

# AMENDED

ENT 72344:2000 PG 1 of 28  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2000 Sep 14 12:46 pm FEE 0.00 BY SS  
RECORDED FOR LEHI CITY

## COVENANTS, CONDITIONS AND RESTRICTIONS

### STAGE COACH CROSSING SUBDIVISION, PHASE D A PLANNED RESIDENTIAL DESIGN

We the undersigned, owners in fee of the following described property, to wit: Lots 1 through 70, inclusive, Stage Coach Crossing, Phase D, a Planned Residential Design, do hereby make the following amended declarations as to limitations, restrictions and uses to which the lots and/or tracts constituting the said addition, may be put, hereby specifying that the said declaration shall constitute covenants to run with all of the land as provided by law and shall be binding upon all of the parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said addition, the declaration of restrictions being designated for the purpose of keeping the said subdivision desirable, uniform, and suitable in architectural and landscape design and use as herein specified. The amended declaration was amended pursuant to the requirements of the General Provisions set forth herein as evidenced by Exhibit "1" attached hereto.

#### AREA OF APPLICATION

Full-protected residential area. The residential area covenants in their entirety shall apply to all property listed in the above described property and also described in the attached Exhibit A.

#### RESIDENTIAL AREA COVENANTS

1. Land use and buildable type. No lot shall be used except for the residential purpose. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) family dwelling not to exceed two (2) stories in height and private garage for not less than two vehicles. Each finished one (1) story dwelling must have a minimum square footage of 1000 square feet of living area on the main level. Each two (2) story dwelling with an attached two (2) car garage must have a minimum of 850 finished square feet on the main floor and the minimum total finished square footage of 1450 square feet. Any two (2) story home, which does not have an attached two (2) car garage, must have 1000 finished square feet of living area on the main floor. Square footage is excluding garages, verandas, carports, patios, basements, porches and steps. Any square footage with any portion thereof beneath the top grade of the foundations will not qualify to offset the minimum square footage requirement.

2. No tank for storage of fuel may be maintained above the surface of the ground.

3. Buildable location. No building shall be erected on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines as required by Lehi City. In any event no habitable building shall be located on any lot nearer than 20 feet to the front lot lines, nor nearer than 25 feet to any side street.

No building shall be located nearer than 8 feet to an interior lot line. No dwelling shall be located on an interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps, chimneys, and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building, or a lot to encroach upon another lot.

4. No building material of any kind or character shall be placed or stored upon any lot until the owner thereof is ready to commence improvements and then the material will be placed within the property lines of the plot upon which the improvements are to be erected, and shall not be placed in the streets or between the curb and the property line.

5. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. All power and telephone lines must be run underground. The owners of lots 5 and 6 will be responsible for the maintenance of the pavers, monuments, benches or other improvements found within the sight triangle easement on their lots.

6. Keeping of animals other than those ordinarily kept as family pets shall be forbidden, unless the written permission of two-thirds of the subdivision owners is obtained for the exception. Said exception must also be in accordance with the city zoning requirements.

7. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. This area is subject to all the sounds, odors, and activities normally associated with an agricultural area and use.

8. No signs, billboards, nor advertising structures may be erected or displayed on any lots hereinbefore described or parts or portions thereof, except that a single sign, not more than 3 feet by 5 feet in size advertising a specific unit for sale or house for rent or construction sign, may be displayed on the premises affected. The other exception will be signs that are deemed necessary by the original owner/developer of the subdivision, and all such signs must be removed at such time that all the lots in the subdivision are sold.

9. No satellite dishes or antennas shall be placed in set back easements of said side yards and are to be obscured from public view.

10. No trash, ashes, nor any other refuse may be dumped, or thrown, or otherwise disposed of, on any lot hereinbefore described or any part or portion thereof. All homes must subscribe to city garbage disposal service, or an incinerator must be provided.

11. Temporary structures. No structure of a temporary character, trailer basement, tent, shack, garages, barns, or other out buildings shall be used on any lot at any time as a residence, either temporary or permanently.

12. Any detached accessory building erected on the lots shall conform in design and materials with the primary residential home on the lot.

13. Fencing. No fence, wall, hedge, or other dividing structure higher than 3½ feet shall be permitted within the front yard setback. No dividing structure on any other portion of the lot shall be over 6 feet in height.

14. Parking and Storage. No inoperative automobile shall be placed or remain on any lot or adjacent street for more the 48 hours. No commercial type vehicles and no 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 the residential street except while engaged in transportation. Trailers, mobile homes, trucks over three-quarter ton capacity, boats, campers not on a truck bed, motor homes, buses, tractors and maintenance or commercial equipment of any kind shall be parked or stored behind the front yard setback in an enclosed area screened from the street view. Sufficient side yard gate access should be planned and provided for in the design of the home, 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 or other offensive or commercial materials is prohibited. Facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view.

15. Maintenance. Every lot, including improvements in said tract, shall be kept in good repair and maintained by the owner thereof in a clean, safe and attractive condition. Additionally, the owners of lots 5 and 6 shall be responsible for the maintenance of any improvements found within the sight triangle easement on their lot.

16. All front yards landscaping must be installed within the first growing season after such date that occupancy permit is granted to each individual dwelling. Growing season will be considered to commence on April 1, and run through October 31. If a building permit is issued during the growing season; compliance with the restriction is required by the end of the current growing season, unless the permit is issued after September 1 of that growing season.

## DESIGN GUIDELINES

In addition to the above listed Residential Area Covenants and all other restrictions and covenants outlined in this document, a set of Design Guidelines shall apply. The purpose of the Design Guidelines is to increase the aesthetic quality of the Stage Coach Crossing Subdivision, Phase D, a Planned Residential Design, while maintaining a housing stock that remains achievable to the first-time homebuyer. The Design Guidelines are intended to create a harmonious architectural approach, compatible with the site, while providing each home owner with flexibility in choosing exterior and interior features so as to avoid monotony of design, exterior elevations and colors. These Design Guidelines are listed below:

### I. Architectural Standards

#### 1. Height of Structures

The maximum height of any residence shall not exceed two stories above the grade and shall not exceed Lehi City building height requirements for the zone.

#### 2. No reflective Finishes

No highly reflective finishes (other than glass, which may not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including without limitation, the exterior surfaces of the following: roofs, all projections above the roof, doors, trim, fences, pipes, mailboxes and newspaper tubes.

#### 3. Materials – Exterior Surfaces

Exterior surfaces will consist of the following: On all side and rear elevations of all homes, vinyl siding, stucco, and masonry shall be acceptable. The front elevation of all homes (excepting the Victorian style) will be a combination of stucco and masonry wainscot, or vinyl and masonry wainscot with the minimum masonry square footage equal to 50% of the area of the front elevation. The colors of the siding, stucco and masonry shall be chosen to compliment and match as closely as possible. As 10% of the homes in the development are to be of the Victorian style and have no masonry, 10% of the homes are to have 100% masonry on all four sides of the exterior.

#### 4. No Two Homes Alike On Adjoining Lots

Due to the lot size and density of the Stage Coach Crossing Subdivision, no two alike are allowed on adjoining lots. Adjoining lots shall be defined as lots which share common side yard property lines. This includes the same model with different materials; however, the same model with two different front elevation details will be permitted on adjoining lots.

#### 5. Elevations

The twelve elevations, see "Exhibit B", which have been reviewed and approved by the Planning Commission and City Council may be incorporated in this development. In addition to these twelve elevations, other distinct elevations, which have been used in Sommerset and other phases of Stage Coach, may be mixed in to increase variety in the project. Also, other distinct elevations reviewed and recommended by the Planning

Commission and approved by the City Council may be included. No more than 10% of the homes in the development shall be of the Victorian style.

6. **Setback Requirements**  
Front setbacks shall vary between 20 and 25 feet to create additional visual interest to the street scape. The minimum side setback shall be eight feet with a minimum rear setback of 25 feet. Corner lots shall have a 25 foot side street setback and shall have a rear setback of 15 feet.
7. **Garages Required**  
All homes are to have at minimum a two-car garage. Neither carports nor covered parking within the front setback will be permitted.
8. **Garage Access – Corner Lots**  
Homes on corner lots shall have side-entry garages with at least one window on the front elevation side of the garage.
9. **Central Air Conditioning Required**  
All homes are to have central air conditioning. Evaporative coolers will not be permitted.
10. **Porch Fencing**  
Those homes with front porches shall have trim/fencing in decorative, white vinyl that is uniform to the development. Wood trim/fencing on porches will not be permitted due to the required maintenance of such trim.

II. **Landscaping**

Each home shall have two trees and five shrubs planted within the front setback within one year of home occupancy. Also, each home shall have sod and sprinklers installed in the front yard during the first growing season.

The trees shall be 1½” caliper if deciduous and 6” if coniferous. Shrubs shall be a minimum of one gallon. Trees and shrubs shall be chosen from the following list:

Coniferous Trees

- White Fir
- Colorado Green Spruce
- Austrian Pine

Deciduous Trees

- |                       |                       |
|-----------------------|-----------------------|
| Red Sunset Maple      | Flowering Pear        |
| Palmore Ash           | English Willow        |
| Eastern Redbud        | Curly Willow          |
| Bradford Pear         | Cottonless Cottonwood |
| Redmond Lindon        | Globe Willow          |
| Sunburst Honey Locust |                       |
| Skyline Honey Locust  |                       |
| Imperial Honey Locust |                       |
| Quaking Aspen         |                       |
| Kawansan Cherry       |                       |

Coniferous Shrubs

- Sea Green Juniper
- Compact Oregon Grape

Deciduous Shrubs

Hibiscus Syriacus Bleeding Heart of Sharon  
 Bubleia davidii nanhoensis Dwarf Butterfly Bush  
 Salvia greggii Cherry Sage, Autumn Sage  
 Redleaf Barberry  
 Compact Burning Bush  
 Alpine Currant

## III. Fencing

Perimeter fencing along 700 South and 1100 West Street shall be uniform and site obscuring. Decorative, white vinyl fencing with a height of six feet, has been proposed for the Stage Coach Crossing Subdivision.

Interior fencing shall be at the discretion of the individual property owner. If the City would like to narrow the choices that property owners may install to provide some uniformity throughout the development that can be accomplished through the Design Guidelines.

No fencing of any kind will be permitted within the sight triangles as shown on the plat.

## GENERAL PROVISIONS

The said covenants, conditions, restrictions and reservations shall be perpetual and shall apply to and be forever binding upon the grantees, successors, executors, administrators and assigns, and are imposed upon the land as an obligation and charge against the same for the benefit of the grantors herein named, its successors and assigns as a general plan for the benefit of the said tract, however, the said covenants can be terminated or amended by agreement in writing signed by two-thirds of the property owners in the said tract.

## ENFORCEMENT

In the event of violation of any of these covenants, property owners in the said tract are authorized and empowered to take such action as may be necessary to enforce or enjoin the violators of these covenants, it being understood and agreed by all of the signators hereto that the costs including attorney's fees of such enforcement shall be borne by property owners proportionately to the frontage each owns on any street in the subdivision. It being also understood and agreed by all of the signators hereto, that if such aforementioned signators violate the provisions of these covenants, and are proven at fault; they agree to pay the reasonable costs and attorney's fees necessary to enforce the provisions of these covenants and restrictions. If such debt remains unpaid 90 days beyond the date notice is tendered to the violator; a lien shall be recorded against the lot where the violation has been perpetuated.

## SEVERABILITY

Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS THEREOF, the undersign, Melvin V. Frandsen and Mary C. Frandsen Family L.L.C., has executed the instrument this \_\_\_\_\_ day of \_\_\_\_\_ 2000.

*Melvin V. Frandsen*

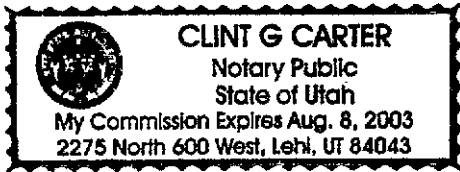
By: Melvin V. Frandsen

*Mary C. Frandsen*

By: Mary C. Frandsen

STATE OF UTAH  
COUNTY OF UTAH

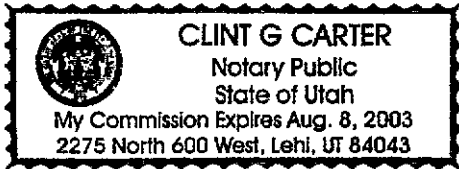
On the 5<sup>th</sup> day of SEPT. 2000, personally appeared before me, Melvin V. Frandsen, who being by me duly sworn did say that he is the developer of the Stage Coach Crossing, Phase D, a Planned Residential Design.



*Clint G Carter*  
Notary Public

STATE OF UTAH  
COUNTY OF UTAH

On the 14<sup>th</sup> day of SEPT. 2000, personally appeared before me, Mary C. Frandsen, who being by me duly sworn did say that she is the developer of the Stage Coach Crossing, Phase D, a Planned Residential Design.

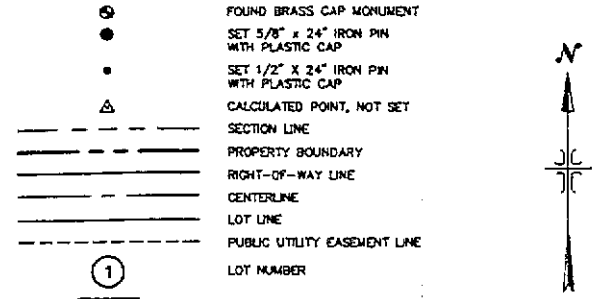


*Clint G Carter*  
Notary Public

THE WITHIN COVENANTS HEREBY APPROVED BY:

\_\_\_\_\_

**LEGEND**



**CURVE DATA:**

CHORD BEARS	CHORD DIST	CHORD BEARS	CHORD DIST
13.695.5	171.07	13.656.0	170.82
13.416.9	161.34	13.416.9	161.34
14.044.9	161.34	14.044.9	161.34
10.348.8	114.20	8.450.1	114.20
7.769.7	114.20	9.154.0	114.20
13.036.4	103.90	12.524.2	103.90
8.309.5	103.90	8.280.0	103.90
9.411.4	100.00	9.594.0	100.00
7.875.5	100.00	7.875.5	100.00
7.000.0	100.00	7.000.0	100.00
7.907.4	100.00	7.907.4	100.00
11.636.0	100.00	11.636.0	100.00
9.969.6	100.00	9.969.6	100.00
11.636.0	100.00	11.636.0	100.00
9.969.6	100.00	9.969.6	100.00
7.000.0	100.00	7.000.0	100.00
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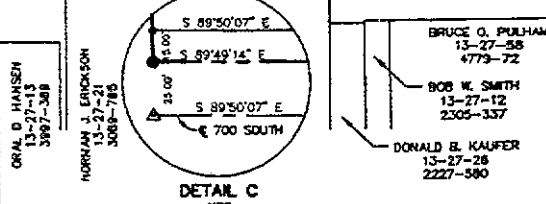
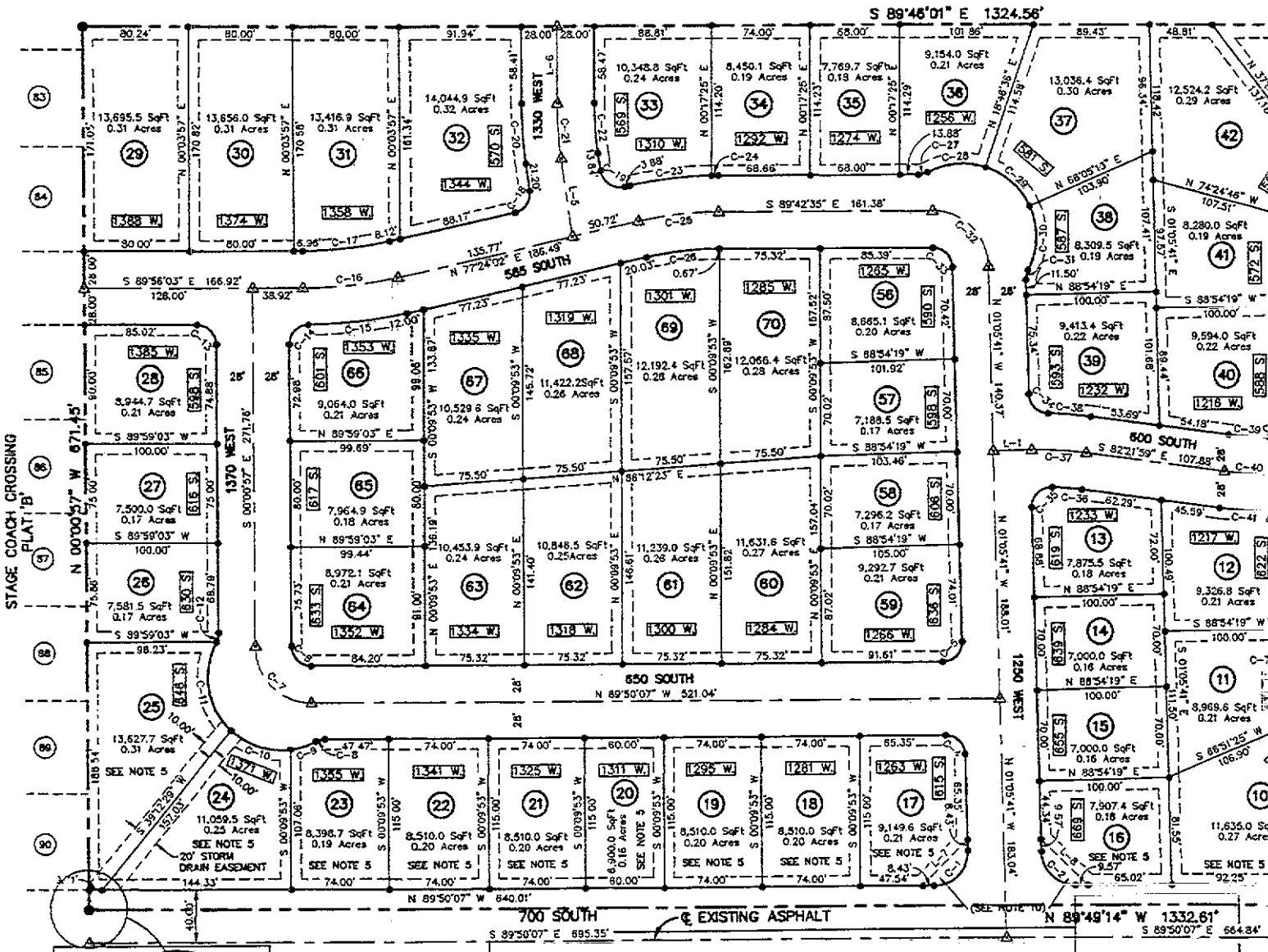
**LINE TABLE ENT**

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4	100.00	100.00	100.00	100.00
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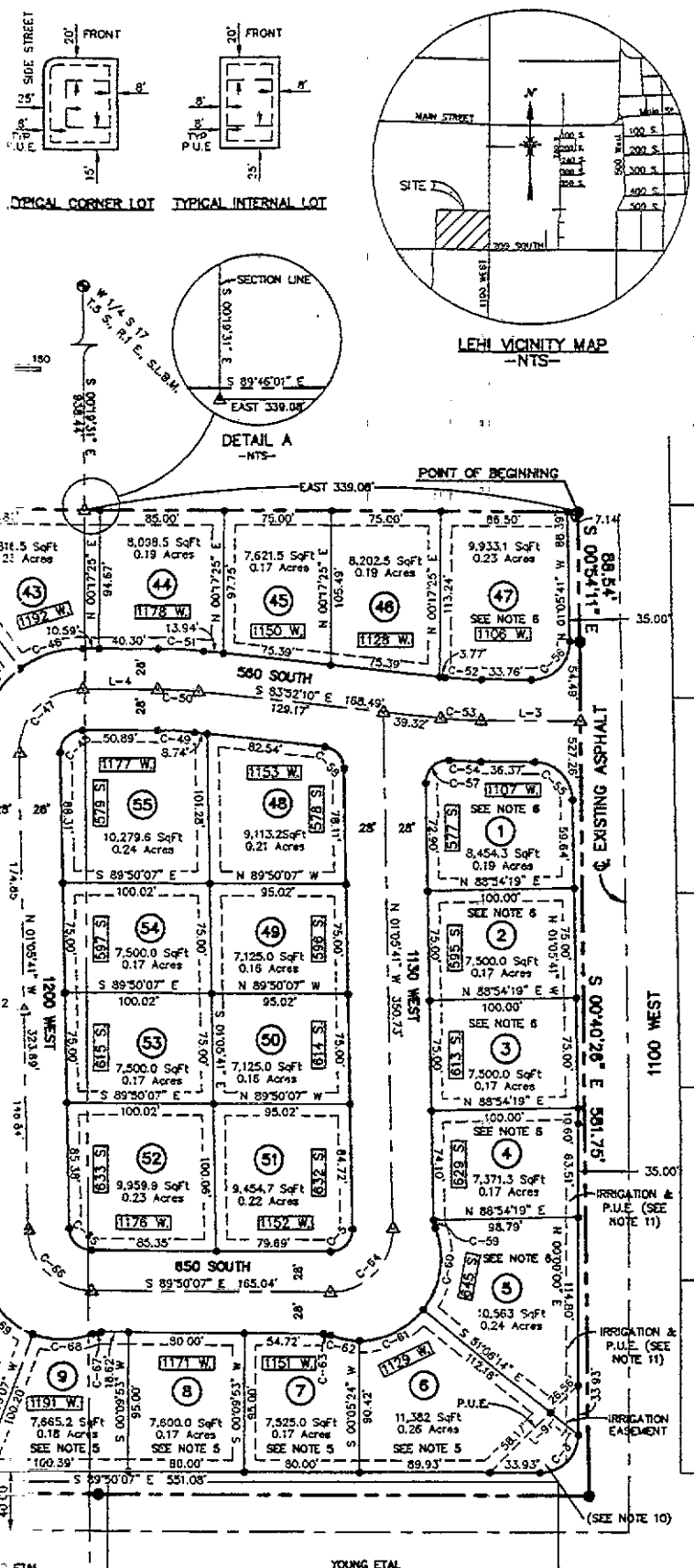
STREET ADDRESS  
**72344:2000 PG 7 of 28**

SCALE: 1" = 60'

MICHAEL A. OUBOS  
 13-27-34  
 3195-458



- NOTES:**
- ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS.
  - INTERIOR LOT BUILDING SETBACKS ARE ESTABLISHED AT (20) TWENTY FEET FRONT, (25) TWENTY-FIVE FEET REAR AND (8) EIGHT FEET SIDES.
  - CORNER LOT BUILDING SETBACKS ARE ESTABLISHED AT (20) TWENTY FEET FRONT, (15) FIFTEEN FEET REAR, (25) TWENTY-FIVE FEET SIDE ADJACENT TO THE STREET AND (8) EIGHT FEET INTERIOR SIDE.
  - PUBLIC UTILITY EASEMENTS SHOWN WITHIN THIS SUBDIVISION ARE (8) EIGHT FEET FRONT AND REAR OF EACH LOT AND (8) EIGHT FEET ON EACH SIDE.
  - LOTS 6 THROUGH 10 AND LOTS 16 THROUGH 25 WILL NOT HAVE VEHICULAR ACCESS TO 700 SOUTH.
  - LOTS 1 THROUGH 5 AND LOT 47 WILL NOT HAVE VEHICULAR ACCESS WEST.
  - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS AND OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFE STYLE.
  - TOTAL AREA = 21.1 ACRES  
 TOTAL LOT AREA = 15.03 ACRES  
 TOTAL ROAD = 6.07 ACRES
  - R-1-12 & R-1-15 DENSITY INCREASED DUE TO PARK BUYBACK
  - SIGHT TRIANGLE EASEMENT, OWNERS OF LOTS 5, 6, 16 AND 17 SHALL PAVERS, BENCHES, MONUMENTS AND OTHER IMPROVEMENTS WITHIN SIGHT TRIANGLE EASEMENT.
  - ALONG 1100 WEST, LOTS 4, 5 AND 6 CONTAIN AN IRRIGATION P.U.E.



**SURVEYOR'S CERTIFICATE**

I, DONALD CLAIR ALLEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154551 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS STAGE COACH CROSSING PLAT 'D' AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

ENT 72344:2000 P6 8 of 28

14 September 1999  
DATE

*Donald Clair Allen*  
DONALD CLAIR ALLEN, L.S.

**BOUNDARY DESCRIPTION**

BEGINNING SOUTH 00°19'31" EAST 938.44 FEET ALONG THE SECTION LINE AND EAST 339.08 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE MERIDIAN; THENCE SOUTH 00°54'11" EAST 88.54 FEET; THENCE SOUTH 00°40'26" EAST 581.75 FEET; THENCE NORTH 89°49'14" WEST 1332.61 FEET; THENCE NORTH 00°00'57" WEST 671.45 FEET ALONG THE EAST LINE OF STAGE COACH CROSSING SUBDIVISION, PLAT 'C'; THENCE SOUTH 89°48'01" EAST 1324.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.100 ACRES.

Exhibit "A"

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 14th DAY OF September A.D. 1999

*[Signatures]*

**ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF UTAH SS

ON THE 14th DAY OF September, A.D. 1999 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES Aug 27 2001

NOTARY PUBLIC  
(SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**

THE City Council OF Lehi COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 14th DAY OF September, A.D. 1999.

*[Signatures]*

APPROVED [Signature] ENGINEER (SEE SEAL BELOW)  
ATTEST [Signature] CLERK-RECORDER (SEE SEAL BELOW)

**CONDITIONS OF APPROVAL**

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 3 DAY OF May, A.D. 1999 BY THE [Signature] PLANNING COMMISSION

DIRECTOR-SECRETARY [Signature] CHAIRMAN, PLANNING COMMISSION

**STAGE COACH CROSSING SUBDIVISION PLAT 'D' A PLANNED RESIDENTIAL DEVELOPMENT**

BY  
**FRANDSEN DEVELOPMENT**  
506 S. 100 W. AMERICAN FORK, UTAH 84003

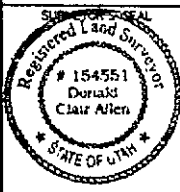
SH 104007 Sub E 823  
RANDALL A. COULTER  
UTAH COUNTY RECORDER  
1395 S. 21 ST. AM. FEE 100.00  
REQUIRED FOR LEHI CITY

LEHI CITY UTAH COUNTY, UTAH

SCALE 1" = 80 FEET

**HUBBLE ENGINEERING, INC.**  
ENGINEERING-SURVEYING-PLANNING

471 NORTH 1200 WEST  
OREM, UTAH 84057  
(801) 802-8992



S.18 S.17  
S.19 S.20

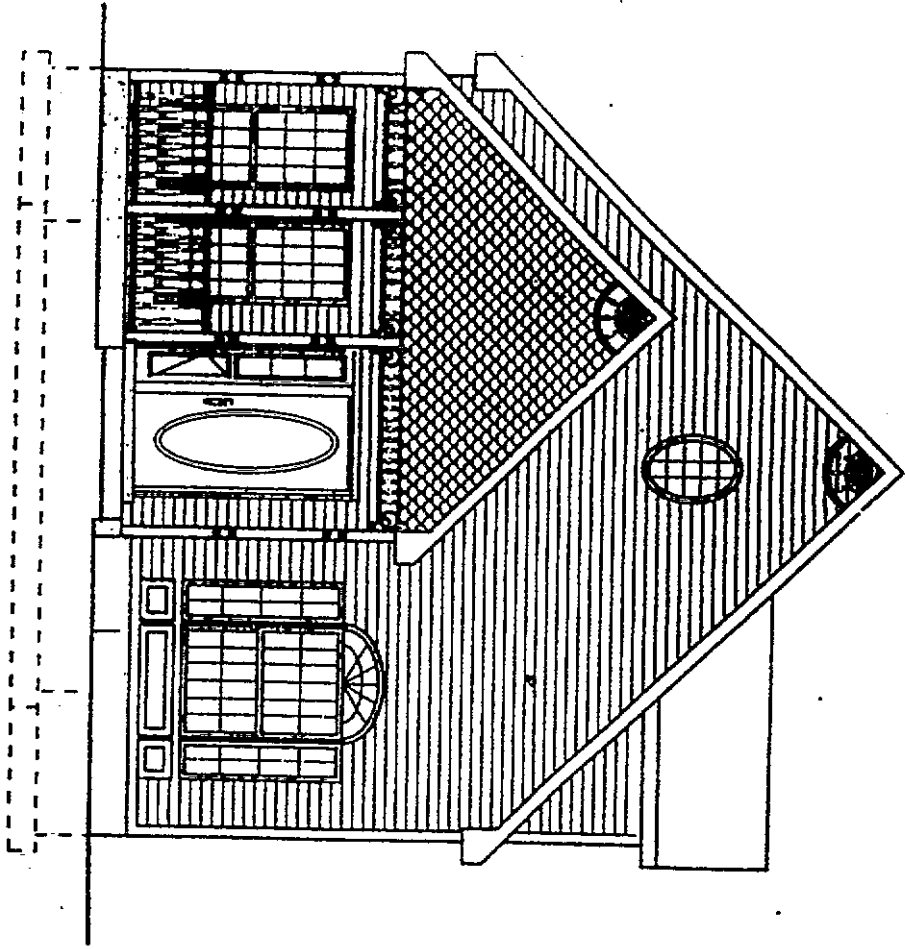


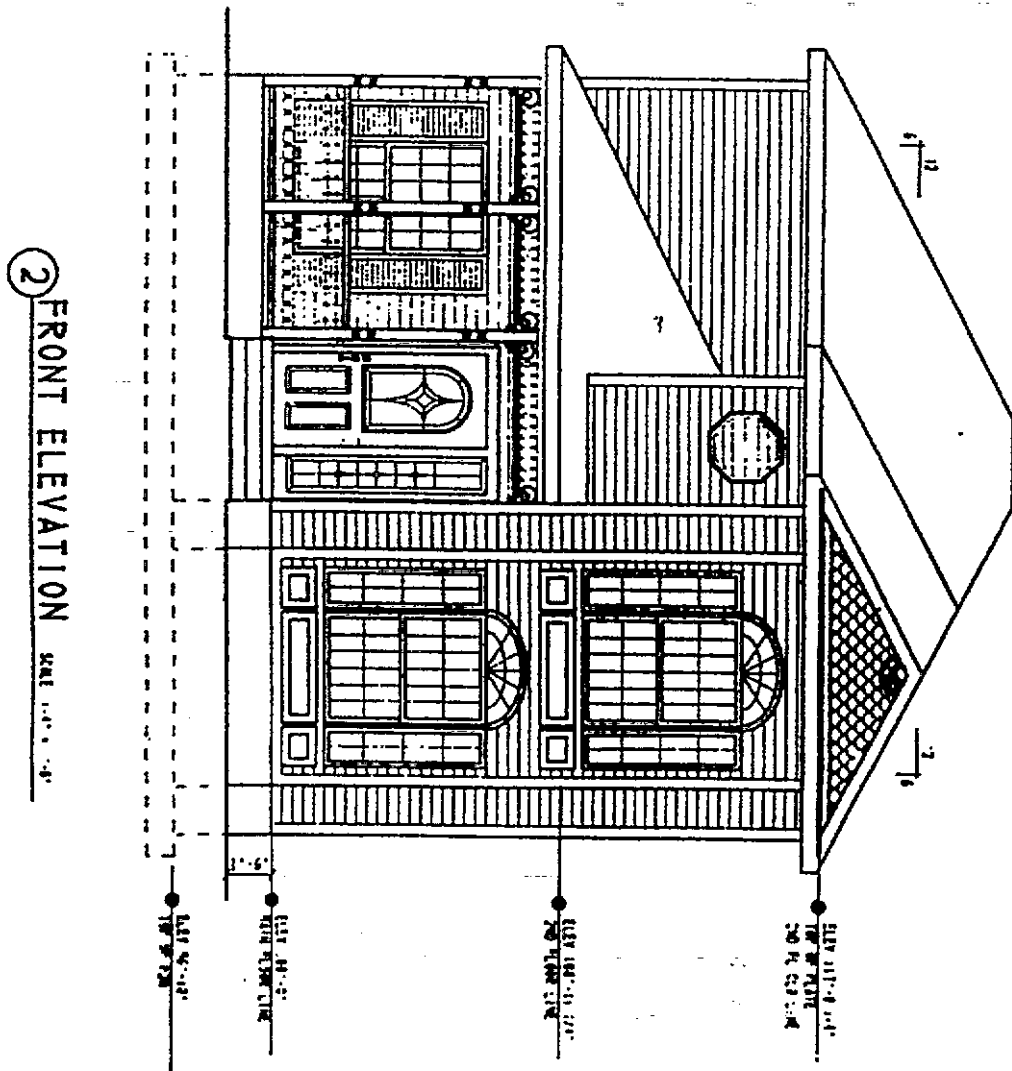
EXHIBIT "B"

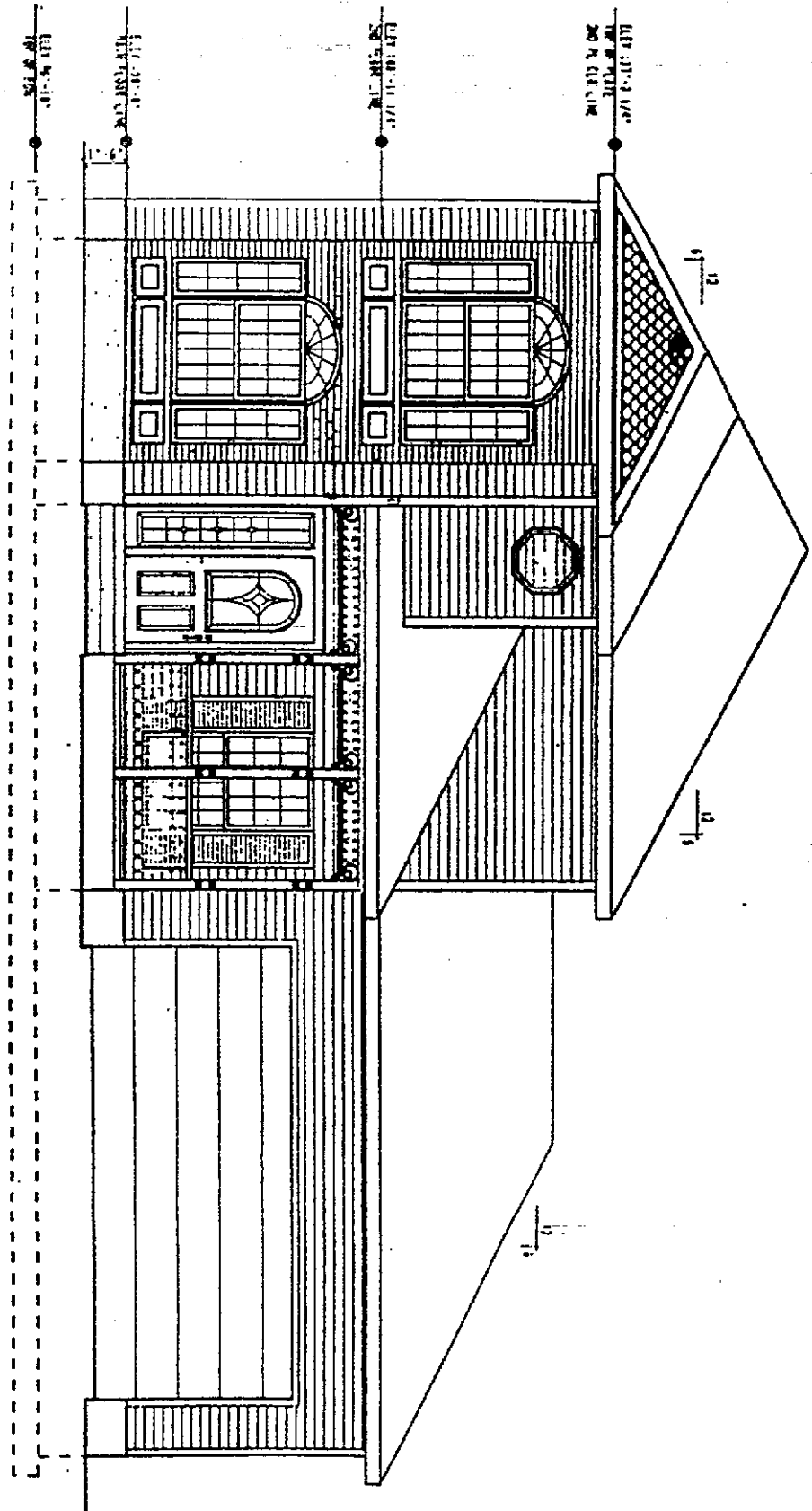
~~ENT 104009 W 5223 06 413~~

ENT 72344:2000 PG 9 of 26

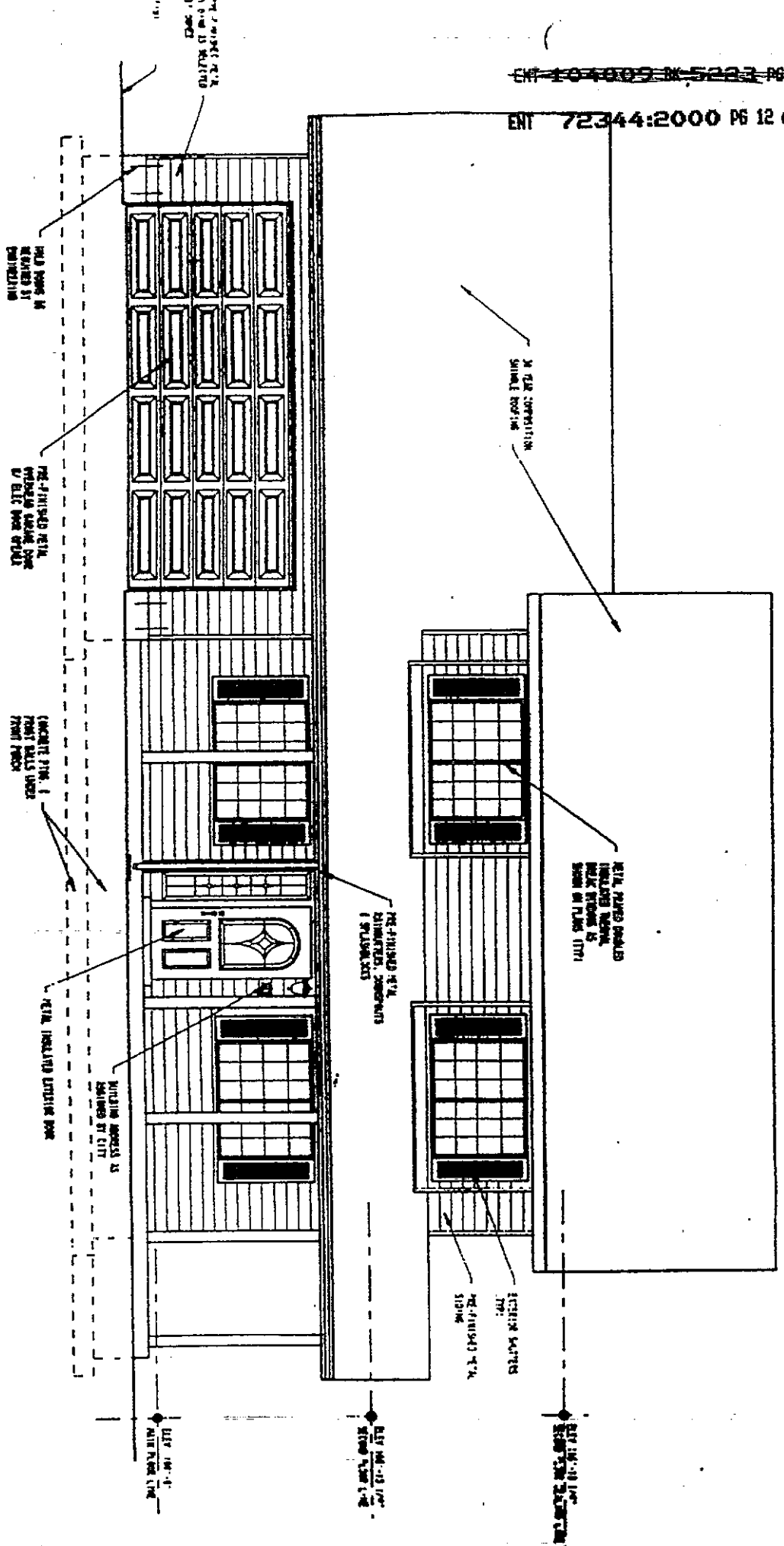
② FRONT ELEVATION  
SCALE 1/4" = 1'-0"



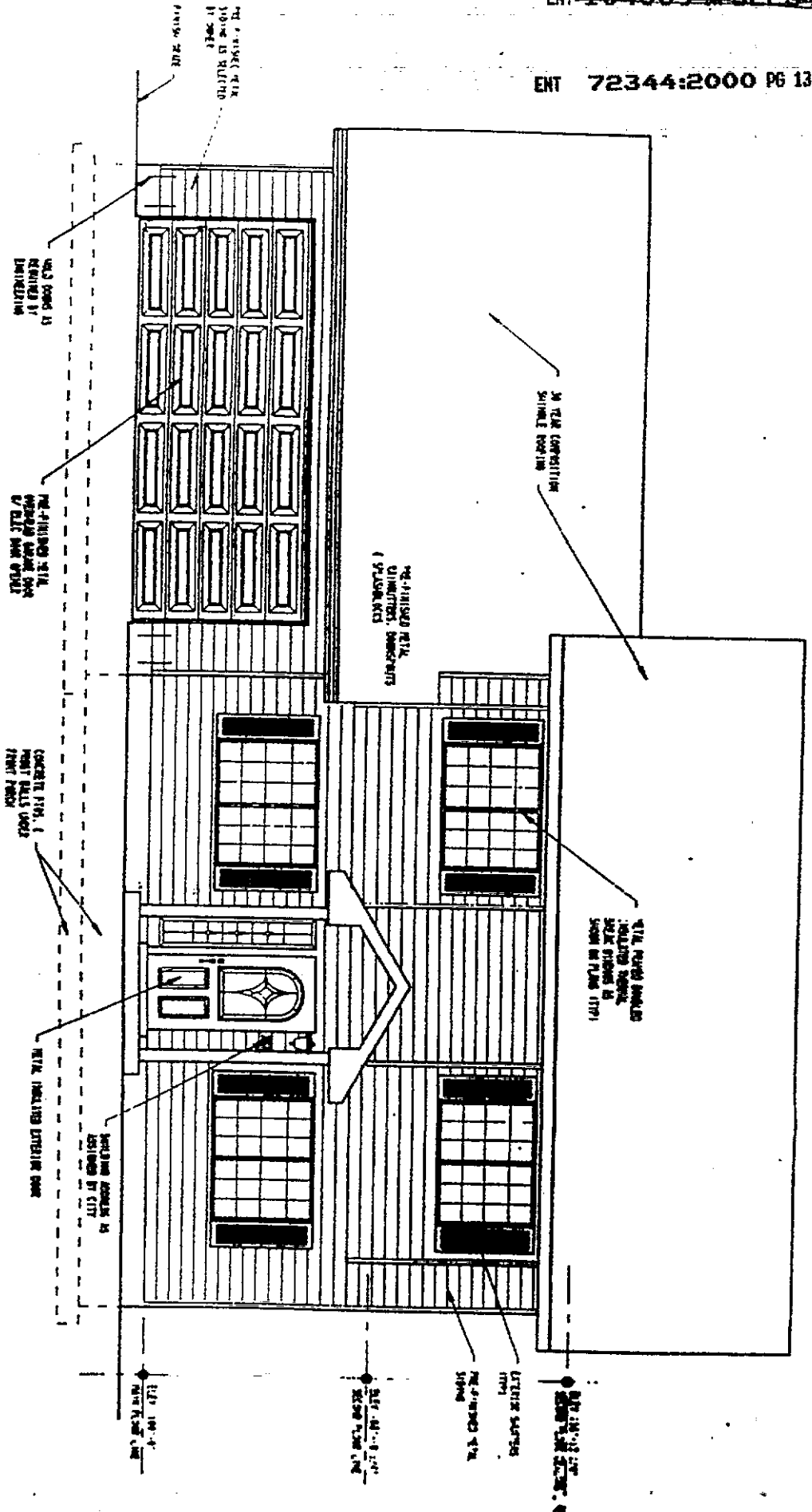




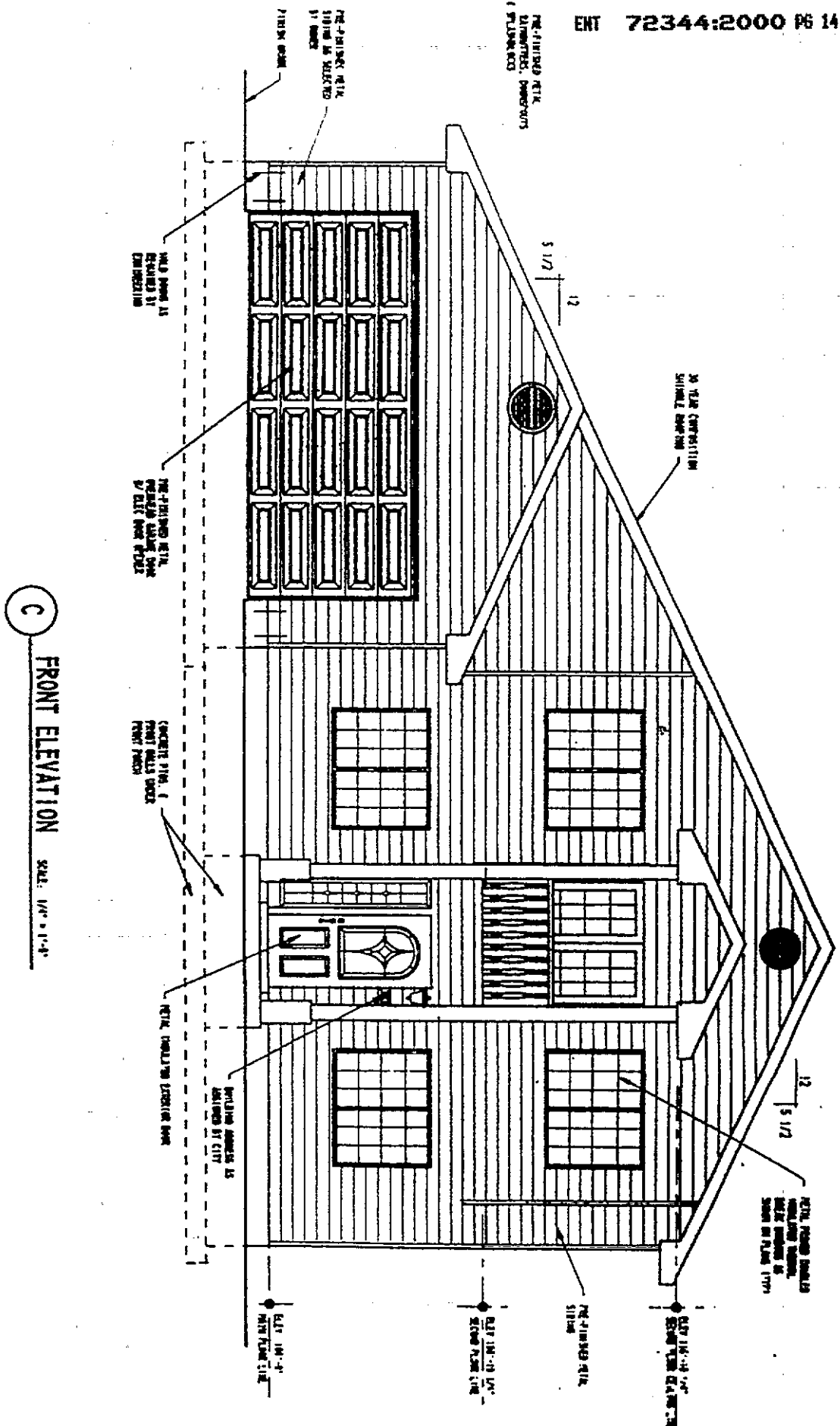
2 FRONT ELEVATION SCALE: 1/4" = 1'-0"



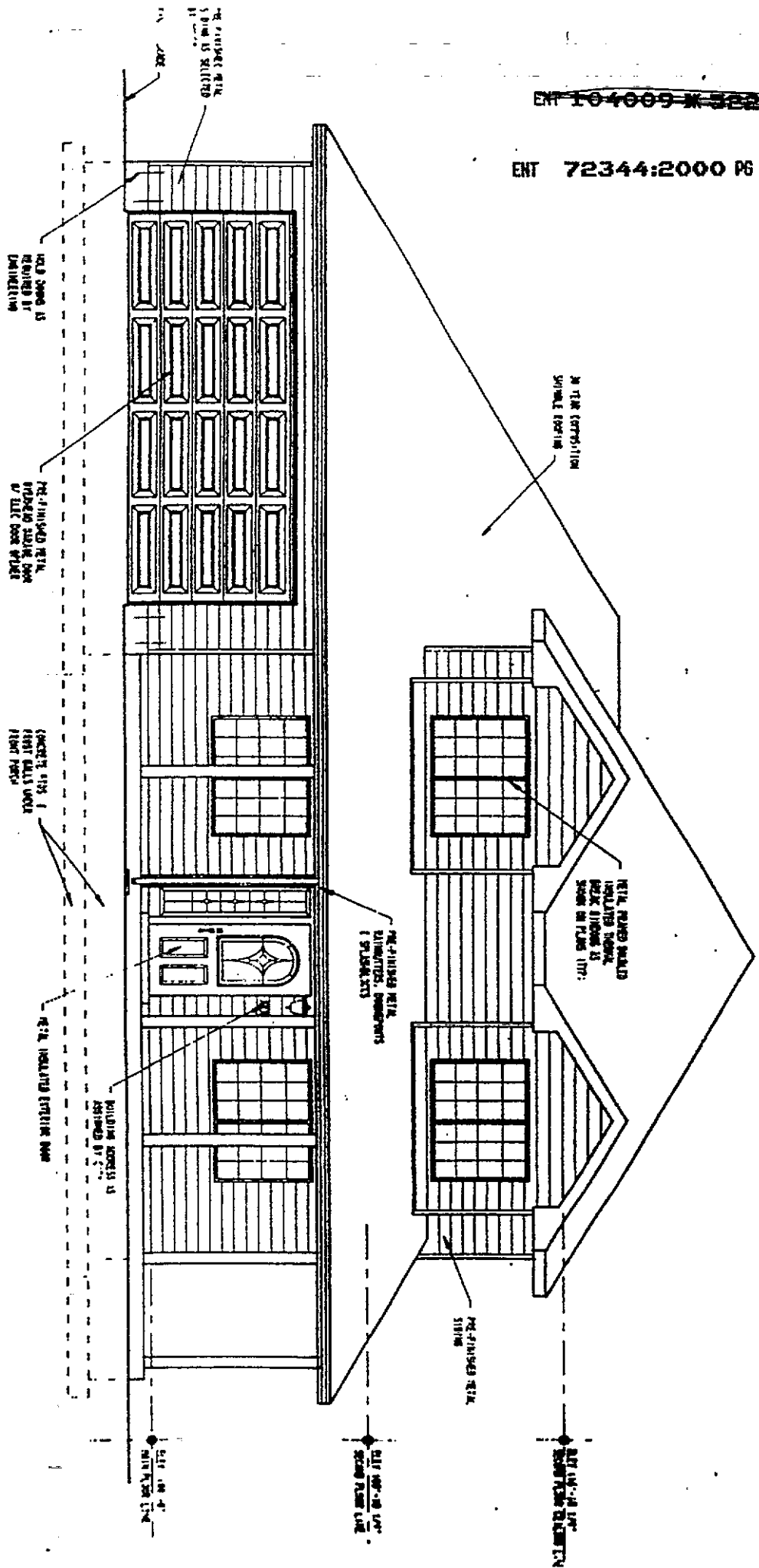
**A** FRONT ELEVATION SCALE: 1/8" = 1'-0"



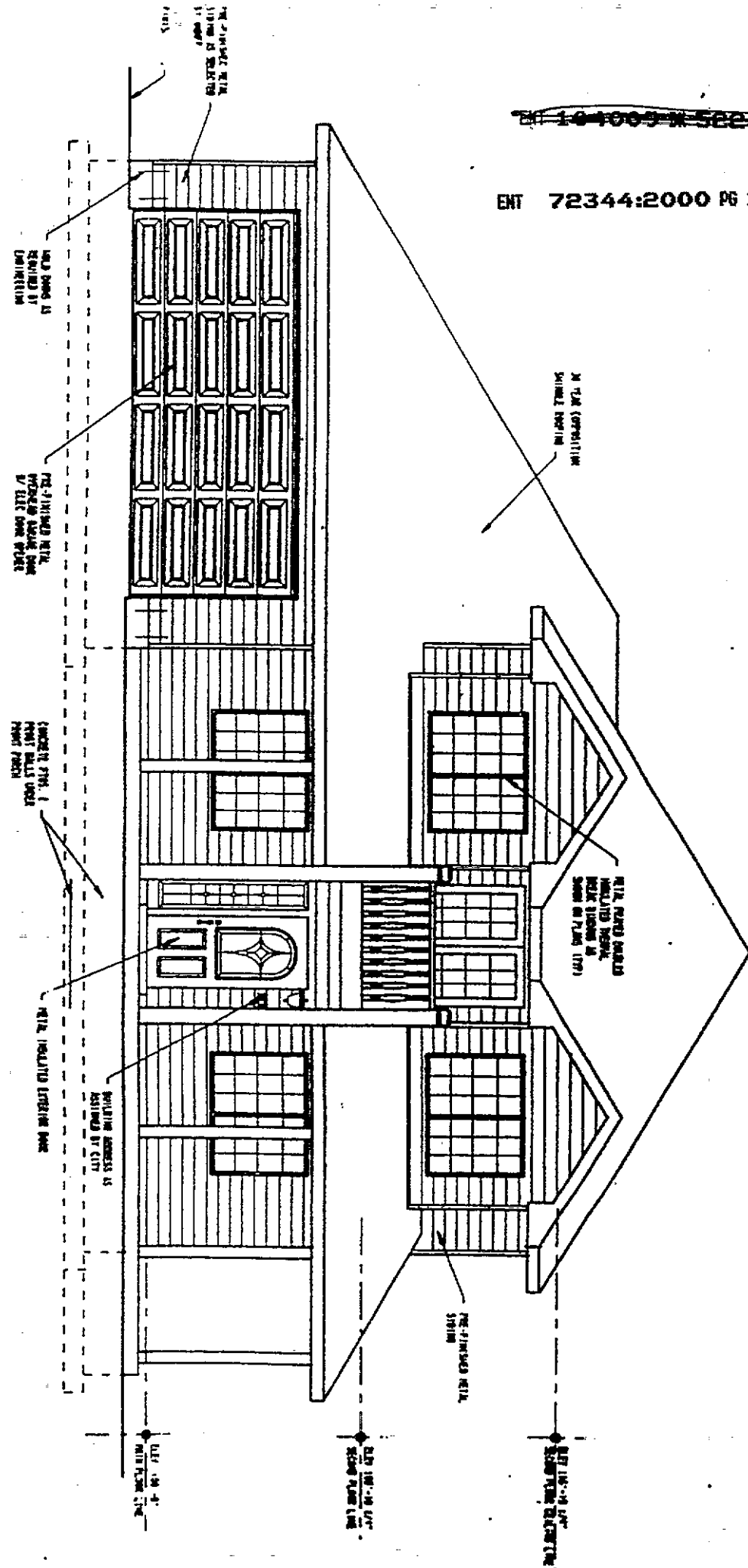
**B** FRONT ELEVATION SCALE 1/4" = 1'-0"



**C FRONT ELEVATION** SCALE: 1/4" = 1'-0"

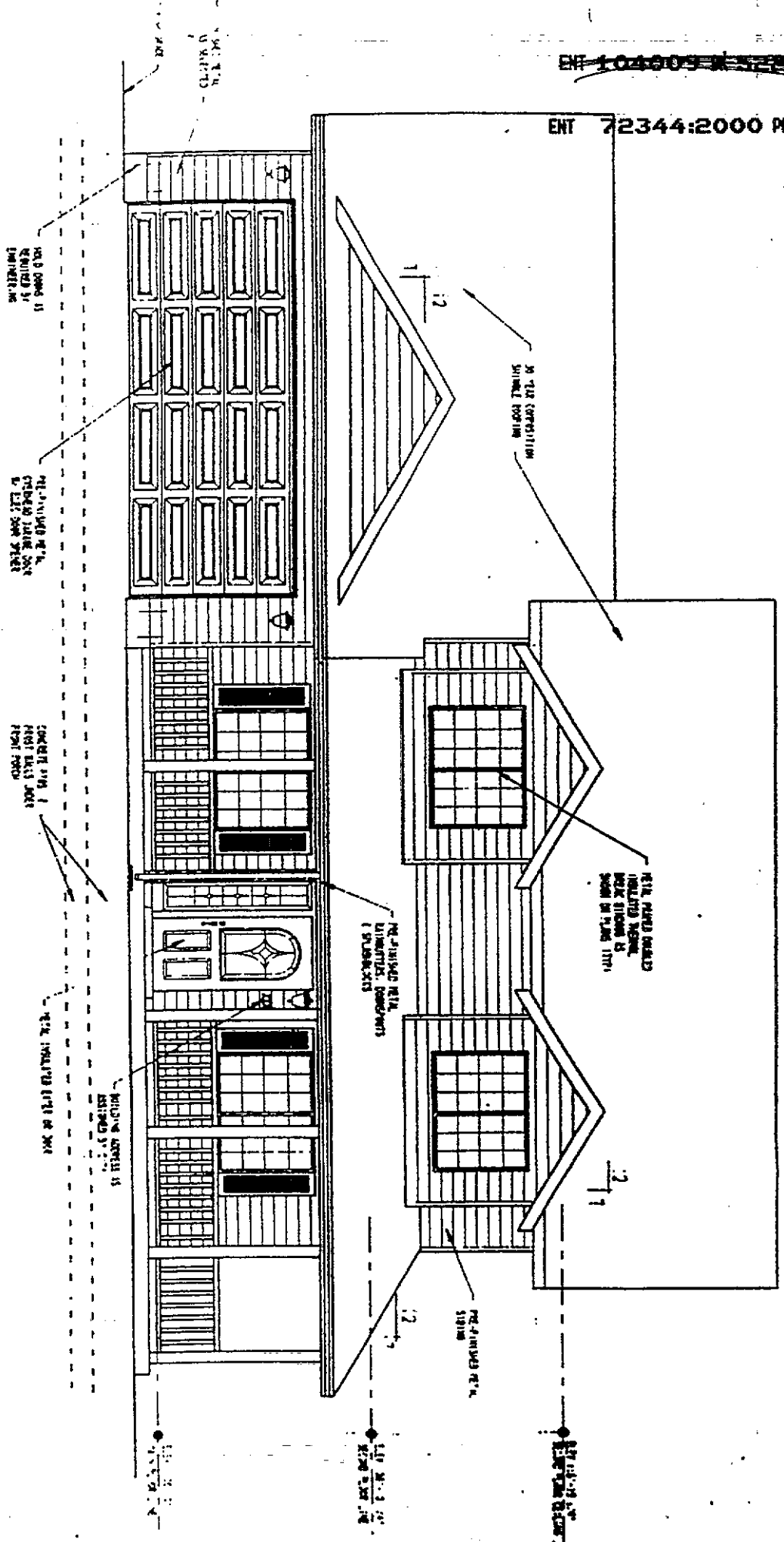


**E** FRONT ELEVATION SCALE 1/4" = 1'-0"



F FRONT ELEVATION SCALE: 1/8" = 1'-0"





**G** FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

NO. 8 DOWNS AS  
 REQUIRED BY  
 DIVISION

RE-INSULATED WITH  
 STYROFOAM JAILING SYSTEM  
 BY EAST BAY WINDOW

CONCRETE WITH  
 FIBER GLASS MESH  
 FROM FIBER

RE-INSULATED WITH 2" OF XPS

BUILDING APPROVAL IS  
 ASSIGNED BY

RE-INSULATED WITH  
 MINERAL WOOL BATT  
 1" SUBSTRATE

RE-INSULATED WITH  
 STYROFOAM

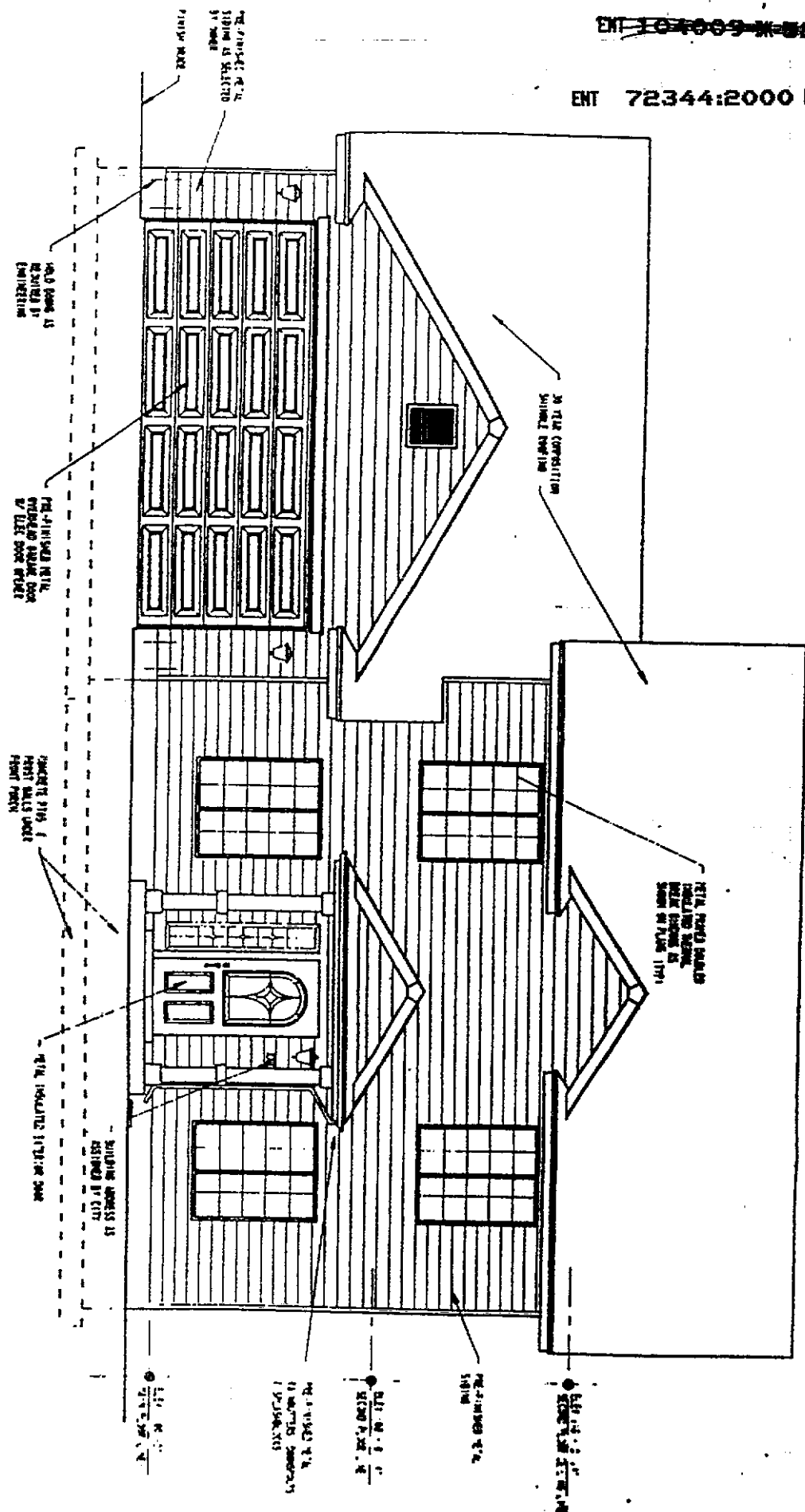
IN THE CORNER  
 SHOWN POSITION

RE-INSULATED WITH  
 INSULATED WINDOW  
 BREAK SYSTEM IS  
 SHOWN IN PLAN 11771

1'-0" = 1'-0"

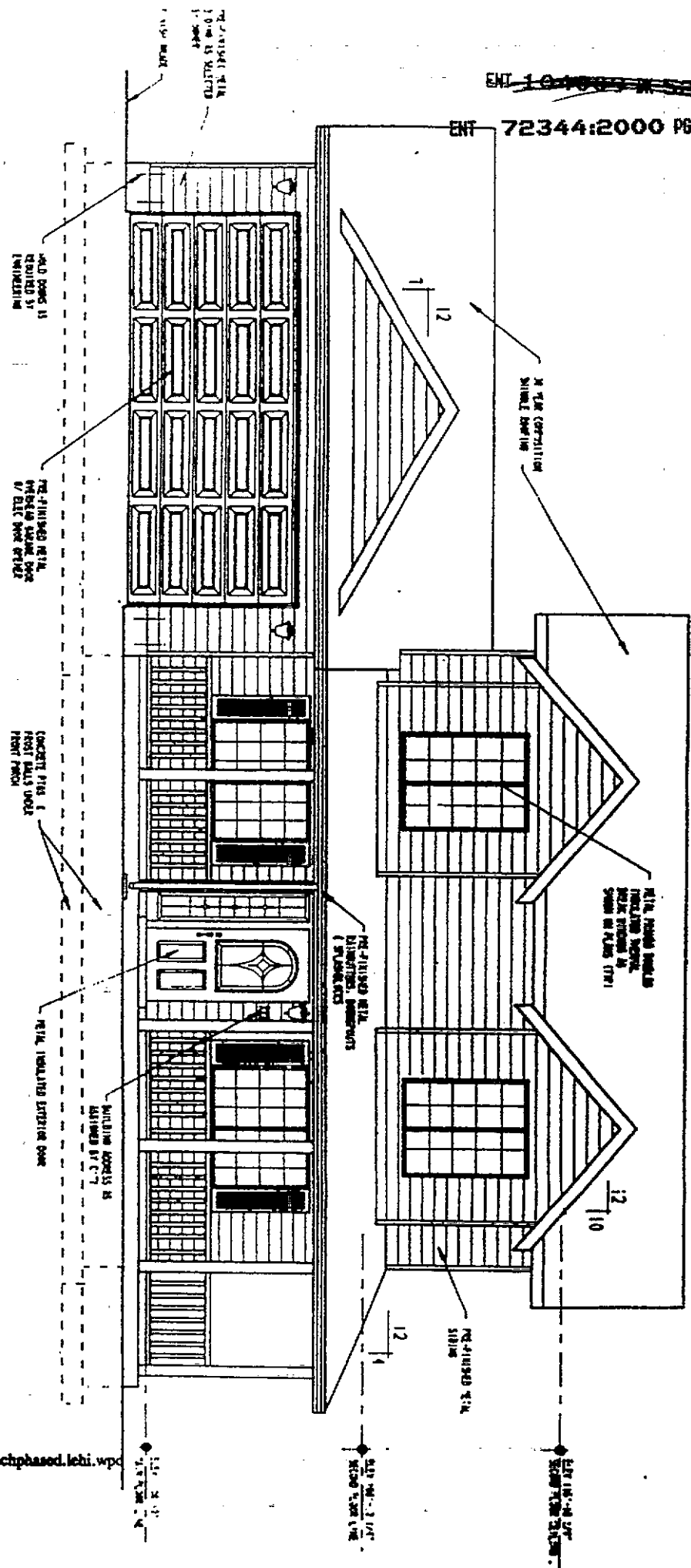
1'-0" = 1'-0"

1'-0" = 1'-0"

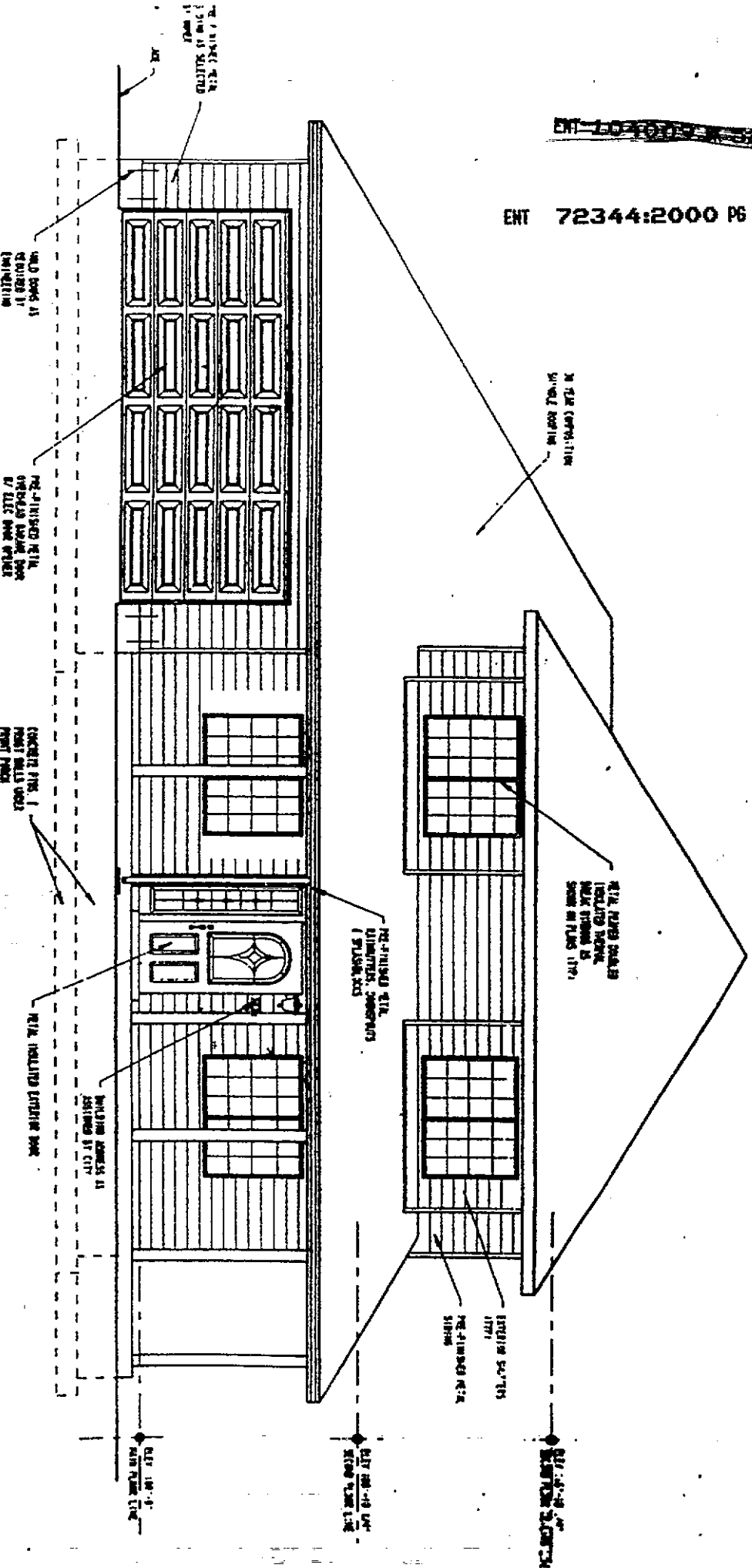


H FRONT ELEVATION SCALE 1/8\"/>

1. 1/2\"/>



U FRONT ELEVATION SCALE 3/8" = 1'-0"



**D** FRONT ELEVATION

SCALE: 1/4" = 1'-0"

017 10'-0" FIN FLOOR LINE

017 28'-0" FIN FLOOR LINE

017 46'-0" FIN FLOOR LINE

# EXHIBIT "1"

ENT 72344:2000 PG 21 of 28

The following are amendments to the covenants condition and restrictions for Stage Coach Crossing Phase "D"

## Design Guidelines

### II. Landscaping

The following trees shall be added to the list of acceptable Deciduous Trees

Redmond Lindon  
Sunburst Honey Locust  
Skyline Honey Locust  
Imperial Honey Locust  
Quaking Aspen  
Kawansan Cherry  
Curly Willow  
Cottonless Cotton  
Globe Willow  
English Willow  
Flowering Pear

The following shall be added to the list of acceptable Deciduous Shrubs

Hibiscus syriacus Bleeding Heart of Sharon  
Buddleia davidii nanhoensis Dwarf Butterfly Bush  
Salvia greggii Cherry Sage, Autumn Sage

## Exhibit "A"

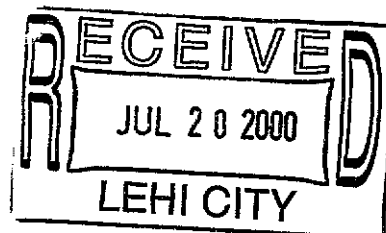
### Note 10

Removal of pavers benches & Sight triangle improvements, ( Including 6' white vinyl fence @ sight triangle.) and vacating easement on Lot 16 (669 S. 1250 W.) & lot 17 (660 S. 1250 W.).

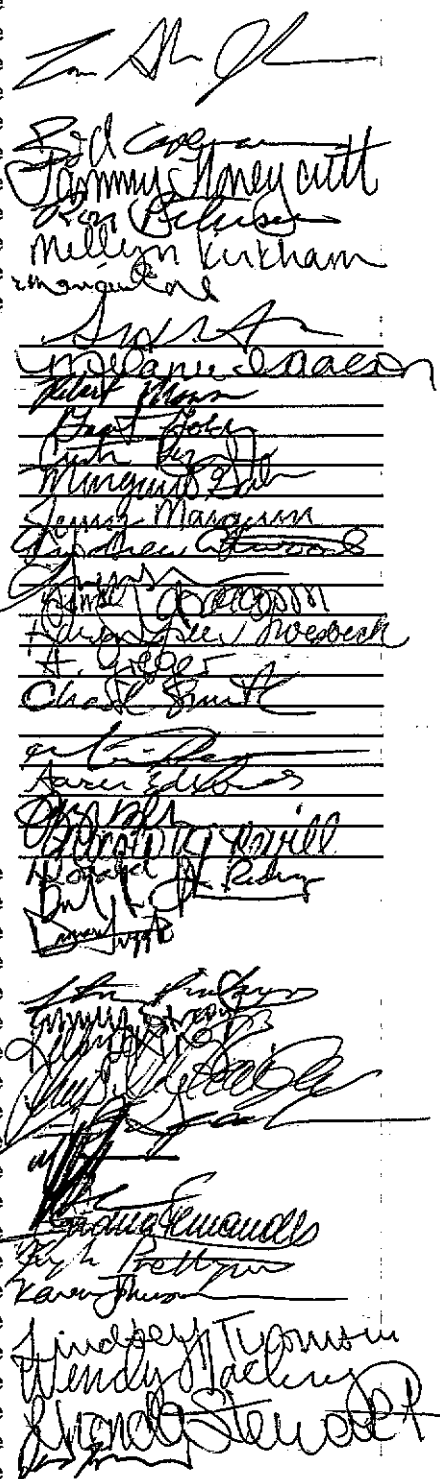
## Exhibit "C"

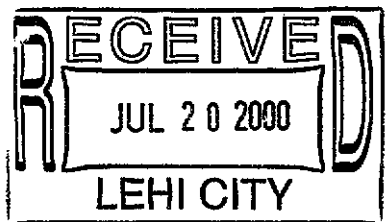
Removal of Monument sign within Sight triangle on lot 17 (660 S. 1250 W.).

The listed property owners that have signed on the following pages have read and agreed to the above amendments to the covenants conditions & restrictions.



1 577 South 1130 West	Salisbury Development L.C.	See Salisbury Signiture
2 595 South 1130 West	Salisbury Development L.C.	See Salisbury Signiture
3 613 south 1130 West	Salisbury Development L.C.	See Salisbury Signiture
4 629 South 1130 West	Salisbury Development L.C.	See Salisbury Signiture
5 645 South 1130 West	Salisbury Development L.C.	See Salisbury Signiture
6 1129 West 650 South	Salisbury Development L.C.	See Salisbury Signiture
7 1151 West 650 South	Salisbury Development L.C.	See Salisbury Signiture
8 1171 West 650 South	Salisbury Development L.C.	See Salisbury Signiture
9 1191 West 650 South	Salisbury Development L.C.	See Salisbury Signiture
10 1207 West 650 South	Salisbury Development L.C.	See Salisbury Signiture
11 636 South 1200 West	Salisbury Development L.C.	See Salisbury Signiture
12 622 South 1200 West	Salisbury Development L.C.	See Salisbury Signiture
13 619 South 1250 West	Salisbury Development L.C.	See Salisbury Signiture
14 639 South 1250 West	Gorshe Scott A	Owners Signiture
15 655 South 1250 West	Isaacson Melanie J	Owners Signiture
16 669 South 1250 West	Mons, Robert Michele	Owners Signiture
17 1263 West 650 South	Golding Garret Riche	Owners Signiture
18 1281 West 6650 South	Pope Durtis Terri	Owners Signiture
19 1295 West 650 South	Gale Margaret	Owners Signiture
20 1311 West 650 South	Mangum Mike Jenny	Owners Signiture
21 1325 West 650 south	Atwood Andrews Linda	Owners Signiture
22 1341 West 650 south	Sorenson Nathan Tif	Owners Signiture
23 1355 West 650 South	Isaacson Trent	Owners Signiture
24 1371 West 650 South	Groesbeck karen lee	Owners Signiture
25 646 South 1370 West	Greger Thomas Andrea	Owners Signiture
26 630 South 1370 West	Smith Chad Tanya	Owners Signiture
27 616 South 1370 West	Mullins Alta	Owners Signiture
28 598 South 1370 West	Hogue Micheal Jenni	Owners Signiture
29 1388 West 585 South	Edwards Aaron Heidi	Owners Signiture
30 1374 West 585 South	Bessler Robert Jen	Owners Signiture
31 1358 West 585 South	Revill Jonny Nichole	Owners Signiture
32 1344 West 585 South	Salisbury Development L.C.	See Salisbury Signiture
33 1310 West 585 South	Salisbury Development L.C.	See Salisbury Signiture
34 1292 West 585 South	Salisbury Development L.C.	See Salisbury Signiture
35 1274 West 585 South	Salisbury Development L.C.	See Salisbury Signiture
36 1256 West 585 South	Salisbury Development L.C.	See Salisbury Signiture
37 581 South 1250 West	Salisbury Development L.C.	See Salisbury Signiture
38 587 South 1250 West	Salisbury Development L.C.	See Salisbury Signiture
39 593 South 1250 West	Salisbury Development L.C.	See Salisbury Signiture
40 588 South 1250 West	Salisbury Development L.C.	See Salisbury Signiture
41 572 South 1200 West	Salisbury Development L.C.	See Salisbury Signiture
42 556 South 1200 West	Salisbury Development L.C.	See Salisbury Signiture
43 1192 West 560 West	Salisbury Development L.C.	See Salisbury Signiture
44 1178 West 560 South	Salisbury Development L.C.	See Salisbury Signiture
45 1150 West 560 South	Salisbury Development L.C.	See Salisbury Signiture
46 1128 West 560 South	Salisbury Development L.C.	See Salisbury Signiture
47 1106 West 560 South	Salisbury Development L.C.	See Salisbury Signiture
48 578 South 1130 West	Salisbury Development L.C.	See Salisbury Signiture
49 596 South 1130 West	Salisbury Development L.C.	See Salisbury Signiture
50 614 South 1130 West	Salisbury Development L.C.	See Salisbury Signiture
51 632 South 1130 West	Salisbury Development L.C.	See Salisbury Signiture
52 633 South 1200 West	Salisbury Development L.C.	See Salisbury Signiture
53 615 South 1200 West	Salisbury Development L.C.	See Salisbury Signiture
54 597 South 1200 West	Salisbury Development L.C.	See Salisbury Signiture
55 579 South 1200 West	Salisbury Development L.C.	See Salisbury Signiture
56 590 South 1250 West	Salisbury Development L.C.	See Salisbury Signiture
57 598 South 1250 West	Salisbury Development L.C.	See Salisbury Signiture


  
 [Illegible handwritten signatures]



58 606 South 1250 West	Salisbury Development L.C.	See Salisbury Signiture
59 636 South 1250 West	Carlisle Jackie	Owners Signiture
60 1284 West 650 South	Barson Bradley Dawn	Owners Signiture
61 1300 West 650 South	Olsen Chad Corin	Owners Signiture
62 1318 West 650 South	Bingham Tim	Owners Signiture
63 1334 West 650 South	Kogains Kody Lesle	Owners Signiture
64 1352 West 650 South	Mariao Joshua Ruth	Owners Signiture
65 617 South 1370 West	Witaker Mark Erin	Owners Signiture
66 601 South 1370 West	Taylor Dustin Kimbe	Owners Signiture
67 1335 West 585 South	Salisbury Development L.C.	See Salisbury Signiture
68 1319 West 585 South	Salisbury Development L.C.	See Salisbury Signiture
69 1301 West 585 South	Salisbury Development L.C.	See Salisbury Signiture
70 1285 West 585 South	Salisbury Development L.C.	See Salisbury Signiture

*Nancy Brockhardt*  
*Michelle C... [unclear]*

*[unclear signature]*

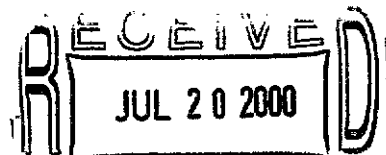
*George V... [unclear]*  
*John... [unclear]*  
*John Witaker*  
*[unclear signature]*

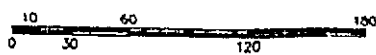
Rick Salisbury  
Salisbury Development

*[unclear signature]*

Melvin Frandsen  
Mary Frandsen  
Frandsen Developing

*Melvin Frandsen*  
*Mary Frandsen*





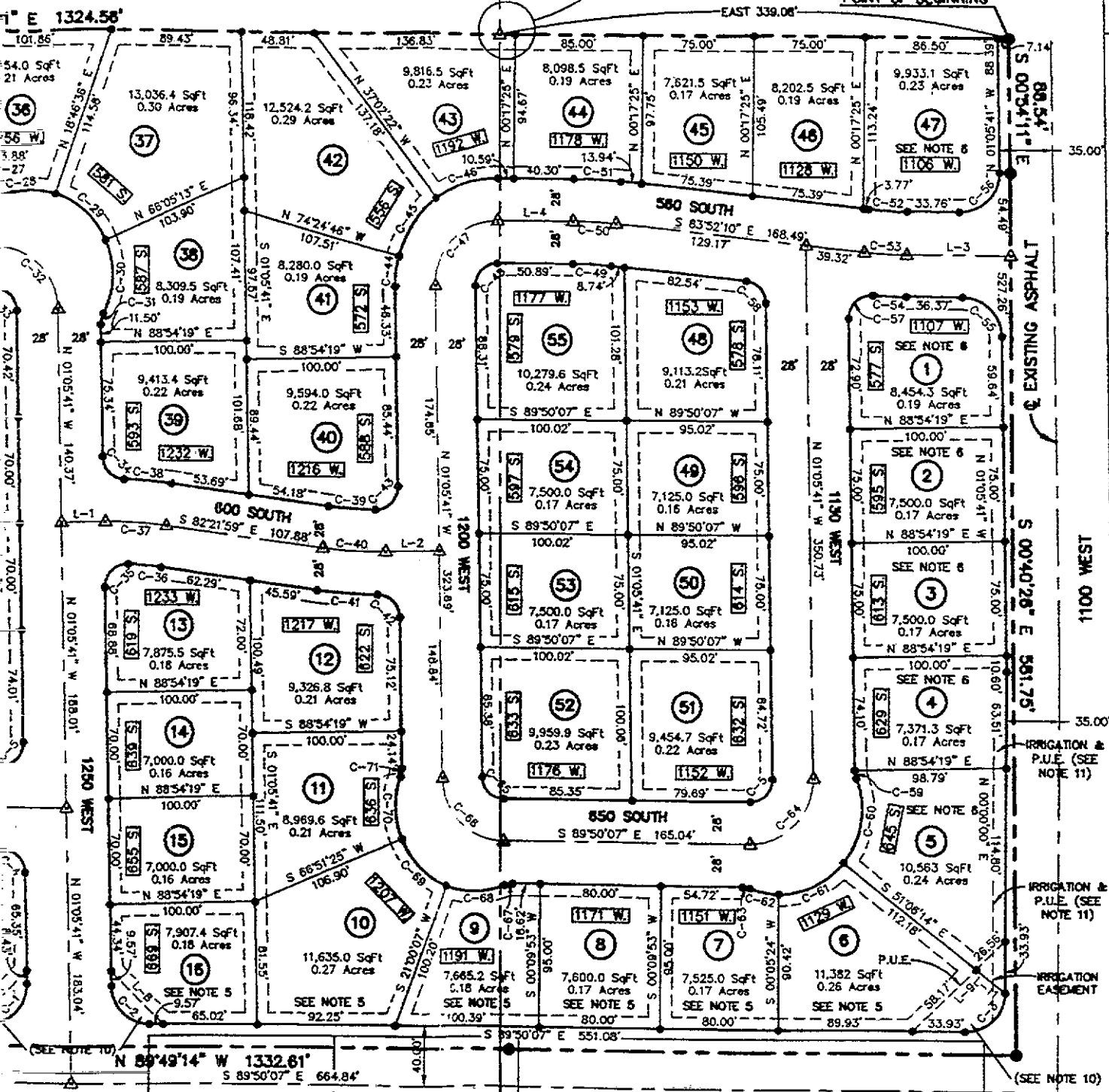
SCALE: 1" = 60'

LEHI VICINITY MAP  
-NTS-

ENT 72344:2000 PG 24 of 28

MICHAEL A. DUBOIS  
13-27-34  
3195-450

DETAIL A  
-NTS-



RYMER 13-17-23  
HARDY 13-17-13  
HARDY 13-17-33  
STEVENS 13-17-14  
SORENSEN 13-17-30  
SARGENT 13-17-33

THROUGH 5 AND LOT 47 WILL NOT HAVE VEHICULAR ACCESS TO 1100

AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS AND ALL ASPECTS ASSOCIATED WITH AGRICULTURAL LIFE STYLE.

AREA = 21.1 ACRES  
LOT AREA = 15.03 ACRES  
ROAD = 6.07 ACRES

R-1-15 DENSITY INCREASED DUE TO PARK BUYBACK

IRREGULAR EASEMENT. OWNERS OF LOTS 5, 6, 16 AND 17 SHALL MAINTAIN BENCHES, MONUMENTS AND OTHER IMPROVEMENTS WITHIN SIGHT OF EASEMENT.

1100 WEST, LOTS 4, 5 AND 6 CONTAIN AN IRRIGATION P.U.E. EASEMENT

S.18 S.17  
S.19 S.20

**HUBBLE ENGINEERING, INC.**  
ENGINEERING-SURVEYING-PLANNING

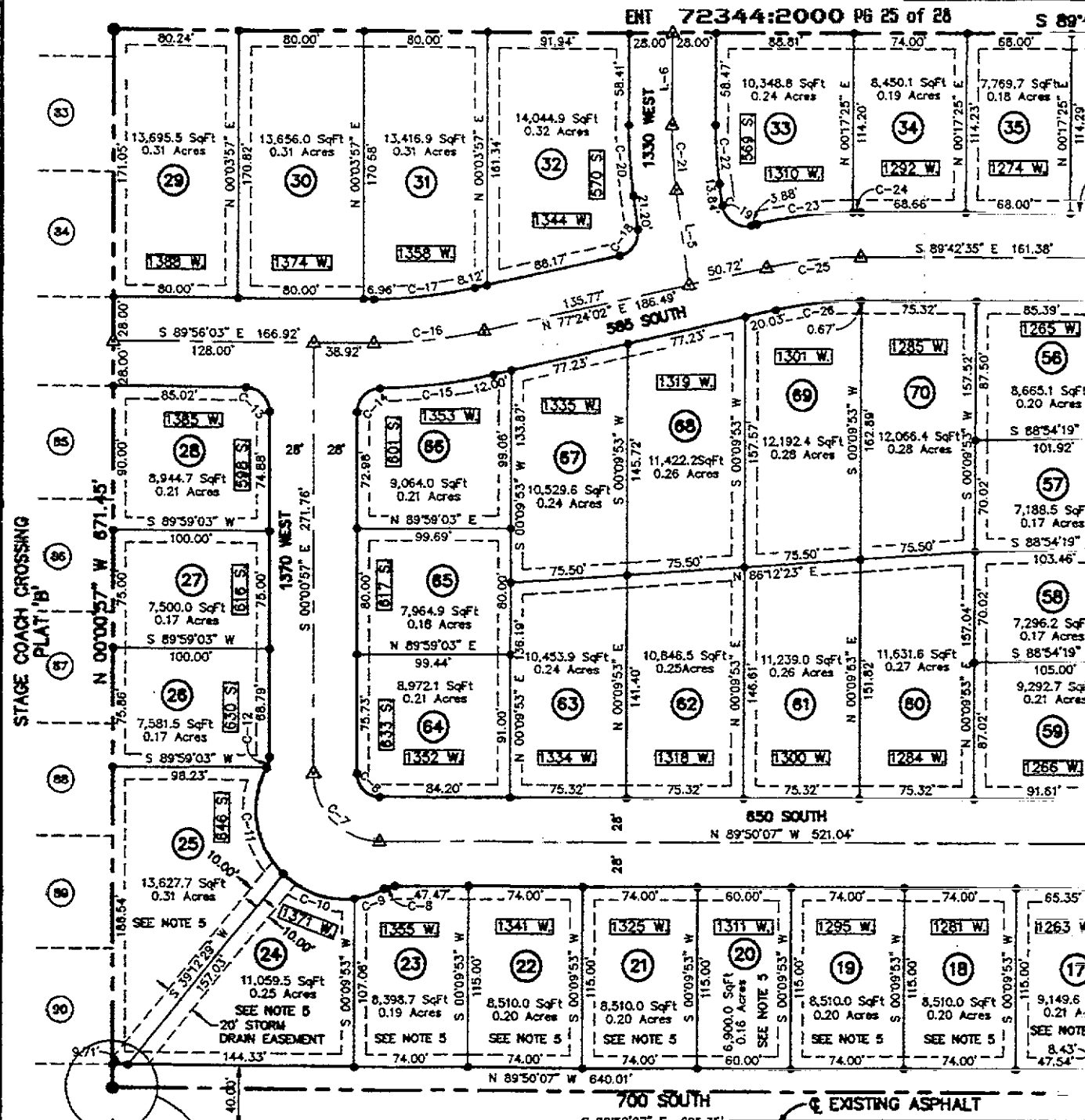
471 NORTH 1200 WEST  
OREM, UTAH 84057  
(801) 802-8992





8235-95

LINE TABLE:	
LINE NO.	DESCRIPTION
1	...
2	...
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100	...



**DETAIL C**  
-NTS-

**ORAL D. HANSEN**  
13-27-13  
3907-368

**NORMAN J. ERIKSSON**  
13-27-21  
3086-785

**BRUCE O. PULHAM**  
13-27-58  
4779-72

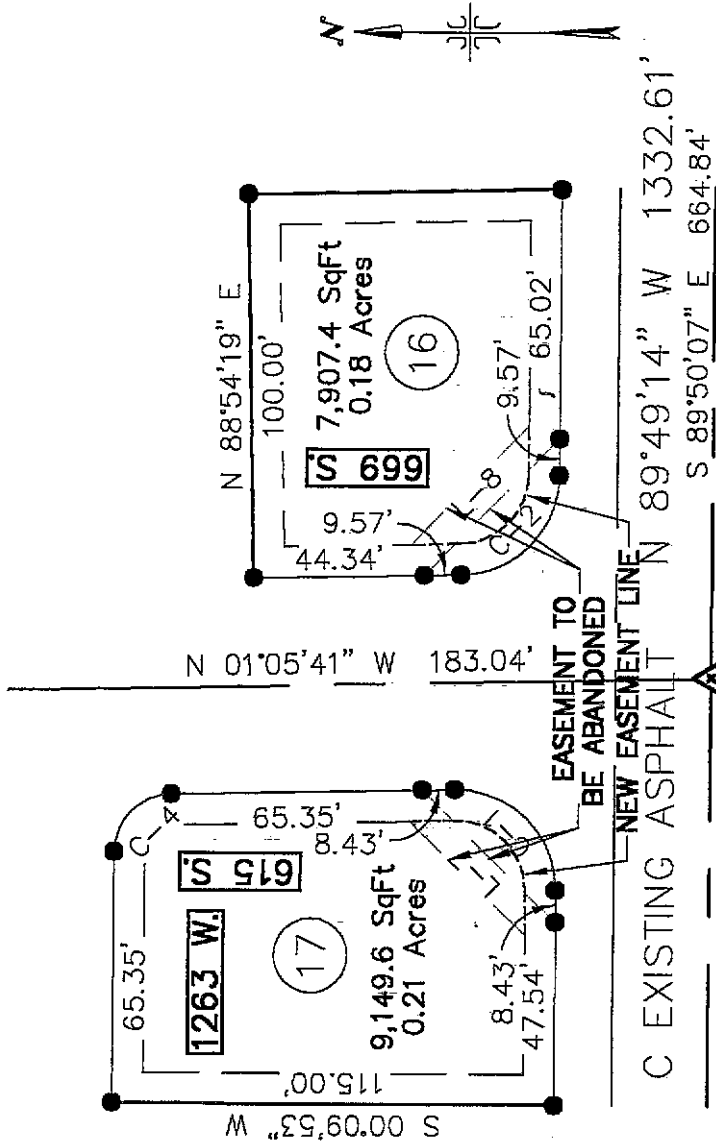
**BOB W. SMITH**  
13-27-12  
2305-337

**DONALD B. KAUFER**  
13-27-26  
2227-580

**NOTES:**

- 1) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS.
- 2) INTERIOR LOT BUILDING SETBACKS ARE ESTABLISHED AT (20) TWENTY FEET FRONT, (25) TWENTY-FIVE FEET REAR AND (8) EIGHT FEET SIDES.
- 3) CORNER LOT BUILDING SETBACKS ARE ESTABLISHED AT (20) TWENTY FEET FRONT, (15) FIFTEEN FEET REAR, (25) TWENTY-FIVE FEET SIDE ADJACENT TO THE STREET AND (8) EIGHT FEET INTERIOR SIDE.
- 4) PUBLIC UTILITY EASEMENTS SHOWN WITHIN THIS SUBDIVISION ARE (8) EIGHT FEET FRONT AND REAR OF EACH LOT AND (8) EIGHT FEET ON EACH SIDE.
- 5) LOTS 6 THROUGH 10 AND LOTS 16 THROUGH 25 WILL NOT HAVE VEHICULAR ACCESS TO 700 SOUTH.

**RICHARD H. EDDINGTON**  
13-27-09  
3488-619



**STAGE COACH CROSSING  
SUBDIVISION PLAT 'D'**

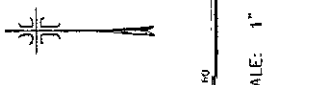
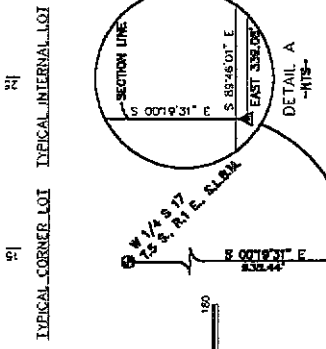
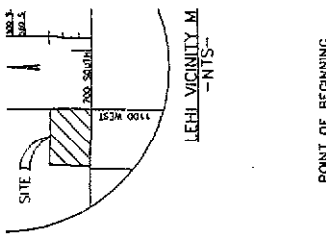
**AMMENDED UTILITY EASEMENTS OF LOTS 16 & 17**  
A PLANNED RESIDENTIAL DEVELOPMENT



BY  
**FRANDSEN DEVELOPMENT**  
506 S. 100 W. AMERICAN FORK, UTAH 84003

LEHI CITY  
SCALE 1" = 50 FEET  
UTAH COUNTY, UTAH

HURRI!



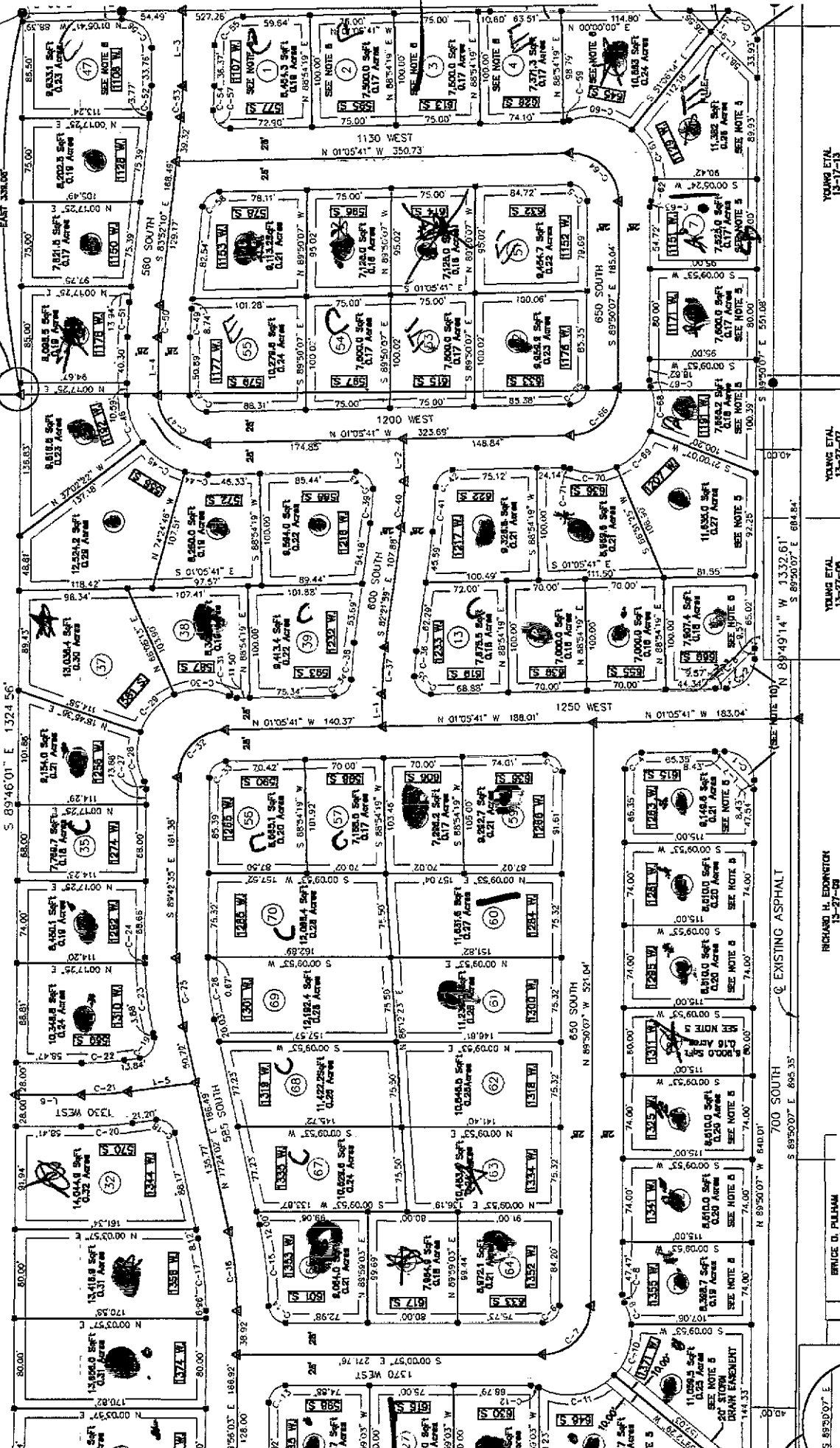
**RECEIVED**  
 COUNTY OF LEHI  
 CENTERLINE  
 202000  
 PUBLIC-UTILITY DEPARTMENT  
 LOT NUMBER

**LEHI CITY**  
 1292 W

MICHAEL A. DURANS  
 13-27-34  
 3185-108

LINE TABLE

LINE NO.	BEARING	DISTANCE	AREA
1	N 89°46'01" E	1324.56'	
2	S 89°46'01" W	1324.56'	
3	N 89°46'01" E	1324.56'	
4	S 89°46'01" W	1324.56'	
5	N 89°46'01" E	1324.56'	
6	S 89°46'01" W	1324.56'	
7	N 89°46'01" E	1324.56'	
8	S 89°46'01" W	1324.56'	
9	N 89°46'01" E	1324.56'	
10	S 89°46'01" W	1324.56'	
11	N 89°46'01" E	1324.56'	
12	S 89°46'01" W	1324.56'	
13	N 89°46'01" E	1324.56'	
14	S 89°46'01" W	1324.56'	
15	N 89°46'01" E	1324.56'	
16	S 89°46'01" W	1324.56'	
17	N 89°46'01" E	1324.56'	
18	S 89°46'01" W	1324.56'	
19	N 89°46'01" E	1324.56'	
20	S 89°46'01" W	1324.56'	
21	N 89°46'01" E	1324.56'	
22	S 89°46'01" W	1324.56'	
23	N 89°46'01" E	1324.56'	
24	S 89°46'01" W	1324.56'	
25	N 89°46'01" E	1324.56'	
26	S 89°46'01" W	1324.56'	
27	N 89°46'01" E	1324.56'	
28	S 89°46'01" W	1324.56'	
29	N 89°46'01" E	1324.56'	
30	S 89°46'01" W	1324.56'	
31	N 89°46'01" E	1324.56'	
32	S 89°46'01" W	1324.56'	
33	N 89°46'01" E	1324.56'	
34	S 89°46'01" W	1324.56'	
35	N 89°46'01" E	1324.56'	
36	S 89°46'01" W	1324.56'	
37	N 89°46'01" E	1324.56'	
38	S 89°46'01" W	1324.56'	
39	N 89°46'01" E	1324.56'	
40	S 89°46'01" W	1324.56'	
41	N 89°46'01" E	1324.56'	
42	S 89°46'01" W	1324.56'	
43	N 89°46'01" E	1324.56'	
44	S 89°46'01" W	1324.56'	
45	N 89°46'01" E	1324.56'	
46	S 89°46'01" W	1324.56'	
47	N 89°46'01" E	1324.56'	
48	S 89°46'01" W	1324.56'	
49	N 89°46'01" E	1324.56'	
50	S 89°46'01" W	1324.56'	
51	N 89°46'01" E	1324.56'	
52	S 89°46'01" W	1324.56'	
53	N 89°46'01" E	1324.56'	
54	S 89°46'01" W	1324.56'	
55	N 89°46'01" E	1324.56'	
56	S 89°46'01" W	1324.56'	
57	N 89°46'01" E	1324.56'	
58	S 89°46'01" W	1324.56'	
59	N 89°46'01" E	1324.56'	
60	S 89°46'01" W	1324.56'	
61	N 89°46'01" E	1324.56'	
62	S 89°46'01" W	1324.56'	
63	N 89°46'01" E	1324.56'	
64	S 89°46'01" W	1324.56'	
65	N 89°46'01" E	1324.56'	
66	S 89°46'01" W	1324.56'	
67	N 89°46'01" E	1324.56'	
68	S 89°46'01" W	1324.56'	
69	N 89°46'01" E	1324.56'	
70	S 89°46'01" W	1324.56'	
71	N 89°46'01" E	1324.56'	
72	S 89°46'01" W	1324.56'	
73	N 89°46'01" E	1324.56'	
74	S 89°46'01" W	1324.56'	
75	N 89°46'01" E	1324.56'	
76	S 89°46'01" W	1324.56'	
77	N 89°46'01" E	1324.56'	
78	S 89°46'01" W	1324.56'	
79	N 89°46'01" E	1324.56'	
80	S 89°46'01" W	1324.56'	
81	N 89°46'01" E	1324.56'	
82	S 89°46'01" W	1324.56'	
83	N 89°46'01" E	1324.56'	
84	S 89°46'01" W	1324.56'	
85	N 89°46'01" E	1324.56'	
86	S 89°46'01" W	1324.56'	
87	N 89°46'01" E	1324.56'	
88	S 89°46'01" W	1324.56'	
89	N 89°46'01" E	1324.56'	
90	S 89°46'01" W	1324.56'	
91	N 89°46'01" E	1324.56'	
92	S 89°46'01" W	1324.56'	
93	N 89°46'01" E	1324.56'	
94	S 89°46'01" W	1324.56'	
95	N 89°46'01" E	1324.56'	
96	S 89°46'01" W	1324.56'	
97	N 89°46'01" E	1324.56'	
98	S 89°46'01" W	1324.56'	
99	N 89°46'01" E	1324.56'	
100	S 89°46'01" W	1324.56'	



YOUNG ET AL  
13-17-13

YOUNG ET AL  
13-27-07

YOUNG ET AL  
13-27-00

RICHARD H. EDINGTON  
13-27-09  
3469-818

BRUCE D. PULHAM  
13-27-06  
4778-72

BOB W. SMITH

NOTES:  
1) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS.  
2) LOTS 1 THROUGH 5 AND LOT 47 WILL NOT HAVE VEHICULAR ACCESS TO 1100 WEST.

