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JEFFERY SMITH  
UTAH COUNTY RECORDER  
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RECORDED FOR DRAPER CITY

**DECLARATION OF  
COVENANTS, CONDITIONS, AND  
RESTRICTIONS  
FOR  
HIDDEN CANYON ESTATES**

**An Expandable Planned Unit Development  
in  
Utah County**

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**EXHIBIT A**

**EXHIBIT B**

This DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIDDEN CANYON ESTATES ("Declaration") is made and executed this 10<sup>th</sup> day of MAY, 2017 by Edge Land 15, LLC, a Utah limited liability company, ("Declarant") and becomes effective when recorded with the Utah County Recorder's Office.

### RECITALS

- A. Capitalized terms in this Declaration are defined in Article I.
- B. The real property situated in Utah County, Utah, described in Exhibit A, attached to and incorporated in this Declaration by reference (the "Property") is hereby submitted, together with all Residences, buildings, and improvements previously, now, or hereafter constructed on the Property, and all easements and rights appurtenant thereto, to develop the Property for single family residential use that shall be known as Hidden Canyon Estates (the "Project").
- C. Declarant is the owner of the certain real property described in Exhibit A subject to this Declaration.
- D. Declarant intends that the Owners, Occupants, Mortgagees, and all other persons hereafter acquiring any interest in the Property shall at all times enjoy the benefits of, and shall hold their interest subject to this Declaration, which is recorded in furtherance of creating a residential community in which the lands natural beauty shall be substantially preserved to enhance the desirability of living on those portions of Hidden Canyon Estates located on the Property and to increase and preserve the attractiveness, quality and value of the lands and improvements therein.
- E. Declarant hereby desires to establish for the mutual benefit of all future Owners and Occupants of the Project, certain covenants, conditions, restrictions, easements, rights, privileges, assessments and liens as set forth herein (collectively the "Restrictive Covenants"), which shall run with and be a burden upon the Property.
- F. Declarant explicitly reserves for itself the option in the future to expand the Project.
- G. This Declaration shall apply to the Property and to such additional real property as may be hereafter subject to this Declaration in the manner set forth below.
- H. By filing this Declaration, Declarant does not intend to create a community association, homeowners association, or any non-profit entity of any kind that would create a membership interest for the lot owners.

## DECLARATION

**NOW, THEREFORE,** Declarant hereby declares that the Property, which may sometimes be referred to herein as "Hidden Canyon Estates," is and shall henceforth be owned, held, conveyed, encumbered, leased, improved, used, occupied, and enjoyed subject to the following Restrictive Covenants. The Restrictive Covenants are in furtherance of, and the same shall constitute a general plan for the ownership, improvement, sale, use, and occupancy of Hidden Canyon Estates and are also in furtherance of and designed to accomplish the desires, intentions, and purposes set forth in the recitals above. This Declaration shall run with the Property and shall inure to the benefit of and be binding upon every part thereof and every interest therein. Further, this Declaration shall inure to the benefit of, be binding upon, and be enforceable by Declarant and its successors in interest and each "Owner," as defined below.

### ARTICLE I. DEFINITIONS

Unless the context otherwise specifies or requires, the following words and phrases when used in the Declaration shall have the meanings hereinafter specified.

1.1. **Beneficiary** shall mean a mortgagee under a mortgage, a beneficiary under a deed of trust, or a seller under a title-retaining contract, as the case may be.

1.2. **City** shall mean the City of Draper, Utah.

1.3. **Declarant** shall mean and refer to Edge Land 15, LLC, a Utah limited liability company, or its successor in interest, as the context requires.

1.4. **Declaration** shall mean and refer to this Declaration of Covenants, Conditions, and Restrictions for Hidden Canyon Estates as it may be amended from time to time as recorded.

1.5. **Deed of Trust** shall mean and refer to a mortgage, a deed of trust, or a title-retaining contract, as the case may be, granted by the Owner of a Lot to secure the payment of a debt.

1.6. **Design Review Committee** or **DRC** shall mean and refer to the committee organized for the purpose of approving plans and specifications for all improvements to be constructed upon a Lot.

1.7. **Dwelling** shall mean and refer to the detached single family residence constructed upon a Lot.

1.8. **Exterior Materials** shall mean and refer to the materials visible on the outside of an improvement such as stone, rock, stucco, backer-board, cement board siding, finished lumber, brick, or other similar materials, but shall not mean cinder block or concrete block or aluminum siding.

1.9. **Hidden Canyon Estates** shall mean and refer to the Property described on Exhibit A and which is included within and is subject to the Subdivision Plat of

Hidden Canyon Estates or any Additional Property made subject to the provisions of this Declaration pursuant to any Annexation Notice.

1.10. **Improvement** shall mean and refer to every structure and all appurtenances thereto of every type and kind, including but not limited to, buildings, patios, tennis courts, swimming pools, garages, mailboxes, aerials, antennas, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, planting, planted trees and shrubs, poles, signs, exterior air condition, water softener fixtures or equipment, pumps, wells, tanks, reservoirs, pipes, lines, meters, towers, septic tanks, and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, or other utilities.

1.11. **Legal Requirements** shall mean and refer to all laws, statutes, codes, acts, ordinances, orders, judgments, decrees, injunctions, rules, regulations, restrictions, permits, licenses, authorizations, directions and requirements of and agreements with all governments, departments, commissions, boards, courts, authorities, agencies, officials and officers, which now or at any time hereafter may be applicable to the Project or any Lot.

1.12. **Lot** shall mean and refer to each of the individual lots within the Project, as shown on the Plat.

1.13. **Mortgage** shall mean and refer to a mortgage, deed of trust, or trust deed or the act of encumbering any Lot or any property by a mortgage, trust deed, or deed of trust.

1.14. **Mortgagee** shall mean and refer to any person or entity named as a mortgagee of a mortgage or beneficiary under or holder of a deed of trust.

1.15. **Notice and Hearing** shall mean ten (10) days written notice given and a public hearing conducted under the direction of the Design Review Committee at which the person to whom the notice is directed shall have the opportunity to be heard in person or by counsel at his expense.

1.16. **Occupant** shall mean and refer to any Person, other than an Owner, visiting, living, dwelling, or staying in a Residence. This includes, but is not limited to, all lessees, tenants, and the family members, agents, and representatives visiting, living, dwelling, or staying in a Residence.

1.17. **Owner** or **Lot Owner** shall mean and refer to (1) the record owner, whether one or more Persons, including Declarant, of a fee simple title to any Lot which is a part of the Property, or (2) the purchaser of a fee simple interest in a Lot under an executor contract sale. In the event that the holder of fee simple interest in a lot or the parties acquiring title under a contract of sale shall be more than one Person, such Persons shall be required to act in unison with respect to the applicable Lot in all matters related to this Declaration and the enforcement of the provisions hereof.

1.18. **Period of Declarant Control** shall mean and refer to the first to occur of (i) the date Declarant shall no longer be an Owner of any Lot in the Project, or (ii) the date which shall be seven (7) years from the date this Declaration is recorded.

1.19. **Person** shall mean and refer to a natural individual, corporation, business entity, estate, partnership, trustee, association, joint venture, government, governmental subdivision, or agency or other legal entity with the legal right to hold title to real property.

1.20. **Plat** shall mean and refer to the official subdivision plats of Hidden Canyon Estates filed and recorded in the official records of the Utah County Recorder's Office.

1.21. **Project** as hereinbefore defined shall at any point in time mean, refer to the Hidden Canyon Estates.

1.22. **Property** as hereinbefore defined shall include together with the Residences, buildings, improvements, and permanent fixtures located thereon, and all easements and rights appurtenant thereto.

1.23. **Record, Recorded, and Recordation** shall mean, with respect to any document, the recordation of such document in the office of the Recorder of Utah County, State of Utah.

1.24. **Recreational, Oversized or Commercial Vehicle** shall mean and refer to any recreational, commercial or oversized vehicle, motor home, commercial vehicle, tractor, golf cart, mobile home or trailer (either with or without wheels), camper, camper trailer, boat or other watercraft, boat trailer, horse trailer, or any other recreational, oversized or commercial transportation device of any kind.

1.25. **Residence** shall mean and refer to a structure which is designed and intended for use and occupancy as a single-family residence, together with all improvements located on or with respect to the Lot concerned which are used in connection with such residence.

1.26. **Restrictions** shall mean the covenants, conditions, assessments, easements, liens, and restrictions set forth in this Declaration.

1.27. **Subdivision** shall mean and refer to a parcel of land, which has been shown on a final and recorded Subdivision Plat consisting of two or more Lots.

1.28. **Subdivision Plat** shall mean and refer to the official plat which creates legal Lots which has been approved as required by law and Recorded.

1.29. **Supplemental Declaration** shall mean and refer to a written instrument recorded in the records of the Utah County Recorder, which refers to this Declaration and which amends, modifies, or supplements this Declaration in accordance with its terms.

## ARTICLE II. SUBJECTION OF ADDITIONAL LAND TO THIS DECLARATION

2.1. **Additional Land.** Additional real property (the "Additional Property") may be made subject to the provisions of this declaration in accordance with the procedures set out in this Article II. Upon the recording of a Notice of Annexation of Real Property ("Annexation Notice") containing the provisions set forth below in this Article, the Restrictive Covenants contained in this Declaration shall apply to such Additional Property in the same manner as to the Property originally subject to this Declaration and thereafter, the rights, privileges, duties and liabilities of all persons subject to this Declaration shall be the same with respect to the Additional Property as with respect to the Property originally covered by this Declaration.

2.2. **Contents of Notice.** The Annexation Notice shall be (i) signed by the holder of fee title to the Additional Property, (ii) consented to by the holder of any Deed of Trust which encumbers the Additional Property, (iii) Recorded, and (iv) contain the following provisions:

- 1) A reference to this Declaration, which reference shall state the date of Recordation hereof and the book and page numbers wherein this Declaration is Recorded;
- 2) A statement that the provisions of this Declaration shall apply to the Additional Property as set forth herein; and
- 3) A complete legal description of the Additional Property.

2.3. **Description of Improvements.** The improvements contained in the Project will be located upon the Parcel as set forth on the Plat. Other Lots may be added to the Project as reserved by the Declarant. All improvements have been and shall continue to be constructed in a style and of materials architecturally compatible with the other improvements on the Project. The Lots, their locations, and approximate dimensions are indicated on the respective Plats.

## ARTICLE III. DECLARANT DESIGN REVIEW COMMITTEE

3.1. **Design Review Committee.** During the period of Declarant Control, the Project may be governed by a Design Review Committee consisting of members appointed by Declarant.

3.2. **Approval Required of Improvements.** Except for Improvements to be constructed by Declarant, no Improvement, including, by way of illustration and not of limitation, a building, shed, patio, fence, wall or other structure shall be commenced, erected, altered or added to until the "Plans and Specifications" for the Improvement showing the nature, kind, shape, height, materials, exterior color scheme and location of such structure, and the grading plan and finished grade elevations of the Lot upon which the Improvement shall be constructed have been submitted to and approved by the Design Review Committee. Such approval shall be in writing and a copy of such approval shall be maintained by the Design Review Committee. All subsequent

additions to or changes or alterations in any building, fence, or other Improvement, including exterior color scheme and all subsequent additions to or changes or alterations in any grading or landscaping plans shall be subject to the prior approval of the Design Review Committee.

3.3. **Approval.** The DRC shall approve Plans and Specifications submitted for its approval only if it deems that the construction, alterations, or additions or Improvements contemplated thereby in the locations indicated, will not be detrimental to the surrounding area or Lots as a whole, and that the appearance of any proposed Improvement affected thereby will be in harmony with the surrounding Improvements. The DRC shall have the right to refuse to approve any Plans or Specifications, or grading or landscaping plans which, in the opinion of the members of DRC, in the exercise of their reasonable judgment, are not consistent with the requirements of this Declaration or the general character of the Project. Such determination may be made for aesthetic or other reasons, and in the review and approval or disapproval of Plans and Specification, the DRC shall have the right to take into consideration the suitability of the proposed building or other Improvement and of the materials of which it is to be built, to the Lot upon which it proposes to erect the same, the harmony thereof with the surroundings, the topography of the land and the effect of the building or other Improvements as planned on the outlook from the adjacent or neighboring Lots. The DRC may also issue rules or guidelines regarding anything relevant to its function, including but not limited to minimum standards and procedures for the submission of Plans and Specifications for approval. The DRC may require a review fee not to exceed Two-Hundred Dollars (\$200.00) to accompany each application for approval and a reasonable fee for any appeal waiver to the Design Review Committee. The DRC may require such detail in Plans and Specifications submitted for its review and such other information, as it deems proper. Until receipt by the DRC of all required Plans and Specifications and other information, the DRC may postpone review of anything submitted for approval. All Improvements must comply with the zoning codes, ordinances and architectural design guidelines of the City.

3.4 **Waiver of Consent.** The approval or consent of the DRC to any Plans or Specifications for any work done or proposed, or in connection with any other matter requiring the approval or consent of the DRC, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any Plans or Specifications or other matter whatever subsequently or additionally submitted for approval or consent by the same or a different person.

3.5 **Non-liability of DRC Members.** Neither Declarant, the DRC nor any member thereof, shall be liable to any Owner or to any other person for any loss, damage or injury arising out of or in any way connected with the performance of the DRC's duties under this Declaration unless due to the willful misconduct or bad faith of the DRC or its members. Neither the DRC nor any member thereof shall be responsible for reviewing, nor shall its approval of any Plans and Specifications be deemed approved from the standpoint of structural safety, engineering soundness, or conformance with building or other codes, or any requirements of the City.



## ARTICLE IV. GENERAL BUILDING REQUIREMENTS

4.1. **Use of Property.** Each Lot shall be used solely for single family residential purposes.

4.2. **Floor Space.** The minimum size of each Dwelling shall meet criteria set forth in this section. All Dwellings shall have a minimum finished interior square footage of 1,400 square feet above land elevation at the building site. Dwellings built with two stories above land elevation shall have a minimum of 900 square feet interior finished on the main level and 1,800 total finished square footage overall. Interior floor space does not include basements, garages, porches, patios, decks, balconies, overhangs, or unfinished living areas. A double car garage, consisting of a minimum of 400 square feet, must be constructed with each home.

4.3. **Exterior Materials.** All Dwellings must conform in design, including but not limited to Exterior Materials, with the standards provided by the Declarant.

4.4. **Roofs.** All roofs shall be constructed with a roof pitch of 6/12 or greater; provided, however, that roofs over non-living areas such as porches may be constructed with a roof pitch of 4/12.

4.5. **Roof Overhangs.** Gutters shall be required on all draining roof areas, and a minimum 8-inch overhang with boxed soffit shall be required.

4.6. **Height.** No building shall exceed thirty-five (35) feet in height as measured from the average finish grade to the mid-slope of the main structure's roof line.

4.7. **Porches and Covered Entries.** Front porches and/or covered entries shall face a public street. Front porches/covered entries shall measure a minimum of sixty (60) square feet.

4.8. **Construction Time Requirement.** In addition to Declarant approval, no construction by a Lot Owner shall commence until such time as the City has issued all necessary permits. Once commenced, all construction work shall be prosecuted diligently and continuously from the time of commencement until completed.

4.9. **New Construction.** All Dwelling units shall be of new construction. No other building (including but not limited to playhouses, and storage sheds) may be moved onto a Lot without the prior approval of the Declarant.

4.10. **Storage of Building Materials.** No Lot Owner shall allow building materials to be stored on any Lot except temporarily during construction of an Improvement or its alteration, renovation or remodeling, and then only when a building permit is in force. The provisions of this section shall not be applicable to Declarant or any party contracted with Declarant for the original sale of the Lots in the Project and the construction of the original residences.

4.11. **Landscaping and Fencing.** See Article VII of these Restrictive Covenants.

4.12. **Occupancy During Construction.** No Improvement shall be occupied in the course of original construction until the appropriate governmental authorities have issued all required certificates of occupancy.

4.13. **Temporary Structures.** No trailer, mobile home, tent, shack or other temporary building or structure shall be placed upon any Lot, except that temporary structures or construction trailers used for the storage of tools and equipment and/or for office space for architects, sales personnel, builders and foremen during actual construction and sales may be maintained. Nothing herein shall be construed to prohibit the parking of travel trailers owned by an Owner on the Lot of such Owner; provided, however, that such travel trailer shall not be used for sleeping or other occupancy on a consistent basis on such Lot. The provisions of this section shall not be applicable to Declarant or any party contracted with Declarant for the original sale of the Lots in the Project and the construction of the original residences.

4.14. **Construction Activities.** This Declaration shall not be construed so as to unreasonably interfere with, or prevent normal construction of Improvements by any Owner, provided that when completed such Improvements shall in all ways conform to this Declaration. Specifically, no such construction activities shall be deemed to constitute a nuisance or a violation of this Declaration by reason of noise, dust, presence of vehicles or construction machinery, posting of signs, or similar activities, provided that such construction is pursued to completion with reasonable diligence and is in compliance with applicable federal, state and local laws and ordinances and any rules and regulations adopted pursuant thereto, and conforms to usual construction practices in the area. In the event of any dispute, a temporary waiver of the applicable provision, including but not limited to any provision prohibiting temporary structures, may be granted by Declarant, provided that such waiver shall be only for the reasonable period of such initial construction. Such waiver may, but need not, be recorded or in recordable form.

4.15. **Driveways.** Driveways for Dwellings shall be large enough to accommodate at least two (2) parked automobiles (16 foot minimum width). Hard surface driveways (concrete, brick, pavers, asphalt etc.) are required and shall be properly maintained. No gravel driveways are permitted.

4.16. **Outbuildings.** All outbuildings shall be architecturally compatible with the Dwelling and other Improvements located on the same Lot. An outbuilding shall comply with applicable zoning ordinances of the City and in no event shall the outbuilding be located closer than five (5) feet from the rear corner of the Dwelling located the furthest from the street upon which the Lot is located. Outbuildings shall be an Improvement and, therefore, subject to approval of the Declarant or DRC as set forth above.

## ARTICLE V. ANIMALS

5.1. **Animals and Pets.** The keeping of animals other than those ordinarily kept as family pets within the Subdivision is forbidden. Such pets shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor, or

unsanitary conditions. No savage or dangerous animals shall be kept. No animals, livestock or poultry of any kind shall be bred in, on or about the Subdivision. Up to two domestic pets per Dwelling are allowed; provided, however, all pets must be properly licensed and registered (if required) with the appropriate governmental agencies and follow all applicable local ordinances. Pets in the Subdivision at large must be behind a fence, in a cage or on a leash and under the control of a responsible person. Pets may not create a nuisance. The following acts of an animal may constitute a nuisance:

- 1) it causes damage to the property of anyone other than its owner;
- 2) it causes unreasonable fouling of the air by odors;
- 3) it causes unsanitary conditions;
- 4) it defecates on any property of anyone other than its owner and the feces are not immediately cleaned up by the responsible party;
- 5) it barks, whines or howls, or makes other disturbing noises in an excessive, continuous or untimely fashion;
- 6) it molests or harasses passersby by lunging at them or chasing passing vehicles;
- 7) it attacks people or other domestic animals;
- 8) it otherwise acts so as to bother, annoy or disturb other reasonable residents or interferes with their right to the peaceful and quiet enjoyment of their property; or
- 9) by virtue of the number of pets maintained, they are offensive or dangerous to the health, welfare or safety of other residents.

## ARTICLE VI. UTILITIES

**6.1. Underground Utilities Required.** Each Lot shall be and is hereby made subject to all easements that now or in the future may be used for gas, electric, telephone cable television, water, sewer, and other lines present or in the future, as are necessary to provide utility services to said Lot, adjoining Lots, and the Improvements thereon, including, without limitation, all easements shown on the Subdivision Plat. Each Owner hereby agrees to execute such further grant or other documentation as may be required by any utility or other company or public governmental or quasi-governmental entity for such purposes. Subsequent to date of execution of the Declaration, any necessary electrical, telephone, gas, water, sewer, cable television, and other utility conduits, lines and pipes on any Lot shall be placed underground, except for transformers, meters and other equipment typically located on the surface of the ground within the easement. No transformer, or electric, gas, water or other meter or device of any type, or any other utility apparatus shall be located on any pole.

6.2. **Irrigation Easement.** In addition to the utility easements granted in Section 6.1, each Lot shall be and is hereby made subject to all irrigation easements that now or in the future may be used for irrigation purposes, including without limitation, all easements shown on the Subdivision Plat, together with rights of access for the installation, maintenance, repair and replacement of any irrigation ditch improvements within said easement.

6.3. **Rules and Regulations.** Each Owner agrees to abide by all applicable rules and regulations of all utility and other companies and public, governmental and quasi-governmental entities, which supply any of the services, mentioned in Section 5.1 above.

## **ARTICLE VII. USE RESTRICTIONS AND REQUIREMENTS**

7.1. **Rooftop Equipment.** Equipment such as satellite dishes, evaporative coolers and the like may only be mounted on that portion of a roof which is not visible from the street. All such equipment must be installed in a manner so as to not be unsightly and must include appropriate screening. In no event shall satellite dishes exceed 24" in diameter.

7.2. **Transmitters.** No electronic or radio transmitter of any kind, other than garage door openers or customary home electronic devices, shall be located or operated in or on any Improvement or on any Lot.

7.3. **Owner Residence and Lot Maintenance.** Each Owner shall be responsible to maintain, repair and replace the Lot and all Improvements located thereupon in a clean, safe and sanitary condition with periodic painting or other maintenance as required to exterior surfaces. No Improvement upon any Lot shall be permitted to fall into disrepair. Materials, which are customarily left unfinished such as cedar shake shingle roofs and cedar fences, are permitted so long as such Improvements have not become unsightly. Owners are also obligated to maintain the following:

- 1) **Storm Drains.** Each Owner shall be responsible to maintain and service any storm drain system located on the Owner's Lot. Owners shall also be responsible to repair or replace any damaged or malfunctioning portion of the system located on the Owner's Lot.

7.4. **Reconstruction of Buildings.** Any Improvement which has been destroyed in whole or in part by fire, hail, windstorm or any other cause or act of God, shall be rebuilt or restored with reasonable promptness, and in any event within twelve (12) months. Further, all debris shall be removed and Lot restored to a sightly condition within thirty (30) days. In the event that an Owner elects not to rebuild an Improvement which has been destroyed or otherwise rendered uninhabitable, then the Owner shall remove the remaining portion of such Improvements within six (6) months of the date of such damage and cause the Lot to be graded and in a safe condition.

7.5. **Nuisances.** No resident shall create, maintain or permit a nuisance in, on or about the Project. For purposes of this Section a "nuisance" includes any behavior

which annoys, disturbs or interferes with other residents and interferes with their right to the quiet and peaceful enjoyment of their property. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any Lot, and no odors shall be permitted to arise there from so as to render any such Lot or any portion thereof, in the opinion of the Declarant, unsanitary, unsightly, offensive or detrimental to any other Lots or Improvements or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any Lot so as to be, in the opinion of the Declarant offensive or detrimental to any other Lot or its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any Lot without the prior written approval of the Declarant. A nuisance includes but is not limited to the following, which is determined in the opinion of the Declarant:

- 1) The development of any unclean, unhealthy, unsightly, or unkempt condition on, in or about a Lot;
- 2) The storage of any item, property or thing that will cause any Lot to appear to be in an unclean or untidy condition or that will be noxious to the senses;
- 3) The accumulation of rubbish, unsightly debris, garbage, equipment, machinery, or other things or materials so as to constitute an eyesore;
- 4) The storage of any substance, thing or material upon any Lot that will emit any foul, unpleasant or noxious odors, or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the other residents at the Project;
- 5) The creation or maintenance of any noxious or offensive condition or activity in or about any Lot;
- 6) Actions or activities tending to cause embarrassment, discomfort, annoyance, distress or a disturbance to any other residents or their guests, particularly if the police or sheriff must be called to restore order;
- 7) Maintaining any plants, animals, devices, or items, instruments, equipment, machinery, fixtures, or things of any sort whose activities or existence in any way is illegal, noxious, dangerous, unsightly, unpleasant, or of a nature that diminishes or destroys the enjoyment of an Owner's Lot by its residents, guests, or invitees;
- 8) Too much noise in, on or about any Lot especially after 10:00 p.m. and before 7:00 a.m.;
- 9) Too much traffic in, on or about any Lot especially after 10:00 p.m. and before 7:00 a.m.;
- 10) All prohibited animal activity referenced in Article V.

7.6. **Recreational Vehicles.** Except for purposes of loading or unloading passengers or supplies (for a period of time not to exceed twenty-four (24) hours), all Recreational, Commercial or Oversized Vehicles, including but not limited to boats, trailers, motorhomes, large trucks, and the like must be parked in the side yard of a Lot behind the front corner of the Dwelling and behind an acceptable fence so as not to be visible from the street or any other Lot. No motor vehicle of any kind shall be repaired, constructed, or reconstructed upon any Lot, street, or other area (unless done within the Residence's garage), except for emergency repairs to vehicles, and then only to allow the vehicle to get to a proper repair facility.

7.7. **Lighting.** All exterior lighting and interior lights reflecting outside shall not be placed in any manner which shall cause glare or excessive light spillage on any neighboring Lot(s). Reasonable holiday lighting and decorations may only be displayed during the period starting November 1 of each year to January 15 of the next year.

7.8. **Signs.** No sign of any kind shall be displayed to the public view on any Lot provided however, signs may be displayed on or from a Dwelling advertising the residence for sale or lease. All signs must be professionally painted, lettered and constructed.

7.9. **Use of Lots and Residences.** All Lots are intended to be improved with Residences and are restricted to such use. No Lot and no Dwelling on any lot shall be used for any purpose other than for a Dwelling. However nothing in this Declaration shall prevent the rental of a Lot by the Owner thereof, for residential purposes on either a short or long-term basis subject to all the provisions of this Declaration and the requirement that all such leases shall be in writing and that a violation of any of these Restrictive Covenants shall be a default under such lease. No Lot or Residence shall be used, occupied, or altered in violation of law, so as to jeopardize the support of any other Residence, so as to create a nuisance or interfere with the rights of any Owner, or in any other way which would result in an increase in the cost of any insurance to any Owner.

7.10. **Hazardous Activities.** No activities shall be conducted on any Lot and no Improvements shall be constructed on any Lot, which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Lot. No open fires shall be lighted or permitted on any Lot, except as permitted by City ordinance, or except in a contained barbecue unit while attended and in use for cooking purposes, or within a safe and properly designed interior fireplace or exterior commercially constructed fire pit or container as permitted by City ordinance.

7.11. **Offensive or Unlawful Activities.** No noxious or offensive activities shall be carried on upon any Lot or Common Area, nor shall anything be done or placed on any Lot which interferes with or jeopardizes the quiet enjoyment of other Lots, Residences, or which is a source of annoyance to residents. No unlawful use shall be made of a Lot or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. No use shall be made of any Residence which shall cause the improvements within the Project or any

part thereof to be uninsurable against loss by fire or other perils included in insurance contracts, or cause such insurance to be canceled or suspected, or cause any company issuing such insurance to refuse renewal thereof.

7.12. **Erosion and Dust Control.** In addition to all other measures taken to prevent or eliminate nuisances and conditions that are unsightly and detrimental to any other property or its occupants, in the cases of animals, vehicles, etc., adequate measures (including proper range and grazing techniques, seeding and maintaining natural vegetation such as dry grasses, wild flowers, etc.), shall be taken to maintain appropriate ground cover to prevent and control erosion and dust.

7.13. **Parking.** Parking is prohibited on the streets, unless otherwise designated by the Declarant and allowed by applicable law. Each Residence has a garage to be used for the parking of vehicles. Vehicles shall not be parked at any location within the Project, which would impair vehicular or pedestrian access, or snow removal.

7.14. **No Patio / Deck Storage.** No observable outdoor storage of any kind shall be permitted on backyard patios/decks, except for patio furniture and portable barbecue grills in good condition, and other items if so approved by the Declarant. All approved items shall conform with standards set by the Declarant.

7.15. **Window Coverings.** Every Owner of a Residence shall be obligated to ensure that window coverings are installed within the Residence within one month of purchasing or taking possession of a Residence. Furthermore, the Declarant may adopt and implement reasonable Rules pertaining to the type, color, material, etc. of window coverings. Under no circumstances shall any cardboard, blankets, paint, or tinfoil be used as window coverings in the Project.

7.16. **Aerials, Antennas, and Satellite Dishes.** Aerials, antennas, and satellite dishes larger than one meter in diameter are prohibited. One antenna or satellite dish smaller than one meter in diameter may be installed within the Lot. The Declarant may create policies to create a hierarchy of preferred installation locations to protect the aesthetics of the Project. The hierarchy of preferred installation locations may not interfere with reception.

7.17. **Utility Service.** All lines, wires, or other devices for the communication or transmission of electric current of power, including telephone, television, and radio signals, shall be contained in conduits or cables installed and maintained underground or concealed in, under, or on buildings or other structures approved by the Declarant.

7.18. **Subdivision of Lots.** No Lot shall be further subdivided or separated into smaller Lots or parcels by any Owner, except the Declarant upon approval from the applicable municipality.

7.19. **Clothes Drying Facilities.** Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed, or maintained on any Property except as allowed by Declarant.

7.20. **Front Porches.** Front porches are required to be maintained in a clean and tidy fashion. Owners may have outdoor furniture made of wood or metal on the front porch. Any outdoor furniture kept on the front porch shall be well maintained and in good condition. The Declarant may require worn furniture or furniture that detracts from the theme of the community to be removed from the front porch. Front porches shall not be used for storage. Examples of items prohibited from being kept on front porches include, without limitation, bicycles, toys, barbecues, trash receptacles, ash trays, and anything else which appears unkempt, dirty, or detracts from the appearance of the Project.

7.21. **Off Road Vehicles.** No off-road motor vehicles, including but not limited to snow mobiles, three wheelers or four wheelers may be driven on the roads, streets, footpaths, or walkways within the Project.

## **ARTICLE VIII. LANDSCAPING AND DRAINAGE**

8.1. **Completion of Landscaping.** The front yard of each Lot shall be fully landscaped no later than one (1) year following the completion of construction of any Dwelling on any Lot. The rear yard of each Lot is to be graded and or fenced within one (1) year following the completion of construction of any Dwelling on any Lot and fully landscaped not later than two (2) years following the completion of construction of any Dwelling on any Lot. Thereafter, each Owner shall maintain the landscaping on its Lot in a reasonably neat and good condition, and all dead trees, shrubs, plants or grass shall be promptly removed or replaced. Landscaping and all grading and drainage shall be initially designed in such a way to control water run-off so that any Lot within the Subdivision will not be adversely affected by another.

8.2. **Front Yard Landscaping.** The front yard of a lot is defined as the area of the lot beginning at the road pavement on any adjacent public street or roadway to a distance at least to the rear most part of the Dwelling from such public street or roadway. If the lot is on a corner of two or more public streets or roadways then the side yard adjacent to the public street or roadway, all the way to the rear property line, shall be included in the area to be landscaped. All areas defined herein shall be planted or sodded or otherwise maintained in a natural and native material or setting. All such areas shall be irrigated as necessary and cut or maintained to reflect a weed-free and attractive appearance.

8.3. **Trees.** A minimum of two (2) trees shall be planted on each Lot within the time outlined in Section 8.1. Trees shall be deciduous trees with a minimum diameter of one (1/2) inch caliper (the diameter of the tree ten (10) inches above the top of root-ball).

8.4. **Road Rights of Way.** Each Owner will maintain the area from the edge of road pavement to the front Lot line as needed to supplement City maintenance to ensure weed control, grass and vegetation height, uniform appearance, etc. Owners shall maintain the respective areas in front of their Lots free of trash, debris, etc.

8.5. **Drainage.** No material change may be made in the ground level, slope, pitch or drainage patterns of any Lot as fixed by the original finish grading except after



first obtaining the prior written approval of the Declarant. Grading shall be maintained at all times so as to conduct irrigation and surface waters away from buildings and so as to protect foundations and footings from excess moisture. Any drainage flows directed to adjacent Lots should not exceed historic flows. Owners shall not impede or retain water flow in any of the natural drainage gulches.

8.6. **Fencing.** In order to create a consistent and harmonious area all fencing material shall be white vinyl. The DRC may at its discretion adopt more specific guidelines consistent with this provision, including a process for approval to achieve harmonious and consistent fencing.

8.7. **Private Drainage Easements and Storm Drain Systems.** The Project contains Drainage Easements as depicted on the Subdivision Plats. The Drainage Easements may contain infrastructure designed to collect and divert excess runoff and storm water that may occur in the Project from time to time ("Storm Drain System"). As depicted on the Subdivision Plats, there may be multiple Storm Drain Systems within the Project that operate independently from one another. It is intended that these Storm Drain Systems be constructed in a manner consistent with those specifications indicated on Exhibit B attached hereto, although deviations may occur if required by Utah County, the topography of the land, or at the discretion of the Declarant.

1) **Easement.** Each Owner of a Lot benefitted by a Storm Drain System shall have a right and easement over, across, above, and under the Drainage Easement appurtenant to their Lot for the maintenance, repair, and replacement of the Storm Drain System that serves their Lot.

2) **No Building Permitted.** Owners shall be prohibited from constructing any shed, fence, concrete pad, or other permanent or semi-permanent structure within the designated area of the Drainage Easements.

3) **Maintenance Duty of Lot Owners.** Each Lot Owner benefitted and served by a Storm Drain System shall have a duty to maintain the portion of the Storm Drain System that crosses such Owner's Lot. This maintenance duty shall include the obligation to routinely clean and clear all drain connections into the Storm Drain System including the Lot Owner's yard drain and roof drain connections, if any. Owners shall take precautions to prevent debris from entering their Storm Drain System.

4) **Costs of Repair and Replacement.** The costs to repair or replace a Storm Drain System shall be borne by those parties benefitted thereby in proportion to the benefit received. Notwithstanding the foregoing, if the need for repair or replacement of a Storm Drain System results from an Owner's abuse, neglect, failure to maintain, or negligent or intentional acts, then the cost of repair or replacement shall be borne exclusively by the responsible Owner.

5) **Notice of Repair.** If the need arises for repair or replacement of a Storm Drain System, the Owner conducting such repair or replacement shall follow the following notice procedures prior to performing any repair:

(a) Non-Emergency Repair. An Owner discovering the need for repair to the Storm Drain System shall notify the other Owners benefited thereby and shall submit to them the estimated cost of the repair prior to performing any repairs or incurring any costs. The notified Owners shall have thirty (30) days to conduct their own investigation into the need for the repair and the estimated costs. If an Owner does not dispute the need for repair or the estimated repair costs, then such Owner shall contribute his/her proportional obligation of the cost to repair within thirty (30) days of receiving the notice. If an Owner disputes the need for repair or the estimated costs, then it shall follow the Dispute Resolution procedures outlined in subsection 6 below. After the expiration of thirty (30) days from notifying the other benefited Owners, an Owner may endeavor to repair the Storm Drain System and seek reimbursement from the other benefited Owners as provided herein.

(b) Emergency Repair. If the need for repair or replacement of a Storm Drain System is necessary to prevent imminent harm to an Owner's property, then such owner may act to repair the Storm Drain System without being subject to the thirty (30) day notification and response period required above. If it is determined that an Owner's actions in making the emergency repair were in good faith and the costs incurred were economically sound, then the other benefited Owners of a repaired Storm Drain System shall be obligated to reimburse the repairing Owner for his/her repair costs incurred according to each benefited Owner's proportional obligation.

(c) Failure to Dispute. If an Owner receives notice regarding the need to repair a Storm Drain System and fails to contest the contents of the repair notice according to the Dispute Resolution procedures in subsection 6 below within thirty (30) days of receiving the repair notice, then such Owner shall have waived his right to dispute the contents of the repair notice and shall be obligated to the other Owner(s) for his/her proportion of the repair costs.

(d) Failure to Notify. If an Owner incurs costs to repair a Storm Drain System and fails to notify the other Owners prior to incurring such costs as required above, then such Owner shall not be entitled to recover the costs of repair or replacement from the other benefited Owners.

6) Dispute Resolution. If any dispute arises in connection with the maintenance, repair, and replacement of the Storm Drain System, the following procedures shall apply:

(a) Owners shall meet in good faith and attempt to resolve such dispute amicably. In doing so, the Owner initiating a claim or dispute with another Owner(s) shall first notify the Owner(s) in writing stating plainly and concisely: (i) the nature of the claim, (ii) the basis of the claim, (iii) the

proposed remedy, and that the adverse party shall have thirty (30) days to resolve the claim.

(b) In the event that the dispute is not resolved within thirty (30) days following the notice required in subsection (a) above, the dispute shall be submitted to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. The parties will jointly appoint an acceptable mediator and share equally in the cost of such mediation. The parties in the dispute must agree before any mediation settlement is binding. If mediation fails, then the disputing parties may proceed with any other legal remedy available, including the commencement of a legal action.

7) **Enforcement.** The restrictions, covenants, and obligations in this Section 8.7 are for the benefit of each Lot Owner in the Project and they shall inure to and pass with each and every Lot and shall run with the land and shall apply to and bind the respective successors in interest of Declarant. Each Owner by acceptance of a deed in the Project, whether or not it shall be so expressed in such deed, is deemed to have accepted all of such restrictions, covenants and obligations and agrees to contribute its proportional share of the costs to repair or replace a Storm Drain System. Each Owner hereby agrees that such Storm Drain System costs shall be a charge on the land and shall be a continuing lien upon the Lot of any Owner who has failed to contribute its proportional share of repair or replacement costs. The Owners within the Project shall be entitled to pursue a lien against a delinquent Owner who fails to pay its proportional share of repair or replacement costs to the fullest extent permitted by law. Each Owner's share of the repair or replacement costs shall also be the personal obligation of the person who was the Owner of such property at the time when the repair or replacement occurred. Subject to the Dispute Resolution section set forth above, each Owner shall have the right to pursue a legal action to personally recover from another delinquent Lot Owner to the fullest extent permitted by law.

## ARTICLE IX. ENFORCEMENT AND NON-WAIVER

9.1. **Right of Enforcement.** At an Owner's own expense, Declarant shall have the right to enforce by proceedings at law or in equity, each provision of this Declaration against the Lot which is subject to the Declaration owned by such owner, including the right to prevent any violation of such, and the right to recover damages and other sums for such violation(s). Such rights shall apply regardless of when the Lot became subject to the Declaration and regardless of the Owners thereof. Such right of enforcement shall include both damages for and injunctive relief against the breach of any such provision.

9.2. **Violation a Nuisance.** Every act or omission whereby any provision of this Declaration is violated in whole or in part, is hereby declared to be a nuisance and

may be enjoined or abated by any Owner, at such Owner's own expense, or by Declarant at the expense of the Owner of the Lot which is violation of the provisions of this Declaration, whether or not the relief sought is for negative or affirmative action. However, only Declarant and the duly authorized agent may enforce by self-help any of the provisions of this Declaration and then only if such self-help is preceded by reasonable notice to the Owner in violation.

9.3. **Violation of Law.** Any violation of any federal, state or local law, resolution or regulation pertaining to the ownership, occupancy or use of any property subject hereto is declared to be a violation of this Declaration and subject to all of the enforcement provisions set forth herein.

9.4. **Enforcement.** Declarant may bring any action at law or equity in any court available to it under the statutes of the State of Utah for enforcement of any provision of this Declaration.

9.5. **Remedies Cumulative.** Each remedy provided by this Declaration is cumulative and not exclusive.

9.6. **No waiver.** The failure to enforce any provision of this Declaration at any time shall not constitute a waiver of the right thereafter to enforce any such provision or any other provision hereof.

## **ARTICLE X. SPECIAL DECLARANT RIGHTS**

10.1 **Improvements.** Declarant hereby reserves the right, without obligation, to construct:

- 1) Any improvements shown on the Plat;
- 2) Any Lots and corresponding Residences upon all or any portion of the Additional Land, and subject to the requirements as set forth herein, the addition of the same to the Project; and
- 3) Any other buildings, structures, or improvements that Declarant desires to construct on the Parcel, or any other real estate owned by Declarant, regardless of whether the same ever become part of the Project.

10.2 **Expandable Project.** The Declarant herewith expressly reserves the right and option to expand the Project by the addition of Additional Land, or portions thereof, and Lots and Residences and improvements to be constructed thereon, all in accordance with this Section.

- 1) The Project may be expanded by the addition of, without limitation, all or a portion of the real property designated on Exhibit "B" attached hereto and incorporated herein by reference, such real property or portions thereof where applicable being referred to as "Additional Land".

- 2) Expansion of the Project by the Declarant is without limitation, except as set forth in this Section, and shall be effective without prior approval of the Association or any Owner.

3) Declarant's right to expand the Project as provided in this Section shall not expire until the Declarant elects in writing to not add the Additional Land to the Project.

4) The Additional Land designated on Exhibit "B" attached hereto and incorporated herein by reference, may be added in total or in part, and in any order as Declarant may determine. Such Additional Land (or any portion thereof) may be added at any time within the period allowed for expansion of the Project.

5) All improvements upon Additional Land shall be made in such a manner as to conform to all governmental regulations appertaining thereto, but such improvements may be located upon the Additional Land, or any portion thereof, in such manner as the Declarant deems appropriate in its sole discretion, subject to the requirements contained herein. All of the additional Lots and Residences to be constructed upon Additional Land will be constructed for or are to be designated exclusively for residential use.

6) All improvements erected upon any Additional Land added to the Project will be compatible with the Residences and improvements thereupon or to be constructed upon the Property, all such additional Residences and improvements to be approximately equal to or better in terms of quality of construction and materials to be used. Notwithstanding the above, no assurances can be made by the Declarant in every instance that such structures and improvements will be identical in all regards.

7) Declarant consents and agrees that any Lot and Residences constructed within the Project and upon Additional Land will be similar in all material respects to the Residences presently contained or to be constructed upon the Property and shown on the Plat.

8) The Declarant simultaneously with the submission of the Additional Land to the Project shall prepare and record in the Utah County records, a supplemental Plat pertaining to such Additional Land to be added showing the location and dimensions of each Lot and Residence created from and located upon such Additional Land.

9) Simultaneously with the recording of said supplemental Plat, the Declarant shall duly execute, acknowledge, and record a Supplemental Declaration setting forth that an expansion of the Project has occurred. Such Supplemental Declaration shall include, in addition to any requirements of the Act, the following: (i) if now shown on the supplemental Plat, a legal description of the Additional Land added to the Project; (ii) the designation of each Lot and Residence created from and included within the Additional Land.

**10.3 Other Special Declarant Rights.** Special Declarant Rights are those rights reserved for the benefit of the Declarant in this Declaration and shall include, among others, and regardless of anything in the Declaration to the contrary, the following rights which shall remain in effect for the maximum period allowed by law:

- 1) the right to maintain sales offices, model Residences, and signs advertising the Project or any Residence at any location in the Project;
- 2) unless expressly and specifically bound by a provision of the Governing Documents, Declarant shall be exempt from the provisions of the Governing Documents.

**10.4. Exercising Special Declarant Rights.** Declarant may exercise the Special Declarant Rights at any time prior to the later to occur of the date on which the Period of Declarant Control expires or the date when the Declarant relinquishes such rights in writing. Declarant may exercise its Special Declarant Rights in any order, and no assurance is given as to the order in which Declarant will exercise them. If Declarant exercises any Special Declarant Right with respect to any portion of the Property, Declarant may, but is not obligated to, exercise that Special Declarant Right with respect to any other portion of the Property. Notwithstanding anything to the contrary contained in this Declaration, Declarant may exercise any Special Declarant Right described in this Article and any other right reserved to the Declarant in this Declaration, without the consent of any of the Owners.

**10.5. Interference with Special Declarant Rights.** No Owner may take any action or adopt any Rules that interferes with or diminishes any Special Declarant right contained in this Declaration without Declarant's prior written consent. Any action taken in violation of this Article shall be null and void and have no force or effect.

**10.6. Transfer of Special Declarant Rights.** The Declarant may transfer, convey, or assign its rights created or reserved under this Declaration to any Person. Such transfer, conveyance, or assignment shall be effective upon recording in the office of the Utah County Recorder.

**10.7. Changes by Declarant.** Nothing contained in this Declaration shall be deemed to affect or limit in any way whatsoever the right of the Declarant, its successors or assigns, to sell or to change the location, design, method of construction, grade, elevation, or any other part or feature of a Lot and Residence prior to the contracting for the conveyance of the Residence to a purchaser.

**10.8. Voting.** During the Period of Declarant Control, any matter voted upon by the Owners shall not become effective unless the matter is approved in writing by the Declarant.

**10.9. Easements Reserved to Declarant.**

- 1) The reservation to Declarant, its successors and assigns, of non-exclusive easements and rights of way over those strips or parcels of land designated or to be designated on the Plat as "Public Utility Easement," or otherwise designated as an easement area over any road on the Project, and over those strips of land running along the front, rear, side and other Lot lines of each Lot shown on the Plat.

- 2) An easement for the installation, construction, maintenance, reconstruction and repair of public and private utilities to serve the Project and

the Lots therein, including but not limited to the mains, conduits, lines, meters and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, cable television, and other public or private services or utilities deemed by Declarant necessary or advisable to provide service to any Lot, or in the area or on the area in which the same is located.

3) The Declarant reserves unto itself and its successors and assigns, the right to dedicate all of said roads, streets, alleys, rights of way, or easements and storm water management reservation, to public use all as shown on the Plat. No road, street, avenue, alley, right of way or easement shall be laid out or constructed through or across any Lot or Lots in the Project except as set forth in this Declaration, or as laid down and shown on the Plat, without the prior written approval of the Declarant.

4) Declarant further reserves unto itself and its successors and assigns, the right at or after the time of grading of any street or any part thereof for any purpose, to enter upon any abutting Lot and grade a portion of such Lot adjacent to such street, provided such grading does not materially interfere with the use or occupancy of any structure built on such Lot, but Declarant shall not be under any obligation or duty to do such grading or to maintain any slope.

#### ARTICLE XI. RIGHTS OF FIRST MORTGAGEE

Notwithstanding anything contrary contained herein, the following provisions apply:

11.1. **Title in Mortgagee.** Any first Mortgagee who obtains title to a Lot pursuant to the remedies provided in the Mortgage or foreclosure of the Mortgage will not be liable for such Lot's Assessments or charges which accrue prior to the acquisition of title of such Lot by the Mortgagee. However, such first Mortgagee shall be responsible for Assessments levied while it holds title to the Lot.

11.2. **Notice of Default by Lot Owner.** In the event an Owner neglects for a period of sixty (60) days or more to cure any failure on his part to perform his obligations under this Declaration or other Governing Documents, the Declarant, upon written request from the Mortgagee, shall give written notice of such fact to the Mortgagee covering such Owner's Lot.

11.3. **Abandonment, Termination, Etc.** Unless all of the holders of first Mortgages on the individual Lots have given their prior written approval, no Owners acting as a group shall be entitled by act, omission, or otherwise to abandon or terminate the Project.

#### ARTICLE XII. RIGHT OF ENTRY

12.1. The Declarant shall have the right at all times upon reasonable notice of at least 48 hours to enter upon or into any Lot or Residence, without trespass, and regardless

of whether or not the Lot Owner or Occupant thereof is present at the time, to abate any infractions, to fulfill its responsibilities, to exercise its rights, to make repairs or correct any violation of any of the Declaration, and in connection therewith shall have the further right to assess all costs incurred against the Owner. Notice shall not be necessary in case of an emergency originating in or threatening such Residence or any other part of the Project, including the sound or sight of running water in a Residence, the smell or sight of smoke in a Residence, abnormal or excessive noises; and foul smell. Owners shall be responsible for any costs incurred by the Declarant as a result of entering upon a Lot or into a Residence under this Section and shall indemnify and hold harmless the Declarant for all damages related to such entry, except for such damages resulting from recklessness or bad faith.

### ARTICLE XIII. MISCELLANEOUS

13.1. **Term**. This Declaration as the same, may be amended from time to time hereafter, including all of the Covenants, Conditions and Restrictions hereof, shall run until December 31, 2020, this Declaration, including all such Covenants, Conditions and Restrictions shall be automatically extended for successive periods of ten years each, unless amended or extinguished by a written instrument executed by the owners of at least sixty-seven percent (67%) of the Lots then in Hidden Canyon Estates and recorded in the Utah County real property records.

13.2. **Mortgage Protection**. Nothing herein contained, and no violation of these covenants, conditions and restrictions, shall invalidate or impair the lien of any mortgage or deed of trust, given in good faith and for value.

13.3. **Amendment**.

1) **Special Provisions**. No amendment of Section 13.2 shall be effective as to any Beneficiary who does not join in the execution thereof, provided that the Beneficiary's Deed of Trust is Recorded prior to the recordation of such amendment; provided however, that after foreclosure or conveyance in lieu of foreclosure the property which was subject to such Deed of Trust, shall be subject to such amendment. No amendment of this Declaration shall be effective until executed and recorded in the real property records of Utah County in the manner hereinafter provided.

2) **By Declarant**. Except as provided in Section 13.3(1), this Declaration may be amended only by Declarant during the period of Declarant control. If Declarant wishes to amend this Declaration, it shall first give at least ten (10) days written notice to each Owner of a Lot then subject thereto of the time and place of a hearing to be held to consider such amendment. Such notice may be given in person or by mail. If such notice is given by mail, the effective date thereof shall be the third (3) day (other than a Saturday, Sunday or legal holiday) after such notice shall have been deposited in the United States mail, postage prepaid, and addressed to the residence of such Owner in Hidden Canyon Estates. If the Owners of seventy-five percent (75%) or more of the Lots



which on the date of such hearing were subject to this Declaration, by written notice delivered to Declarant within fifteen (15) days after such hearing object to the amendment proposed by Declarant it shall not become effective. No amendment shall be effective until there has been recorded, in the real property records of Utah County, an instrument executed and acknowledged by Declarant setting forth the amendment and certifying that the above mentioned notice and hearing was given and held and that Declarant did not within twenty-five (25) days after said hearing receive written objections to the amendment from the Owners of seventy-five percent (75%) or more of said Lots, as aforesaid.

3) **By Owners.** Except as provided in Sections 13.3(1) and 13.3(2), this Declaration may be amended by the recording in the Utah County real property records of an instrument executed and acknowledged by the Owners of at least sixty-seven percent (67%) of the Lots subject to this Declaration at the time of the amendment.

4) **Common Owners.** For purposes of Sections 13.3(2) and 13.3(3) above, if more than one Person holds title to any Lot jointly or in common, the vote with respect to said Lot shall be held in the same manner. However, neither fractional votes nor split votes shall be allowed, and all joint or common Owners must object in writing to the proposed amendment under Section 13.3(2), or approve in writing the proposed amendment under Section 13.3(3), as the case may be, or the vote with respect to such Lot shall not be counted.

13.4. **Interpretation.** The provisions of this Declaration shall be liberally construed to effectuate their purposes of creating a uniform plan for the development of the Lots subject hereto and promoting and effectuating the fundamental concepts of Hidden Canyon Estates as set forth in the RECITALS and DECLARATION of this Declaration. This Declaration shall be construed and governed under laws of the State of Utah.

13.5. **Construction and Severability.** The captions which precede the Articles and Sections of this Declaration are for convenience only and shall in no way affect the manner in which any provision hereof is constructed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any party thereof, and any gender shall include the other gender. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof.

13.6. **Notices.** Any notice required or permitted to be given to any Owner or Member according to the provisions of this Declaration shall be deemed to have been properly furnished if personally delivered, emailed, or if mailed, postage prepaid, to the Person who appears as an Owner, at the latest email or mailing address for such Person appearing in the records of the Association at the time notice is sent. If no mailing address has been provided, the Lot owned by said Owner shall be used for notice purposes.

13.7. **Consent in Lieu of Voting.** In any case in which this Declaration requires authorization or approval of a transaction the assent or affirmative vote of a stated

percentage of the votes present or represented at a meeting, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Members entitled to cast at least the stated percentage of all membership votes outstanding in the Association. The following additional provisions shall govern any application of this Section:

- 1) All necessary consents must be obtained prior to the expiration of sixty (60) days after the first consent is given by any Member.
- 2) The total number of votes required for authorization or approval under this Section shall be determined as of the date on which the last consent is signed.
- 3) Except as provided in the following sentence, any change in ownership of a Lot which occurs after consent has been obtained from the Owner thereof shall not be considered or taken into account for any purpose.

13.8. **Covenants to Run with Land.** This Declaration and all provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall inure to the benefit of all parties who hereafter acquire any interest in a Lot or in the Common Areas shall be subject to the terms of this Declaration and the provisions of any Rules, agreements, instruments, and determinations contemplated by this Declaration; and failure to comply with any of the foregoing shall be grounds for an action by the Declarant or an aggrieved Owner for the recovery of damages, or for injunctive relief, or both. By acquiring any interest in a Lot the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

13.9. **Insurance by Owner.** Each Owner shall insure his/her Lot, Residence, any and all Lot improvements, and personal property.

13.10. **Security.** The Declarant shall in no way be considered an insurer or guarantor of security within or relating to the Property, and the Declarant shall not be held liable for any loss or damage by reason of any failure to provide adequate security or any ineffectiveness of security measures undertaken. Owner or Occupant agree by purchasing a Lot in this Project, Declarant is not an insurer of the safety or well-being of Owners or Occupants or of their personal property, and that each Owner or Occupant assumes all risks for loss or damage to persons, the Lots, and to the contents of improvements located thereon. EACH OWNER AND OCCUPANT UNDERSTANDS AND ACKNOWLEDGES THAT THE DECLARANT HAS NOT MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND AND THAT EACH OWNER OR OCCUPANT HAS NOT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO THE SECURITY OF THE PROJECT.

13.11. **Effective Date.** The Declaration and any amendment hereof shall take effect upon its being filed for record in the office of the County Recorder of Utah County, Utah.

### CERTIFICATION

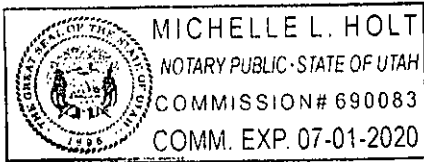
IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

EDGE LAND 15, LLC,  
A Utah limited liability company

By: *Steve Maddox*  
Name: *Steve Maddox*  
Managing Member

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF *Utah*                    )

On this *18* day of *May*, 2017, personally appeared before me *Steve Maddox*, who duly acknowledged to me that the foregoing instrument was executed by EDGE LAND 15, LLC, a Utah corporation.



*Michelle Holt*  
Notary Public  
My commission expires: *7-1-2020*

EXHIBIT A  
HIDDEN CANYON ESTATES  
PROPERTY DESCRIPTION

Real property located in Utah County, State of Utah which is specifically described as follows:

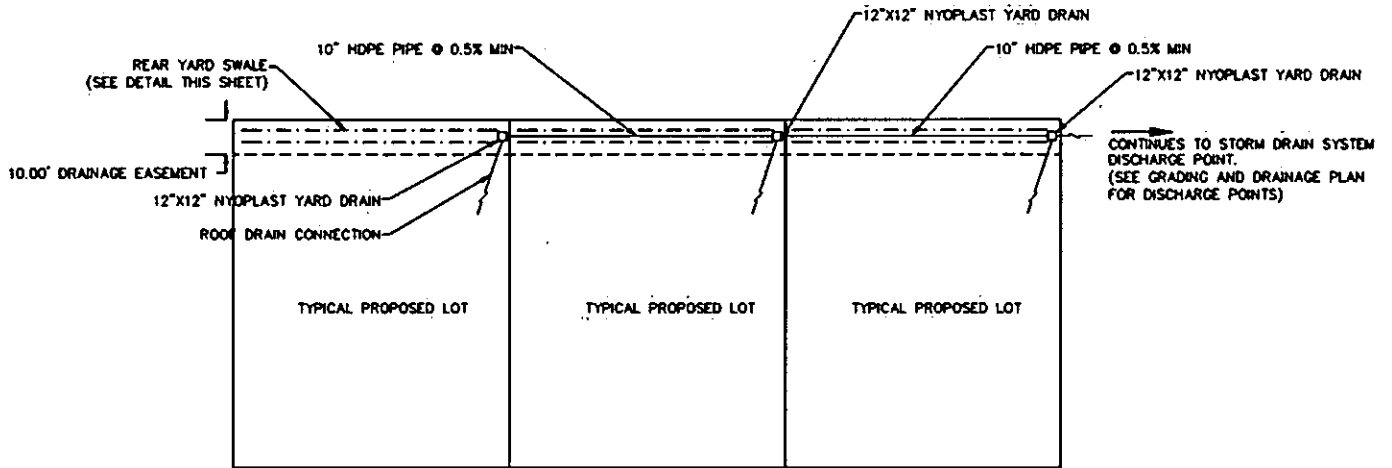
BEGINNING AT A POINT BEING NORTH 0°08'40" EAST ALONG THE SECTION LINE, 841.79 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°14'51" WEST 105.14 FEET; THENCE 4.97 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 00°48'06" EAST 4.97 FEET); THENCE SOUTH 00°08'53" WEST 7.62 FEET; THENCE NORTH 89°51'07" WEST 49.99 FEET; THENCE NORTH 89°51'20" WEST 64.97 FEET; THENCE SOUTH 16°59'19" WEST 647.62 FEET; THENCE SOUTH 20°17'38" WEST 50.02 FEET; THENCE NORTH 71°24'37" WEST 95.34 FEET; THENCE 23.35 FEET ALONG THE ARC OF A 15.00 FOOT TANGENT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 64°00'06" WEST 21.06 FEET); THENCE 146.23 FEET ALONG THE ARC OF A 1025.30 FOOT TANGENT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 23°29'38" WEST 146.11 FEET); THENCE SOUTH 31°22'10" WEST 226.17 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SUNCREST DRIVE; THENCE ALONG SAID RIGHT OF WAY 24.28 FEET ALONG THE ARC OF A 836.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 61°25'28" WEST 24.28 FEET AND CENTER BEARS SOUTH 29°40'10" WEST); THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 62°31'05" WEST 135.20 FEET; THENCE NORTH 34°49'42" EAST 149.32 FEET; THENCE NORTH 38°12'39" EAST 50.06 FEET; THENCE NORTH 35°10'39" EAST 100.00 FEET; THENCE NORTH 49°15'44" WEST 71.66 FEET; THENCE NORTH 35°00'07" EAST 123.86 FEET; THENCE NORTH 11°04'36" EAST 74.41 FEET; THENCE NORTH 12°04'28" EAST 81.08 FEET; THENCE NORTH 08°18'04" EAST 90.40 FEET; THENCE NORTH 16°03'14" EAST 90.80 FEET; THENCE NORTH 23°49'26" EAST 88.73 FEET; THENCE NORTH 25°03'34" EAST 87.31 FEET; THENCE NORTH 26°06'48" EAST 86.15 FEET; THENCE NORTH 32°02'47" EAST 49.64 FEET; THENCE NORTH 57°57'13" WEST 73.27 FEET; THENCE NORTH 14°51'15" EAST 105.00 FEET; THENCE NORTH 66°34'43" EAST 73.89 FEET; THENCE NORTH 23°11'33" EAST 143.47 FEET TO THE SOUTH LINE OF THE DRAPER CITY PROPERTY THENCE SOUTH 88°29'38" EAST, ALONG SAID DRAPER CITY PROPERTY, 367.98 FEET, TO THE QUARTER SECTION LINE; THENCE SOUTH 00°08'40" WEST, ALONG SAID QUARTER SECTION LINE, 378.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.87 ACRES MORE OR LESS

Hidden Canyon Estates Phase 1A recorded in the Utah County Recorder's Office on June 28, 2017 as Entry No. 62715

### EXHIBIT B

### STORM DRAIN SYSTEM SPECIFICATIONS



#### TYPICAL REAR YARD DRAINAGE SWALE/ COLLECTION SYSTEM

NOT TO SCALE

#### NOTES

1. REAR YARD SWALES SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 1.0%
2. ROOF DRAINS TO BE TIED DIRECTLY INTO YARD DRAIN.