

**DECLARATION OF PROTECTIVE EASEMENTS  
RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS**

**RIDGE VIEW ESTATES  
Salem City, Utah County, Utah**

ENT54493:2020 PG 1 of 10  
**Jeffery Smith**  
**Utah County Recorder**  
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ELECTRONICALLY RECORDED

THIS DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (the “Declaration”) is made this 24 th day of April, 2020 by Willow Creek Development, LLC (the “Declarant”) a Utah Limited Liability Company, as owner and developer of Ridge View Estates, Phase 1, a residential development in Salem City, Utah County, Utah (the “Subdivision”).

RECITALS

- A. The purpose of this instrument is to provide for the preservation of the values of lots and residential improvements within the Subdivision.
  
- B. The property which is to be held, transferred, sold, conveyed, and occupied subject to the provisions of this Declaration consists of the real property in Salem City, Utah County, State of Utah, described in Exhibit A attached hereto and made a part hereof, which comprises Phase 1 of the Subdivision, and all future Plats of the subdivision (not to exceed 123 total lots) as they are processed through the planning and zoning departments of Salem City and recorded in the office of the Utah County Recorder (the “Public Records”):

TOGETHER WITH all easements, rights of way, and other appurtenances and rights incident to, Appurtenant to, or accompanying the above described parcel of real property, whether or not the same are reflected on the Plat of the Property,

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements (excluding residence buildings) now or hereafter constructed thereon, as may be reasonably necessary for Declarant (in manner which is reasonable and not inconsistent with the provisions of the Declaration, to construct and complete each and all of the other improvements, including overhead or underground utilities and power transmission lines all as described in the recorded Plat and improvement plans, and to do all things reasonably necessary or proper in connection therewith,

- C. A subdivision plat entitled Ridge View Estates, Phase 1, Salem City, Utah County, Utah, subdividing the property described herein, and in said Exhibit “A” hereto, into 33 lots, and to which the provisions of this Declaration shall apply, was recorded in the Office of the Utah County Recorder as Entry 42505-2020 on April 2, 2020 (the “Plat”)

NOW THEREFORE, Declarant hereby states that all of the real property described in Exhibit “A” (sometimes herein referred to as “land”, “real property”, “lot”, “Plat”, ‘property’, or ‘Subdivision’) and in any future Subdivision plats processed and recorded as hereinafter set forth in ARTICLE IV, shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved, subject to the following covenants, conditions, easements, reservations and restrictions, all of which are declared and agreed to be in furtherance of the plan for improvement and sale of the property, and are established and agreed upon for the enhancing and protecting the value, desirability, and attractiveness of the property and every part thereof. All the provisions of this Declaration will be deemed to be covenants, or equitable servitudes, as the case may be, running with the land, and shall be binding upon all parties having or acquiring any right, title or interest in the described land or any part thereof.

#### ARTICLE 1 – RESIDENTIAL AREA COVENANTS

- 1.1 **Zoning:** The Subdivision is zoned residential and is restricted to single family residential use pursuant to applicable provisions of the Salem City’s zoning ordinances. No residence, nor any part thereof, shall be occupied by any persons not coming within the definition of “Family” as such term is intended and defined in such ordinances.
- 1.2 **Subdivision Design Concept.** It is intended hereby to create a single-family residential subdivision of homes which are all of a compatible design, size and value. All homes shall exhibit creative architectural design, detail and the use of above-average new materials (except for used brick, which may be utilized) with conventional construction methods. Prefabricated or pre-constructed homes are not permitted.
- 1.3 **Architectural and Landscape Design Review.** No structure, building, fence, landscaping, or other improvements shall be erected, placed or altered on any lot until the construction plans and specifications therefore, and a plan showing the location of the proposed improvements upon the lot, have been approved in writing by the Architectural and Landscape Design Review Board (the “DRB”) as hereafter provided, as to quality of workmanship and materials, harmony of exterior colors and design with existing structures, and as to location with respect to topography

and finish grade elevation. No accessory buildings, fences, walls, or landscaping shall be erected, replaced or altered on any lot unless similarly approved. No residential dwelling shall contain less square footage than the minimum set forth in this Declaration. DRB review and written approval shall be required prior to submitting any plans to Salem City for Plan Check and Building Permits. DRB approval does not relieve the builder or homeowner from full compliance with all city building standards and requirements.

1.4 **Dwelling Quality and Size.** The following sub-sections shall serve as minimum guidelines only:

- 1.4.1 **General.** All dwellings must be constructed on site. No modular, manufactured or other form of dwelling constructed offsite will be allowed. No Round, Octagon, Steel, Concrete, all wood, all stucco, or any other style of this nature shall be built or erected in this subdivision. No solar homes can be built unless approved in writing by the DRB. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, not to exceed two stories in height, in addition to any basement or attic area, and must include a private garage on grade for not less than two vehicles. Carports and open storage areas are not permitted. Detached garages or accessory buildings (matching materials, colors and design of the approved dwelling) will be allowed only if approved in writing by the DRB and Salem City.
- 1.4.2 **Minimum Areas.** A single-story dwelling shall have finished main floor living area of not less than 2000 square feet, excluding garages, porches, verandas, balconies, patios, steps and basements. A two-story dwelling shall have finished main floor living area of not less than 1800 square feet and the total above grade finished footage shall not be less than 2600 square feet, excluding garages, porches, verandas, balconies, patios, steps and basements. Garages (2 car) shall contain a minimum of 500 square feet. No home shall be more than two stories on the front elevation and shall not exceed Salem City height requirements.
- 1.4.3 **Construction.** One Hundred Percent (100%) of exterior building materials shall be hard surface materials only, such as stucco, stone, brick, smart side siding, composite or compressed hard siding, Hardie board and cement board siding. No vinyl or aluminum siding is allowed on homes. The front elevations (and side elevations of corner lots facing the side street) shall have architectural reliefs, details, window framing treatments, and approximately Fifty Percent (50%) in brick or stone which shall wrap around the front corners at least 2' onto the side of the house. All exterior construction shall be of new materials, except used brick may be used.

Fascia shall be constructed using materials of at least 2"x6" size. Roofs shall have a minimum slope of 8/12 and roofing materials shall be of wood, tile, slate, slate composite, concrete, architectural asphalt shingles with minimum 30-year guarantee or other DRB approved equivalent. Metal roofs and white illuminative or reflective colored roofs are prohibited. The color of roofs and exterior walls of all dwellings or other buildings shall be of complimentary muted tones and earth colors. All roof penetrations, vents, exhaust pipes, sheet metal flashing and surfaces, rain gutters shall be painted to match the roof or house material colors from which they protrude and shall be hidden from view from the front elevation. Rain gutter downspouts shall be located within vertical members in inconspicuous locations. Electrical, gas, telephone and cable meters and connections shall not be placed on the front elevation or on the street side of a corner house.

1.4.4 **Elevations.** Dwelling elevations of the same house plan shall vary from lot to lot and no elevation shall be duplicated on adjacent lots having common side lot lines.

1.4.5 **Accessory Structures** Any detached accessory building permitted and erected on a lot pursuant to the guidelines set forth herein shall conform in design, complimentary colors and materials with the primary residential dwelling on the lot. The ridge line of any accessory building shall not be at an elevation above the ridge line of the primary dwelling unit.

1.4.6 The DRB shall primarily refer to the adopted Architectural Design Guidelines, a copy of which shall be readily available to each lot owner, architect and builder, to evaluate the architectural and landscape design plans which are submitted for DRB review and approval.

1.5 **Landscape Plan.** As part of the submission to the DRB of plans and specifications for improvements to be constructed on any lot, there shall be a landscape plan which shall include plans for sprinkler, grading and drainage of surface water, and details of fencing. Chain link fencing will not be allowed.

1.6 **Landscaping.** All DRB approved front yard landscaping, fencing, and front yard sprinklers shall be installed and operative prior to issuance of occupancy permit, or bonded for completion prior to the end of the first growing season following the date of issuance of a certificate of occupancy. A growing season shall be deemed to be from April 1 through September 30. The remaining residential landscaped area shall be completed within one year from issuance of occupancy permit.

- 1.7 **Timely Construction; Material Storage.** Construction of all dwellings must commence within one year of the DRB approval or such approval will lapse. All dwellings under construction must be completed pursuant to the plans and specifications submitted and approved in writing by the DRB within one year from commencement of any construction, or alteration with dates to be determined by the records of Salem City as to building permits, inspections, etc. Damage to public roads or sidewalks within the Subdivision which occur during construction shall be repaired, or bonded therefore, prior to the issuance of a certificate of occupancy. No building material of any kind or character shall be placed or stored upon any lot until the owner thereof is prepared to commence construction of improvements and plans have been approved in writing by the DRB. Building materials shall be placed only within the property lines of the lot upon which the improvements are to be erected.
- 1.8 **Signs.** No signs of any kind shall be displayed to the public view on any lot except one sign of not more than six to eight square feet advertising the lot for sale or rent, or similar size signs used by a builder or realtor to advertise the lot during the construction and sales period. This provision shall not impair Declarant's right to utilize larger signage for permanent entrance statements or for advertisement during construction, development and marketing of the Subdivision lots.
- 1.9 **Livestock, Poultry and Pets.** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except for dogs, cats, and other domesticated household pets, provided further, that all pets kept outside must be restrained in a humane manner. Kennels, runs and leash areas must be kept clean and sanitary and screened from public view. No pets shall be kept in unreasonable numbers or against any provisions of Salem City ordinances as to type, licensing, etc.
- 1.10 **Utilities.** Municipal Utility Easements ("MUE") are shown on the recorded Plat and all such easements are to be maintained continuously by the owner unless a public authority or utility company is responsible. House utility connections and meters to municipal and public utilities (power, gas, cable, internet and telephone) shall not be located on the front elevation of the house or the street side of a corner house. In addition, MUE's located along the side, front and rear property lines of all lots shall provide for a suitable location for cross lot drainage easements that shall accept, control and convey surface drainage water from an uphill lot through the downhill lot(s) to downstream storm water drainage facilities.
- 1.11 **Satellite Dishes/Antennae.** No satellite dishes or antennas shall be placed in the front setback or any area within public view. Any roof mounted antennae or equipment shall be placed behind the roof ridge line so as not to be visible from the public roadway.

- 1.12 **Garbage and Refuse.** Each lot shall be kept free of weeds, trash, rubbish, and other refuse. No trash or any other refuse shall be dumped, or thrown, or otherwise disposed of on any lot or portion thereof. All lot owners shall subscribe to the garbage disposal service utilized throughout Salem City and shall keep all refuse, trash, and garbage in covered sanitary containers, which shall be re-stored within 24 hours after the weekly garbage collection in a location behind the front building setback line and always screened from public view.
- 1.13 **Temporary Structures.** No structures of a temporary character (trailer, basement, tent, shack, garages, barns or other outbuildings) shall be used on any lot at any time as a residence.
- 1.14 **Fencing.** All fences shall be constructed of vinyl, masonry materials, or wrought iron. No fence, wall, hedge or other dividing structure shall be permitted on a lot within the front yard setback. No dividing structure on any other portion of the lot shall be over 6 feet high. Chain link fencing shall not be allowed. All fences must conform to Salem City ordinances and be approved in writing by the DRB prior to installation. Lot owners shall keep and maintain all perimeter fences in good repair.
- 1.15 **Parking and Vehicle Storage.** No inoperative automobile shall be placed or remain on any lot or adjacent street for more than 48 hours. No commercial type vehicles or trucks shall be parked or stored on the front yard setback of any lot, or within the side yard building setback on the street side of a corner lot, or on a residential street within the Subdivision, except while engaged in transient business. Trailers, mobile homes, trucks under three-quarter ton capacity, boats, campers not on a truck bed, motor homes, buses, ATVs, tractors, mowers or maintenance equipment of any kind, shall be parked or stored behind the front yard setback in an enclosed area screened from public street view. Sufficient side yard gate access shall be planned and provided for in the design of any dwelling to permit ingress, egress and storage of trailers and recreational type vehicles on the side and rear yards. The storage or accumulation of junk, trash, manure, fuel or other inflammable matter, or other offensive or commercial materials is prohibited.
- 1.16 **Maintenance.** Every lot, including all the improvements and landscaping thereon (and on all adjacent park strip(s) located on the front, side or rear of each lot), shall be kept in good repair, landscaped, irrigated and repaired and maintained by the adjacent lot owner thereof in a clean, safe and attractive condition at all times.
- 1.17 **Nuisances.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done or permitted to be done thereon, which may become an annoyance or nuisance to the neighboring lots and homeowners including noisy or unruly pets.

## ARTICLE II – ARCHITECTURAL AND LANDSCAPE DESIGN REVIEW BOARD (“DRB”)

- 2.1 Membership.** The DRB shall be initially composed of three persons of Declarant’s choosing who may or may not be lot owners. A majority of the DRB members may designate a representative to act for the DRB without in any way relieving any lot owner from compliance with the requirements set forth in the Declaration. In case of a vacancy on the DRB which remains unfilled by Declarant for 60 days after written notice, the remaining members shall have full authority to designate a successor. Neither members of the DRB nor its designated representatives shall be entitled to compensation for services performed pursuant to the Declaration nor shall they assume any personal liability and shall be held free and harmless from alleged damages, including attorney fees and costs, for actions taken or decisions made by the DRB. When all the lots within the Ridge View Estates Development initially owned by Declarant have been sold by Declarant, Declarant shall appoint a successor DRB. The DRB shall, at all times, have a minimum of three members. Except for the initial and replacement members appointed to the DRB by Declarant, all members of the DRB shall be resident homeowners of the Subdivision at the time of their appointment and during their tenure.
- 2.2 Standards.** In deciding whether to approve or disapprove plans and specifications submitted to it, the DRB shall review and apply the design principles and guidelines contained within the adopted Architectural Design Guidelines and use its best judgement to ensure that all improvements, construction, landscaping, and alterations on lots within the Subdivision conform to the requirements set forth herein, and they harmonize with existing surroundings and structures. From time to time, the DRB may update, alter, emphasis or minimize any of the adopted elements of the Architectural Design Guidelines to reflect current market trends or forces as the DRB deems appropriate. If any structure hereafter constructed on any lot in replacement of the structure previously located thereon shall be constructed in substantially the same configuration, location and architectural style, and be approximately the same size as the prior structure, and if the plans and specifications therefore meet such criteria, the DRB must approve the same.
- 2.3 Procedures.** The DRB shall act within a reasonable time on any submittal, and shall document its action in writing to be held as a permanent record, with copies to parties concerned and on file. The requirements for preliminary plans and final working drawings shall be those prescribed by the DRB in writing and given to lot owners at the time of their lot purchase, or at any time, from time to time. An owner whose plans or other requests are rejected may meet with the DRB at the DRB’s invitation and shall be informed of the nature of the cause for rejection so that necessary remedial action might be taken. In the event the DRB fails to approve or disapprove such plans and specifications within 30 days after the same have been

submitted to it then the plans shall be deemed approved, except as to such matters that are prohibited herein or in the DRB specifications referred to in Section 4.1.3 or by the ordinances of Salem City.

**2.4 Submittals.** All plans, specifications and plot plans, including exterior material and color selections , must be submitted to the DRB in digital format and be accompanied by a written request for review and approval. The DRB may elect to charge a nominal fee to cover its cost of the DRB reviews. As long as Declarant has the right to choose the members of the DRB, the address for submittals to the DRB pursuant to this Declaration shall be that of Declarant. The DRB's approval or disapproval shall be in writing and returned to the one making submissions, together with a notation of approval, disapproval, corrections, or modifications and the date thereof, affixed to one copy of such plans and specifications. A duplicate of such actions and plans and specifications shall be retained by the DRB for its permanent record. The DRB written approval shall first be obtained prior to submitting plans (along with written evidence of DRB approval) to Salem City for Plan Check and a Building Permit.

### ARTICLE III – GENERAL PROVISIONS

- 3.1 Nature of Subdivision.** The Subdivision contains no areas common to all lot owners. Therefore, all lot owners must obtain, pay for and keep in force their own hazard and liability insurance coverage with respect to their residences and lots.
- 3.2 Enforcement.** Enforcement of the provisions of this Declaration shall be by proceedings at law or in equity to restrain violations and/or to recover damages against any person or persons violating or attempting to violate any of the provisions contained within this Declaration. The DRB or any of the lot owners shall have the right, but not the obligation, of enforcement as described in this Section 3.2. The successful party in any such proceedings shall be entitled to reasonable attorney's fees and costs incurred, whether such proceedings are by suit or through alternative dispute resolution.
- 3.3 Term.** The provisions of this Declaration shall run with the land in perpetuity from the date of its recording but may be amended or supplemented as provided herein.
- 3.4 Amendment.** This Declaration may be amended by a written instrument executed by the then record owners of at least two-thirds (2/3) of the lots within the Subdivision and upon recording the same with the Recorder of Utah County, Utah, provided, however, that until at least 90% of the lots in the Subdivision have been conveyed by Declarant, Declarant alone shall have the right to make and effect such amendments and record such instruments.
- 3.5 Interpretation.** In interpreting the provisions hereof as they pertain to municipal zoning or subdivision ordinances, if there are any discrepancies with the Salem City



and subdivision ordinances, as amended from time to time, then the Salem City zoning and subdivision ordinances shall control such interpretation, including the meaning of any terms or definition used herein.

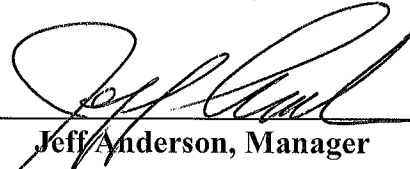
- 3.6 Covenants to Run with Land.** This Declaration and all the provisions hereof, whether deemed or express, are declared to be and shall constitute covenants which run with the land, or equitable servitudes, as the case may be, and shall be binding upon and inure to the benefit of Declarant and any and all parties who have acquired, or who shall hereafter acquire, any interest in a lot, their respective grantees, transferees, mortgagees, tenants, heirs, devisees, personal representatives, successors and assigns. Each present and future owner, mortgagee, tenant or occupant of a lot or dwelling shall be subject to and shall comply with the provisions of the Declaration. Each party acquiring any interest in a lot or dwelling within the Subdivision thereby consents to and agrees to be bound by all of the provisions of this Declaration.

#### **ARTICLE IV – SUPPLEMENTAL DECLARATIONS**

- 4.1 Future Plats.** Following their approval by Salem City, future Plats of the Subdivision shall be made subject to the provisions of this Declaration upon concurrent recordation thereof in the Public Records of a Supplemental Declaration containing the following information:
- 4.1.1** The sequential and alphabetical name of the Subdivision Plat, and the numerical number of the Supplemental Declaration,
  - 4.1.2** The number of new lots in said Plat and the cumulative total of all lots which are then subject to the provisions of this Declaration, which total shall not exceed 123; and
  - 4.1.3** Amendments and clarifications to the Declaration, if any.
- 4.3 Availability of Copies.** Copies of all recorded Supplemental Declarations shall be attached to all copies of the recorded Declaration and made available to all new lot purchasers in connection of such purchase, and to current owners in the Subdivision upon request at a reasonable cost.

IN WITNESS WHEREOF, Declarant executes this Declaration as of the day and year first above written.

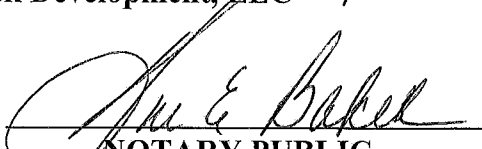
Willow Creek Development, LLC

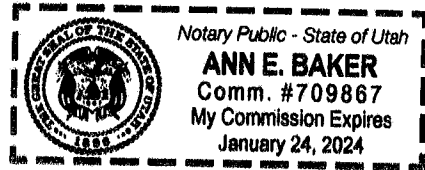
By   
Jeff Anderson, Manager

STATE OF UTAH )

COUNTY OF UTAH )

The within instrument was acknowledged before me this 24<sup>th</sup> day of April 2020 by Jeff Anderson, Manager of Willow Creek Development, LLC

  
NOTARY PUBLIC



**This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.**