

**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
Dalmore Meadows Phase 1 Amended**

THIS DECLARATION is made this 3rd day of October, 2005, Dalmore Meadows L. L.C., hereinafter referred to as "Declarants."

WITNESSETH

WHEREAS, Declarants are the owners of certain property (hereinafter the "Lots") in Saratoga City, Utah County, State of Utah, more particularly described as follows:

All of Lots 101 through 166, Dalmore Meadows L.L.C., according to the official plats thereof filed with the Utah County Recorder in Utah County, Utah.

WHEREAS, Declarants intend that the Lots, and each of them together with the Common Easements as specified herein, shall hereafter be subject to the covenants, conditions, restrictions, reservations, assessments, charges and liens herein set forth.

NOW, THEREFORIS, Declarants hereby declares, for the purpose of protecting the value and desirability of the Lots, that all of the Lots shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which shall run with the lots, and be binding on all parties having any right, title or interest in the Lots or any part thereof, their heirs, successors and assigns, and shall insure to the benefit of each Owner thereof.

ARTICLE I

ARCHITECTURAL STANDARDS

SECTION 1. The following exterior materials and architectural standards are as follows.

1. Each dwelling shall be constructed with a minimum of 25% rock or brick on the front elevation and any side of the home facing the street . The balance of the home shall be constructed with rock, brick or stucco.
2. Each dwelling shall be constructed with a minimum 6: 12 roof pitch and be constructed with architectural shingles.
3. Each dwelling shall be constructed with a minimum 2 car garage (20ft x20ft).
4. Air conditioning must be central air. No swamp coolers allowed.

ARTICLE II

RESIDENTIAL AREA COVENANTS

SECTION 1. No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family dwelling not to exceed two stories in height, and private garages for not less than two vehicles. All construction shall be comprised of new materials, except that used brick *may* be used with prior written approval of the Architectural Control Committee.

SECTION 2. Dwelling Quality and Size. The main floor level of any private dwelling shall be 1,250 sq. ft. or more for a one-story dwelling. A two-story dwelling shall have a total of 1,650 finished sq. ft. on the two floors above ground level. Tri-levels shall be figured on the square footage of the floors above ground, including the living area behind the garage and excluding the basement areas. Minimum square footage on a Tri-level shall be 1,550 sq. ft. All of the above square footages are exclusive of open porches and garages. Each dwelling must have an attached garage for a minimum of 2 cars.

SECTION 3. City Ordinances. All improvements on a lot shall be made, constructed and maintained, and all activities on a Lot shall be undertaken in conformity with all laws and ordinances of the City of Saratoga, Utah County, and the State of Utah which may apply, including without limiting the generality of the foregoing, all zoning and land use ordinances.

SECTION 4. Easement. Easements for installations and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements.

SECTION 5. Nuisances. No noxious or offensive activity shall be carried on upon *any* Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SECTION 6. Temporary Structures. No structures of a temporary character, trailer, basement, tent, shack, garage barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

SECTION 7. Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.

SECTION 8. Landscaping. All front and side yards must be landscaped with sod, shrubs, trees, etc. and an automatic sprinkling system before the dwelling is occupied. All parkstrips must be planted with a minimum of two inch and a half or larger trees that are compliable with city ordinance and shall be planted a maximum of 30 feet apart.. In the event the home is occupied between November 1st thru

April 1st the Buyer shall have the front yard landscaping requirements installed by June 1st following occupancy.

SECTION 9 Fences. It is the intent of the Grantor to create an open, spacious and landscaped appearance throughout the Subdivision. Therefore, all fences, walls, hedges, high plantings, obstructions and other visual or privacy barriers (hereafter collectively "fences") shall be constructed and installed in compliance with the applicable ordinances of Saratoga City.

- (a) No fence shall interfere with the use and enjoyment of any easement reserved in this Declaration or shown on the recorded Plat(s) of the Property.
- (b) Fences installed by the Grantor, County or other public agency, or the Association on or along property owned by the County or Association shall not be altered or modified by any Owner or Occupant in any manner other than for routine maintenance (including painting, repair and replacement). Owners and Occupants shall not install parallel fences next to those installed by Grantor, the Association or the County or City.
- (c) Except as provided herein, wood and chain link fencing is not a permitted fence type.

ARTICLE III

GENERAL PROVISIONS

SECTION 1. Enforcement. Any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by any Owner to enforce any covenants or restriction herein contained shall in no event be deemed a waiver of the right to do to thereafter.

SECTION 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provision, which shall remain in full force and effect.

SECTION 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of forty (40) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended or terminated by a vote of at least seventy-five percent (75%) of the total votes of all Home Owners, (one vote per homeowner), which vote shall be taken at a duly called meeting. Any amendment approved shall be reduced to writing, signed, and recorded against the Lots.

