockorange
<i>Artemisia nova</i>	Black Sage	<i>Physocarpus malvaceus</i>	Mallow-leaved Ninebark
<i>Artemisia tridentata</i>	Big Sage	<i>Physocarpus opulifolius</i>	Ninebark
<i>Atriplex canescens</i>	Fourwing Saltbrush	<i>Pinus mugo</i>	Mugo Pine
<i>Atriplex confertifolia</i>	Shadscale	<i>Potentilla fruticosa</i>	Shrubby Cinquefoil
<i>Buddleia davidii</i>	Butterfly Bush	<i>Prunus pumila v. besseyi</i>	Sand Cherry
<i>Caragana arborescens</i>	Siberian Peashrub	<i>Purshia mexicana</i>	Cliffrose
<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	<i>Quercus turbinella</i>	Shrub Live Oak
<i>Ceanothus martinii</i>	Utah Mountain Lilac	<i>Rhus aromatica</i>	Fragrant Sumac
<i>Cercocarpus intricatus</i>	Little-Leaf Mtn Mahogany	<i>Rhus glabra</i>	Smooth Sumac
<i>Cercocarpus ledifolius</i>	Curly-Leaf Mtn Mahogany	<i>Rhus trilobata</i>	Squawbush
<i>Cercocarpus montanus</i>	Alder-Leaf Mtn Mahogany	<i>Rhus typhina</i>	Staghorn Sumac
<i>Chamaebatiaria millefolium</i>	Fernbush	<i>Ribes aureum</i>	Golden Currant
<i>Cotinus coggygria</i>	Smoke Bush	<i>Rosa glauca (rubrifolia)</i>	Shrub Rose
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	<i>Rosa rugosa</i>	Rugosa Rose
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	<i>Rosa woodsii</i>	Woods Rose
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	<i>Rubus deliciosus</i>	Rocky Mtn Thimbleberry
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	<i>Salvia dorrii</i>	Dorr Sage
<i>Cytisus scoparius</i>	Scotch Broom	<i>Shepherdia argentea</i>	Silver Buffaloberry
<i>Ephedra viridis</i>	Green Mormon Tea	<i>Sorbaria sorbifolia</i>	False Spirea
<i>Ericameria nauseosus</i>	Rubber Rabbitbrush	<i>Symphoricarpos orbiculatus</i>	Coralberry
<i>Fallugia paradoxa</i>	Apache Plume	<i>Symphoricarpos oreophilus</i>	Mountain Snowberry
<i>Forestiera neomexicana</i>	New Mexican Privet	<i>Symphoricarpos x chenaultii</i>	Snowberry
<i>Genista hispanica</i>	Spanish Broom	<i>Syringa vulgaris</i>	Lilac
<i>Genista pilosa</i>	Silky-Leaf Broom	<i>Viburnum lantana</i>	Wayfaring Tree
<i>Genista tinctoria</i>	Common Woadwaxen	<i>Viburnum rhytidophyloides</i>	Blackhaw
<i>Holodiscus dumosus</i>	Mountain Spray	<i>Viburnum rhytidophyllum</i>	Leather-Leaf Viburnum
<i>Iliamna rivularis</i>	Maple Mallow	<i>Yucca sp.</i>	Yucca
<i>Juniperus sp.</i>	Juniper	<i>Zizophora clinopodioides</i>	Blue Mint Bush
<i>Kolkwitzia amabilis</i>	Beauty Bush		

Page: 11 of 16
 FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

PERENNIALS

<i>Achillea filipendula</i> 'Gold Plate'	'Gold Plate' Yarrow	<i>Teucrium</i> sp.	Coral Bells
<i>Achillea millefolium</i>	Common Yarrow	<i>Hymenoxis acaulis</i>	Sundancer Daisy
<i>Achillea tomentosa</i>	Wooly Yarrow	<i>Iberis sempervirens</i>	Candytuft
<i>Achillea x 'Coronation Gold'</i>	'Coronation Gold' Yarrow	<i>Iris</i> sp.	Iris
<i>Achillea x 'Moonshine'</i>	'Moonshine' Yarrow	<i>Kniphofia uvaria</i>	Red-Hot Poker/Torch Lily
<i>Aethionema schistosum</i>	Stonecress	<i>Lavandula angustifolia</i>	English Lavender
<i>Agastache rupestris</i>	Sunset Hyssop	<i>Leucocjum aestivum</i>	Summer Snowflake
<i>Alchemilla</i> sp.	Lady's Mantle	<i>Liatris punctata</i>	Dotted Blazing-Star
<i>Allium</i> sp.	Allium/Ornamental Onion	<i>Liatris scariosa</i>	Tall Gayfeather
<i>Amsonia tabernaemontana</i>	Willow Blue Star	<i>Liatris spicata</i>	Spike Gayfeather
<i>Anacyclus depressus</i>	Mount Atlas Daisy	<i>Limonium latifolium</i>	Sea Lavender
<i>Anaphalis margaritacea</i>	Pearly Everlasting	<i>Linum lewisii</i>	Lewis Flax
<i>Aquilegia</i> sp.	Columbine	<i>Linum perenne</i>	Blue Flax
<i>Arabis caucasica</i>	Rock Cress	<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Arenaria macradenia</i>	Showy Sandwort	<i>Mirabilis multiflora</i>	Desert Four O'Clock
<i>Armeria maritima</i>	Sea Pinks/Thrift	<i>Monardella odoratissima</i>	Little Bee Balm
<i>Asclepias tuberosa</i>	Butterfly Weed	<i>Narcissus</i> sp.	Daffodils/Narcissus
<i>Aster x frikartii 'Monch'</i>	'Monch' Aster	<i>Nepeta x faassenii</i>	Catmint
<i>Aster x frikartii 'Wonder of Staffa'</i>	'Wonder of Staffa' Aster	<i>Oenothera caespitosa</i>	White Evening Primrose
<i>Astragalus</i> sp.	Utah Ladyfinger	<i>Oenothera howardii</i>	Bronze Evening Primrose
<i>Aubrieta hybrids</i>	Purple Rock Cress	<i>Oenothera macrocarpa</i>	Missouri Evening Primrose
<i>Aurinia saxatilis</i>	Basket-of-Gold	<i>Oenothera pallida</i>	Pale Evening Primrose
<i>Baileya multiradiata</i>	Desert Marigold	<i>Origanum</i> sp.	Oregano
<i>Ballota pseudodictamnus</i>	Horehound	<i>Papaver orientale</i>	Oriental Poppy
<i>Bergenia cordifolia</i>	Bergenia	<i>Penstemon barbatus</i>	Common Beardtongue
<i>Berlandiera lyrata</i>	Chocolate Flower	<i>Penstemon caespitosus</i>	Mat Penstemon
<i>Brodiaea</i> sp.	Brodiaea	<i>Penstemon cobaea</i>	Foxglove Penstemon
<i>Callirhoe involucrata</i>	Poppy Mallow/Wine Cups	<i>Penstemon cyananthus</i>	Wasatch Penstemon
<i>Calylophus</i> sp.	Sundrops	<i>Penstemon eatonii</i>	Firecracker Penstemon
<i>Castilleja</i> sp.	Indian Paint Brush	<i>Penstemon mexicali hybrids</i>	Mexicali Penstemon
<i>Catananche caerulea</i>	Cupid's Dart	<i>Penstemon palmeri</i>	Palmer Penstemon
<i>Centranthus ruber</i>	Jupiter's Beard	<i>Penstemon pinifolius</i>	Pine-Leaf Penstemon
<i>Colchicum autumnale</i>	Autumn Crocus	<i>Penstemon pseudospectabilis</i>	Canyon Penstemon
<i>Coreopsis grandiflora</i>	Large-flowered Coreopsis	<i>Penstemon rostriflorus</i>	Bridges Penstemon
<i>Coreopsis verticillata</i>	Thread-Leaf Coreopsis	<i>Penstemon sepalulus</i>	Littlecup Penstemon
<i>Corydalis lutea</i>	Yellow Corydalis	<i>Penstemon strictus</i>	Rocky Mtn Penstemon
<i>Crocus</i> sp.	Crocus	<i>Penstemon utahensis</i>	Utah Penstemon
<i>Delosperma</i> sp.	Ice Plant	<i>Penstemon whippleanus</i>	Whipple's Penstemon
<i>Dianthus deltoides</i>	Maiden Pinks	<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Dianthus gratianopolitanus</i>	Cheddar Pinks	<i>Phlomis</i> sp.	Jerusalem Sage
<i>Dianthus plumarius</i>	Cottage Pinks	<i>Potentilla</i> sp.	Cinquefoil/Potentilla
<i>Dianthus x allwoodii</i>	Border Pinks	<i>Psilostrophe tagetina</i>	Paper Flower
<i>Diascia integerrima 'Coral Canyon'</i>	'Coral Canyon' Twinspur	<i>Pulsatilla vulgaris</i>	Pasqueflower
<i>Dictamnus albus</i>	Gas Plant	<i>Ratibida columnifera</i>	Mexican Hat
<i>Echinops ritro</i>	Globe Thistle	<i>Salvia aurea</i>	Blue Sage
<i>Epimedium</i> sp.	Barrenwort	<i>Salvia nemorosa</i>	Violet Sage
<i>Erigeron compositus</i>	Fernleaf Fleabane	<i>Salvia officinalis</i>	Garden Sage
<i>Erigeron speciosus</i>	Showy Fleabane	<i>Santolina</i> sp.	Cotton Lavender
<i>Eriogonum heracleoides</i>	Hercules Buckwheat	<i>Scabiosa caucasica</i>	Pincushion Flower
<i>Eriogonum jamesii</i>	James Buckwheat	<i>Sedum acre</i>	Gold Moss Sedum
<i>Eriogonum ovalifolium</i>	Silver Buckwheat	<i>Sedum kamtschaticum</i>	Kamschatka Stonecrop
<i>Eriogonum umbellatum</i>	Sulfur Buckwheat	<i>Sedum spurium</i>	Two-Row Stonecrop
<i>Erygium amethystinum</i>	Amethyst Sea Holly	<i>Sedum x 'Autumn Joy'</i>	'Autumn Joy' Sedum
<i>Gaillardia aristata</i>	Blanket Flower	<i>Sempervivum tectorum</i>	Hens and Chicks
<i>Gaillardia pinnatifolia</i>	Hopi Blanket Flower	<i>Smilacina racemosa</i>	False Solomon Seal
<i>Gaillardia x grandiflora</i>	Blanket Flower	<i>Sphaeralcea</i> sp.	Desert Globemallow
<i>Gaura lindheimeri</i>	Gaura	<i>Tetraeneuris-(Hymenoxys)-acaulis</i>	Sundancer Daisy
<i>Geranium endressii</i>	Endress Cranesbill	<i>Teucrium chamaedrys</i>	Germander
<i>Geranium macrorrhizum</i>	Bigroot Cranesbill	<i>Tithonia rotundifolia</i>	Mexican Sunflower
<i>Geranium sanguineum</i>	Bloody Cranesbill	<i>Tulipa</i> sp.	Tulip
<i>Geranium viscosissimum</i>	Sticky Geranium	<i>Veronica spicata</i>	Spike Speedwell
<i>Gypsophila paniculata</i>	Baby's Breath	<i>Viguiera multiflora</i>	Showy Goldeneye
<i>Hedysarum boreale</i>	Utah Sweetvetch	<i>Zauschneria</i> sp.	Hummingbird Flower
<i>Helenium hoopesii</i>	Orange Sneezeweed	<i>Zinnia grandiflora</i>	Desert Zinnia
<i>Helianthemum nummularium</i>	Sun Rose		
<i>Hemerocallis hybrid</i>	Daylily		

GROUNDCOVERS

<i>Antennaria</i> sp.	Pussytoes	<i>Erigeron flagellaris</i>	Trailing Fleabane
<i>Arctostaphylos uva-ursi</i>	Bearberry	<i>Hypericum calycinum</i>	St. Johns Wort
<i>Cerastium tomentosum</i>	Snow-in-Summer	<i>Juniperus horizontalis</i>	Horizontal Juniper

Mahonia repens
Phlox subulata
Stachys byzantina

Creeping Mahonia
 Creeping Phlox
 Lamb's Ear

Thymus sp.
Veronica liwanensis
Veronica prostata

Thyme
 Turkish Veronica
 Creeping Veronica

GRASSES

Achnatherum hymenoides
Andropogon gerardii
Aristida purpurea
Arundo donax
Bouteloua curtipendula
Bouteloua gracilis
Buchloe dactyloides
Calamagrostis acutiflora
Deschampsia caespitosa
Festuca ovina glauca (cinerea)
Helictotrichon sempervirens

Indian Rice Grass
 Big Bluestem
 Purple Three-Awn
 Giant Reed Grass
 Sideoats Grama Grass
 Blue Grama Grass
 Buffalograss
 Feather Reed Grass
 Tufted Hair Grass
 Blue Fescue
 Blue Oat Grass

Hesperostipa comata
Leymus cinereus
Miscanthus sinensis
Molina sp.
Nassella (Stipa) tenuissima
Panicum virgatum
Saccharum (Erianthus) ravennae
Schizachyrium scoparium
Sorghastrum nutans
Sporobolus airoides

Needle-and-Thread Grass
 Great Basin Wildrye
 Maiden Grass
 Purple Moor Grass
 Mexican Feather Grass
 Switch Grass
 Ravenna Grass
 Little Bluestem
 Indian Grass
 Alkali Sacaton Grass

VINES

Campsis radicans
Clematis ligusticifolia
Clematis tangutica

Trumpet Vine
 White Virgins-Bower
 Golden Clematis

Polygonum aubertii
Wisteria floribunda

Silverlace Vine
 Japanese Wisteria

CACTI

Dasyliiron wheeleri
Echinocereus englmannii
Echinocereus triglochidiatus
Opuntia basilaris

Sotol/Desert Spoon
 Engelmann Hedgehog
 Claretcup Cactus
 Beavertail Cactus

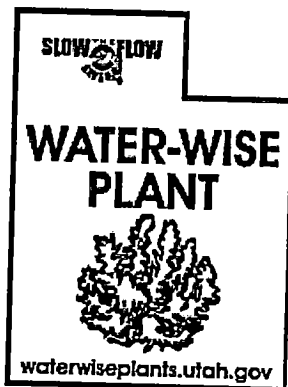
Opuntia erinacea
Opuntia phaeacantha
Opuntia polyacantha

Hedgehog Prickly Pear
 Prickly Pear Cactus
 Plains Prickly Pear Cactus

Brought to you by:

- Utah Division of Water Resources
- Utah State University Center for Water-Efficient Landscaping
- Central Utah Water Conservancy District
- Utah Water Conservation Forum
- Washington County Water Conservancy District
- Jordan Valley Water Conservancy District
- US Bureau of Reclamation

- Utah State University Extension
- Utah Nursery and Landscape Association
- Utah Botanical Center
- Red Butte Garden
- Salt Lake City Corporation
- Utah Native Plant Society
- Wasatch Community Gardens



Entry #: 524894
 10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS

Page: 12 of 16
 FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

EXHIBIT "C"

Sample Landscape Designs

[SEE ATTACHED]

Entry #: 524894
10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS

Page: 13 of 16
FEE \$40.00 BY CHRISTOPHER F ROBINSON

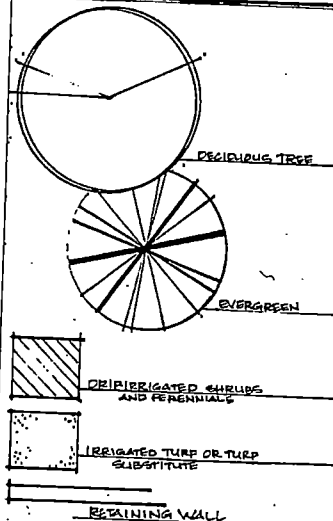
Jerry Houghton, Tooele County County Recorder

Entry #: 524894
10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS

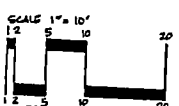
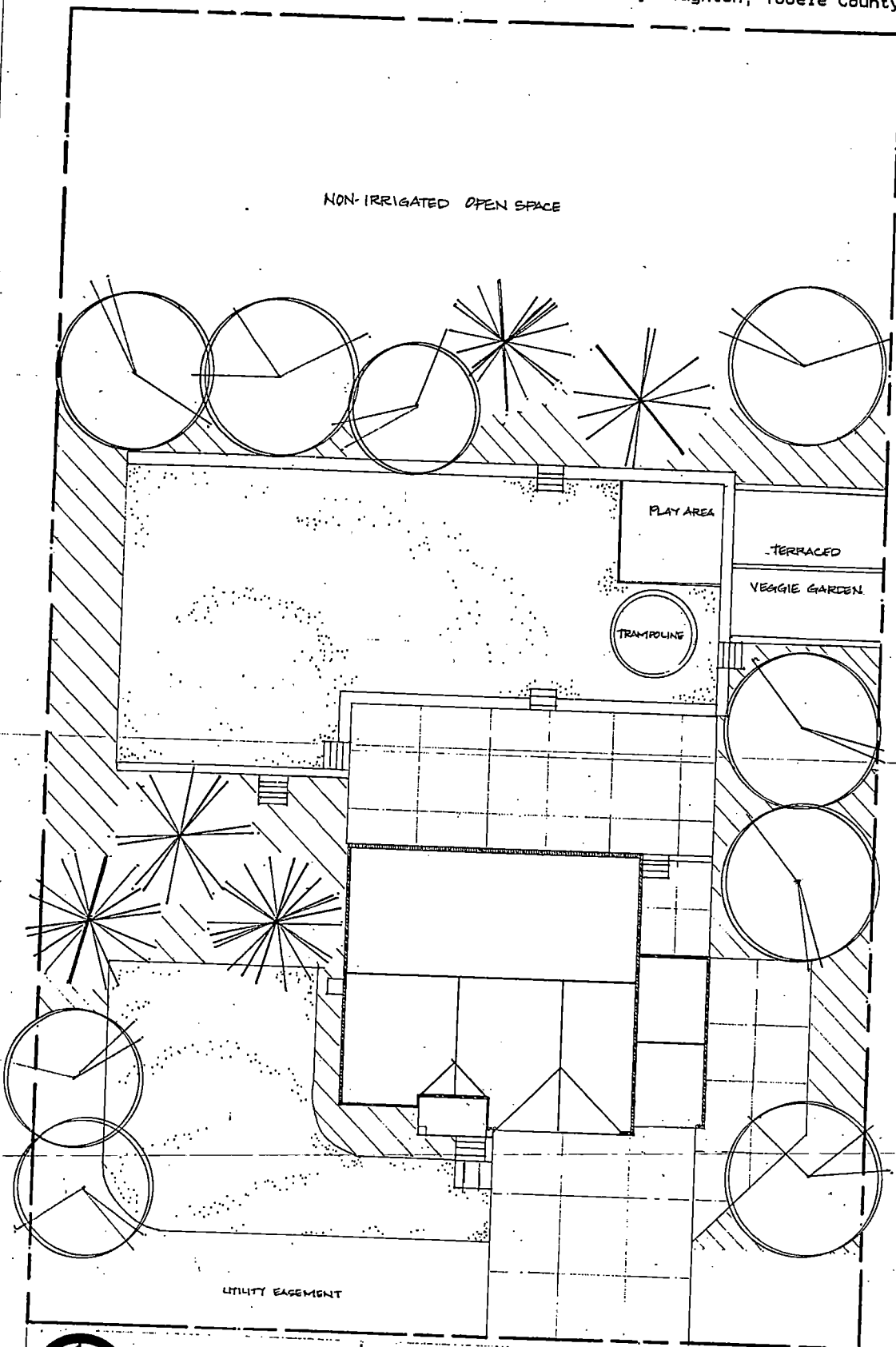
Page: 14 of 16
FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

KEY



NON-IRRIGATED OPEN SPACE



Sample Design #1
Pastures at Saddleback PUD
Lake Point, Utah 84074

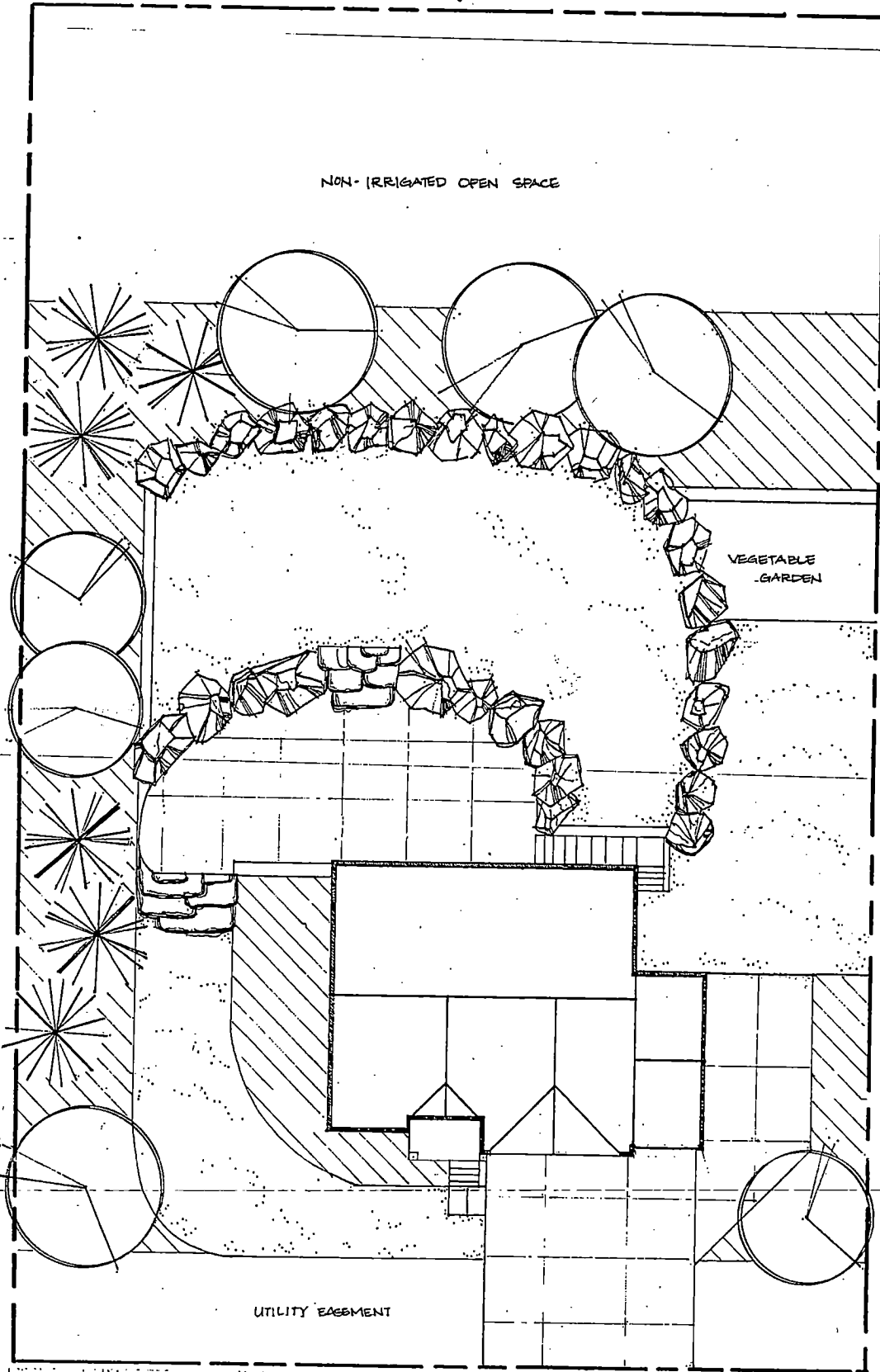
Lot #222 23,003 SF
Turf Area: 4,193 SF
Shrub Area: 6,754 SF

J.M. Hoover, Heber City, UT June 2013

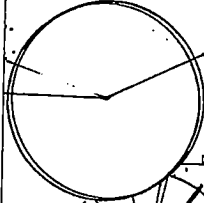
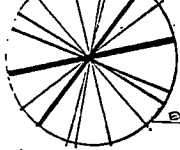




Entry #: 524894
10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS

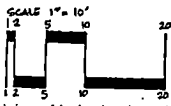
Page: 15 of 16
FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder



KEY

-  DECIDUOUS TREE
-  EVERGREEN
-  DEIRIRIGATED SHRUBS AND PERENNIALS
-  IRRIGATED TURF OR TURF SUBSTITUTE
-  RETAINING WALL
-  BOULDER RETAINING WALL



Sample Design #2
Pastures at Saddleback PUD
Lake Point, Utah 84074

Lot #222 29,003 SF
Turf Area: 4,834 SF
Shrub Area: 3,686 SF

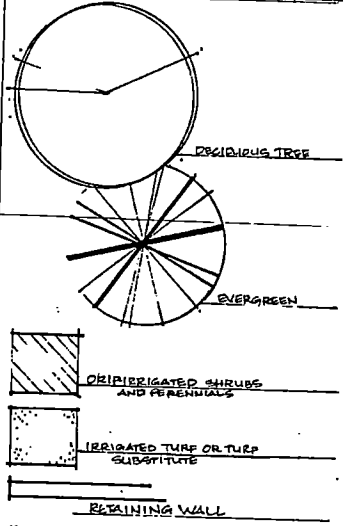
JM Hoover, Heber City, UT June 2015

Entry #: 524894
10/22/2020 02:50:47 PM RESTRICTIVE COVENANTS

Page: 16 of 16
FEE \$40.00 BY CHRISTOPHER F ROBINSON

Jerry Houghton, Tooele County County Recorder

KEY

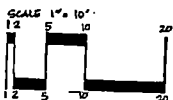


NON-IRRIGATED OPEN SPACE

VEGETABLE GARDEN

ORCHARD

UTILITY EASEMENT



Sample Design #3

Pastures at Saddleback PUD
Lake Point, Utah 84074

Lot #222 23,009 SF
Turf Area: 3,000 SF
Shrub Area: 3,393 SF

JM Hoover, Heber City, UT June 2013