Springville City Corporation 50 South Main Springville, Utah 84663 ENT 77865:2006 PG 1 of 2 RANDALL A. COVINGTON UTAH COUNTY RECORDER 2006 Jun 21 1:51 pm FEE 70.00 BY KH RECORDED FOR SPRINGVILLE CITY CORPORATIO

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUBDIVISION KNOWN AS, HARVEST MEADOWS IN SPRINGVILLE, UTAH- PLAT A

This Declaration of Covenants, Conditions and Restrictions (hereafter referred to as the "Declaration is made and executed the 21st day of May, 2006 by "Harvest Meadows" subdivision Plat A; in the contemplation of the following facts and circumstances.

OWNERS BOUND BY COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

Each owner bound by terms of Declaration. Each owner, by acceptance of a deed to a lot, is deemed to have read and agreed to be bound by the terms and conditions of the Declaration.

DEVELOPMENT REQUIREMENTS

- Purpose: In order to create, maintain and improve the subdivision as a pleasant and desirable environment, and to establish and preserve a harmonious design for the community, and to establish procedures for the enforcement of the terms and conditions of this Declaration, and to promote the value of the subdivision.
- Approval: All homes to be built in subdivision shall be subject to house plan review and approval by the developer, Harvest Meadows L.L.C.
- Completion required before occupancy: No building within the property shall be occupied until and unless
 the owner of such buildings have completed the building in accordance with, and complied with, all approved
 plans, and specifications and a certificate of occupancy has been issued by Springville City.

COVENANTS, CONDITIONS AND RESTRICTIONS

- Use of Lots: All lots within the subdivision shall be used only for the construction and occupancy of one single-family dwelling, unless otherwise approved by Springville City. All homes must include a minimum two-car attached garage. All lots shall be used, improved and devoted exclusively for single-family residential use, unless otherwise approved by Springville City.
- 2. <u>Deadline for Completion of Landscaping and Automatic Sprinkling System:</u> The front yard of each lot (from the street curb to the front building line of the home) shall be landscaped within 12 months of the occupancy date and shall include an automatic sprinkling system. If lots remain "unbuilt" for a period of more than 1 year, it is the owners responsibility to maintain a clean, rubbish free appearance. Weeds would need to be cut or controlled at least once a year until lot is built upon.
- 3. Nuisances: No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any lot, and no odors or loud noises shall be permitted to arise or emit there from, so as to render any such or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to the owner for any other lot in the vicinity thereof, or to the occupants of such other lot. Normal construction activities and parking in connection with the building of improvements on a lot shall be kept in a neat and orderly condition during construction periods.
- 4. Parking of Storage of Vehicles: No articles, material, equipment or vehicles of any nature shall be parked or stored on any street location within the subdivision. Licensed, regularly used passenger vehicles (i.e. visitor's vehicles) may be parked in the street of the subdivision for brief periods of time. Overnight parking of such vehicles shall generally be restricted to the driveway of the dwelling being visited. Boats, campers, motor homes, snowmobiles, recreation vehicles, trailers etc. are prohibited from being stored in front of the house (must be parked to the side of the dwelling.) Parking of these recreational vehicles must be on similar material to driveway (not landscaping of any kind.)
- 5. Livestock and Poultry: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats and any other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose and are restricted to the owners premises or on a leash under handlers control.
- Fencing: All fences (design & materials) must be approved by the Developer.

DESIGN CRITERIA

- Materials: All structures constructed within the subdivision shall be of new materials (with the exception of
 natural stone or rock) and shall be of good quality workmanship and materials. All front exteriors shall be
 40% brick, stone, stucco, composition shake or concrete siding products (such as Hardy-Board.) No vinyl or
 aluminum siding permitted. All exterior elevations and colors required approval by Harvest Meadows
 Development.
- Equipment to keep obscured and hidden from view of the front of the yard and street. Roof mounted air conditioners or swamp coolers, roof mounted solar panels, roof mounted satellite dish, and roof-mounted antenna.
- Roofing: Asphalt (25-year grade minimum), Asphalt Laminated, Fiberglass, Wood Shake allowed. Colors shall not be unsightly or bright in color. Homes shall have at least 8/12 pitched roof.
- 4. Minimum Size of Dwelling: For a rambler, the main floor must be at least 1,800 square feet exclusive of garage and open porches. For a two-story home, the total square feet of main level shall be a minimum of 1,100 square feet, exclusive of garage and open porches, with combined square footage of no less than 2,000 feet.
- 5. The same elevation may not be used on the adjacent two lots on either side of the subject property or the five lots across the street from the subject property on any block length.
- No garage shall occupy more than 40% of the total building frontage. This measurement does not apply to garages facing on a carriage way, or setback at least 20 feet from the front of the house of that are side loaded.
- 7. In any lot with street frontage of 60 feet or less that includes a carriage way, all required parking shall be accessed from the carriage way. The required parking shall be setback a minimum of five feet from the rear property line.
- Front loaded garages on lots with street frontage of 60 feet or less must be setback a minimum of 20 feet from the required front setback of the house.
- All walls which face a public street must contain at least 25% of the wall space in windows or doors.
 However, on homes that have side-loaded garages, all walls which face a public street must contain at least 20% of the wall space in windows or doors.
- 10. Primary entrances shall face the public street and sidewalk.
- 11. Windows shall not be flush with exterior walls. They shall be recessed or treated with a trim.
- 12. The use of materials must be consistent on all sides of the house.
- 13. Split entry or split level homes will not be allowed.

DURATION

This Declaration shall endure for a term of twenty (20) years from the date of this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years.

Dated the 21 day of May, 2006

By: Meadows, L.L.C., Roger A Brinkerhoff

State of Utah)	C
County of Utah)	Ss:

