



ENT 90180:2019 PG 1 of 6  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2019 Sep 13 9:25 am FEE 56.00 BY SM  
 RECORDED FOR GLENMAR RANCHES

**GLENMAR RANCHES**  
**Lake Mountain Road- Eagle Mountain, Utah**

**Declarations of**  
**Covenants, Conditions and Restrictions**

**Dated April 8, 2019**

Basic Building Restriction

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1. **Use of Property.** Each lot shall be used solely for a single-family residence.
2. **Approvals.** Eagle Mountain Building Department and GLENMAR RANCHES Architectural Control Committee (ACC) must approve all plans and specifications, including the location of all improvements. Plans to submitted to ACC with a check for \$50.00. Plans can be emailed to: [Mmsmith38@gmail.com](mailto:Mmsmith38@gmail.com)  
**Checks are to be mailed to:**  
**Glenmar Ranches**  
6104 Lake Mountain Rd  
Eagle Mountain, UT 84005
3. **Property Line Setbacks.** Any structure to be constructed on a lot shall comply with setbacks as shown on lot plat. Fencing and landscaping features may extend to the property lines or to City Code. No outbuildings permitted in front of dwelling.
4. **Fencing.** All fences shall be wood rail or slat; chain link is allowed from the front edge of the dwelling along sides and to rear of lot. Fencing height from front edge of dwelling along side of lot and in front shall be no higher than three and a half (3 ½) feet. No barbed wire fencing. All fencing to be approved by ACC. Fencing is not required.
5. **Floor Space.** The minimum size of each single story dwelling unit shall be 1800 square feet of interior floor space. The minimum size of each two story dwelling unit shall be 2200 square feet of interior floor space, of which 1200 square feet shall be on the first floor. Interior floor space does not include basements, garages, porches, patios, decks, balconies, overhangs, or unfinished living areas. Accessory apartments are allowed and can be a part of the home or outbuilding, but no more than one accessory space per lot. Accessory space doors must not face the street. All parking must be off street. No more than one per property.
6. **Exterior Surfaces.** All exterior surfaces of any building shall be of materials and colors that blend with the natural surrounding as well as with the surrounding residences, with a preference to stone, rock, masonry and stucco. No vinyl or metal siding; wainscoting must be used in multiple areas of the elevations. Colors to approved at the discretion of the ACC.
7. **Roofs.** All roofs shall be of architectural grade asphalt shingles, tile, concrete or standing rib metal; pitch or slope of a minimum of 4:12, material, color and texture complimentary to house color. All residence-roofing materials shall be fire retardant. Approval at discretion of ACC.
8. **Height.** No building shall exceed thirty five (35) feet in height measured from the highest natural ground level adjacent to such building, to the highest point of the ridgeline of such building.

9. **Garages.** An enclosed garage of at least 400 square feet capable of parking a minimum of two (2) automobiles shall be constructed on each lot. Said garage may be detached or attached to the residential structure.
10. **Outbuildings.** No lot shall have more than two (2) permanent outbuildings. All outbuildings shall be architecturally compatible with the residence as to design and materials with the exceptions of structural metal horse barns. If the garage is not attached to the residence, it shall be counted as one (1) outbuilding. Structures not requiring building permits are not considered and outbuilding.
11. **Storage during Building Construction.** No building materials shall be stored outside on any lot except temporarily during construction of an improvements or its alteration, renovation or remodeling, and then only when a building permit is in force.
12. **Occupancy During Construction.** No improvement structure shall be occupied in the course of original construction until all required certificates of occupancy have been issued by the appropriate governmental authorities. All work of construction shall be prosecuted diligently and continuously from the time of commencement until completed within nine (9) months from the date that site excavation was commenced.
13. **Temporary Structures.** No trailer, mobile home, tent, shack or other temporary building, improvement or structure shall be placed upon any property except that temporary structures necessary for storage of tools and equipment and for landowners/builders and foremen during actual construction may be maintained for no longer than nine(9) months during said construction. Structure to be removed within thirty (30) days of Certificate of Occupancy.
14. **Construction Activities.** This 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 statement 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, 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. Minimize work on Sundays. No work on any day before 7 am or after 10 p. No offensive language use on jobsite.
15. **Driveways.** Driveways for dwellings shall be large enough to accommodate at least two (2) parked automobiles. Hard surface (concrete, asphalt, pavers) driveways shall be properly maintained and patched. Soft surface driveways (gravel and road base materials) shall be maintained, graded and kept weed free. Connections to road per City Standards.

- 16. **Animal Rights.** Permitted, governed by Title 17 of Eagle Mountain City Development Code. See table 17.88.140 for specific animals and number of animals.
- 17. **Unightly Articles.** Properties must be maintained in a neat and orderly fashion. Vehicles, equipment, recreational vehicles, campers, trailers, materials, shall be hidden/stored from view. Vehicles used every day for transportation may be parked in the driveway, garage apron or other off-street parking.
- 18. **Nuisance.** No lot shall be allowed to create a nuisance in the community. Excessive or unpleasant noise and/or odor are considered nuisance. Weeds to be kept under control with regular removal.
- 19. **Utilities.** All utilities are to be underground. Each landowner agrees to grant any future easements needed for utilities to said lot or adjoining lots.
- 20. **Trees/Landscaping.** Within twelve (12) months of issuance of Certificate of Occupancy each landowner shall purchase and plant a minimum of five (5) trees of two inch (2") caliper or larger. Any tree that dies is to be replaced promptly with an equal size tree to maintain the appearance of the subdivision for all owners benefit. Unimproved areas of lots must be kept weed free and kept from causing dust. Xeriscaping coupled with green planting is acceptable. ACC will approve.
- 21. **Septic Test.** Buyer will be required to conduct its own septic testing on each lot and receive approval from Utah County Health Department before Eagle Mountain Building Department will issue a building permit. Soil test reports are available for each lot.
- 22. **Amendments.** ACC has the right to propose and change the CC&R's with the majority consensus of the property owners.

\_\_\_\_\_ Date \_\_\_\_\_  
 Purchaser

\_\_\_\_\_ Date \_\_\_\_\_  
 ACC Member

\_\_\_\_\_ Date \_\_\_\_\_  
 ACC Member

Exhibit "A"

Phase B  
plat

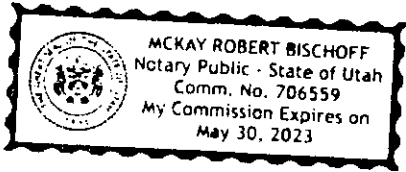
Glenmar Ranches Subdivision ↑ Lots 12-29, 6100 North Lake Mountain Road, Eagle Mountain, UT; according to the official records in the Utah County Recorder's Office, Provo, Utah.

# Acknowledgement Certificate

State of Ut)  
County of Utah) §

On this 13 day of September, in the year 20 19, before me McKay Bischoff,  
a notary public, personally appeared Steven Michael McCleery,  
proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are)  
subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my  
hand and official seal.

S  
E  
A  
L



[Signature]  
Signature of Notary Public  
May 30, 2023  
Commission Expires

Description of Attached Document

Title or Type of Document: Glenmar Ranches Declarations of Covenants, conditions  
Document Date: April 8, 2019 Number of Pages: 3 pages (5 if front & back)  
Signer(s) Other Than Named Above: N/A