

**AMENDMENT TO:**

**DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
THE ROLLINS RANCH AT MOUNTAIN GREEN**

**DATE: July 1, 2007**

PHASES 1 TO 3 ROLLINS RANCH AND LOTS 132 TO 138 ROLLINS RANCH PHASE NO. 1  
AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Ent 108542 Bk 250 Pg 930  
Date: 23-JUL-2007 2:51PM  
Fee: \$143.00 Check  
Filed By: BDN  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: MOUNTAIN VIEW TITLE & ESCROW IN  
C

- 6.2 **Composition of Architectural Review Committee.** In addition to the requirement that the Committee shall consist of at least four (4) persons (at least one of whom shall be a professional in the field of architecture), including at least two, and an equal number of, Owners (or representatives of Owners) from each Neighborhood, the committee shall also be required to include a member licensed in the State of Utah in the field of landscape architecture.
- 6.4 **Submission to Committee.** Lot owners are also encouraged to submit a preliminary drawing to the committee showing basic landscape and softscape area and schematic footprints of structures to determine compliance with the architectural guidelines.
- 7.8 **Garages.** Garages shall not be offset more than 8 feet in front of the home.
- 7.11 **Architectural Style and Compatibility of Improvements.** Any home colors not included on this approved list can be submitted to the Architectural Review Committee for review.
- 7.13 **Architectural Guidelines.** Any side of a home that faces a street shall be required to have a minimum of two soffit lights.
- 7.14 **Landscaping.** Requirement seven shall read that *at least* four trees be planted in the front yard and requirement eight shall read that *at least* two trees be planted in the rear yard.
- 7.17 **Fences, Walls, Hedges and Screens.** All fencing shall be 6' iron picket fencing (see Exhibit A\* to provide). Any lot owner wishing to enclose fencing to keep small pets enclosed may use 2" x 4" wire mesh (see Exhibit A).

Limited private fencing composed of stone, brick, wood or trex may be installed upon approval by the Architectural Review Committee to enclose such structures as pools, hot tubs, patios, etc. All pricing shall be set back a minimum of 10' from property lines.

In addition, the following Construction Guidelines shall be required of all homebuilders. It shall be the responsibility of any lot owner to provide these guidelines to the home builder or to a new lot owner upon the sale of a property. Penalties and fees will be assessed to any lot owner who does not comply with these guidelines.

### **CONSTRUCTION GUIDELINES**

General Contractors are responsible for the following:

1. General Contractors are solely responsible for the means, methods, techniques, sequences and procedures for construction. In the contractor's absence, the Superintendent will be the contractor's representative and shall have authority to act on behalf of the Contractor. All communications given to the Superintendent shall be as binding as if given to the Contractor. Notification given to any subcontractor also constitutes notification to the General Contractor. Failure to abide by the guidelines will result in the General Contractor losing the opportunity to build in future phases and/or be fined.
2. Contractors must place a minimum sized sign of 24" x 24" on the lot showing the lot number in letters of a minimum size of 6" x 6", and name of contractor with phone number (see sample attached).
3. Silt Fences must be installed as a minimum on all down hill sides and the rear lot line to protect all boundaries of the lot. Lots situated on slopes especially need to protect adjoining landowners property and streets from run-off during the construction period.
4. Construction access to the property for the development shall be limited to Siverleaf Road. There will be no construction access or exit through Willow Creek Road, including deliveries, general contractors and sub-contractors engaged in construction activities in the Cottonwoods. The Developer shall place appropriate signage at the entry of the Willow Creek Subdivision which signage shall conform to all applicable federal, state and local laws and ordinances.
5. No access is allowed to contractors from another adjoining lot. Construction access must be through your own lot. Morgan County requires highback curbs and the contractor is responsible to sawcut the driveway approach to the lot.
6. Dumping of excess concrete or cleaning of cement trucks must be completed at an approved project dumping site at locations designated on the attached map as "Wash-out Area", or at the respective lot where the concrete has been poured. Fines of \$500 will be assessed against the General Contractor if any concrete truck is caught dumping, cleaning or intending to dump at unapproved areas.
7. Trash / Cleanup: The daily cleanup of the lots under construction is critical with adjoining open space, agriculture farming and neighboring lots. The General Contractor must have a trash receptacle onsite when construction begins. If cleanup is not accomplished daily, a citation will be issued to the General Contractor giving 24 hours for the Contractor to accomplish the clean up. Failure to do so will result in a \$500 fine for each day not cleaned. Dumpsters must be emptied as necessary to avoid materials blowing onto other properties.

8. Mud on Road: Any contractor or subcontractor tracking mud/dirt on road will be fined \$500.00 per occurrence. This includes any trash, sweepings, liquids, etc.
9. Fire hydrants cannot be used for cleanup or any other construction use.
10. All lots using fill must have compaction testing to meet the specifications.
11. All Restricted ("R") lots must have an engineered Geotechnical Study performed and submitted to the Developer.
12. All lots will identify the water, irrigation and sewer stubs.
13. Water meters must be set when construction begins. Any jumpers identified must be removed immediately and the General Contractor will be fined \$550.00. The jumper will be confiscated and the necessary fines will be assessed. Contractor is responsible to move meter boxes from driveways.
14. Blocking of Right-of-Way: Contractor's parking on County streets must provide access for other traffic. Contractor cannot block the road for deliveries, construction, etc. No double parking is permitted. Blocking of rights-of-way is prohibited.
15. No vehicles or trailers may be left or stored on the street for more than 3 days without written consent from the Developer.
16. Construction is a noisy business – loud radios or equipment at unusual hours are forbidden. Working hours should be between 7:00 a.m. and 8:00 p.m. Pets are not allowed on the jobsite.
17. Sidewalk Damage: Any damage to installed sidewalks is the responsibility of the contractor working at the specific area and contractor is required to replace any broken or damaged areas prior to occupancy. Sidewalks shall be cleaned after ramping.
18. Temporary Power: It is the responsibility of the owner or contractor to provide temporary power to their respective lot.
19. Snow Removal: Contractor is prohibited from pushing snow into the streets and is also required to clear the sidewalks of all snow as it occurs.
20. Portable Toilets: Each lot is required to provide their own portable toilet at the site.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the date set forth above.

**ROLLINS RANCH, LLC,**  
a Utah limited liability company

By *Danny C. Bridenstine*  
Danny C. Bridenstine, Managing Member

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF ~~SALT LAKE~~ *Davis* )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2007, by Danny C. Bridenstine, a managing of Rollins Ranch, LLC, a ~~Utah~~ *MEMBER* limited liability company, on behalf of said company.

[Seal]



*Mary Lyn Howard*  
Notary Public

**ROLLINS RANCH PHASE 1**

03-ROLLR1-101	00-0074-4330
03-ROLLR1-102	00-0074-4331
03-ROLLR1-103	00-0074-4332
03-ROLLR1-104	00-0074-4333
03-ROLLR1-105	00-0074-4334
03-ROLLR1-106	00-0074-4335
03-ROLLR1-107	00-0074-4336
03-ROLLR1-108	00-0074-4337
03-ROLLR1-109	00-0074-4338
03-ROLLR1-110	00-0074-4339
03-ROLLR1-111	00-0074-4340
03-ROLLR1-112	00-0074-4341
03-ROLLR1-113	00-0074-4342
03-ROLLR1-114	00-0074-4343
03-ROLLR1-115	00-0074-4344
03-ROLLR1-116	00-0074-4345
03-ROLLR1-117	00-0074-4346
03-ROLLR1-118	00-0074-4347
03-ROLLR1-119	00-0074-4348
03-ROLLR1-120	00-0074-4349
03-ROLLR1-121	00-0074-4350
03-ROLLR1-122	00-0074-4351
03-ROLLR1-123	00-0074-4352
03-ROLLR1-124	00-0074-4353
03-ROLLR1-125	00-0074-4354
03-ROLLR1-126	00-0074-4355
03-ROLLR1-127	00-0074-4356
03-ROLLR1-128	00-0074-4357
03-ROLLR1-129	00-0074-4358
03-ROLLR1-130	00-0074-4359
03-ROLLR1-131	00-0074-4360
03-ROLLR1-132	00-0074-4361
03-ROLLR1-133	00-0074-4362
03-ROLLR1-134	00-0074-4363
03-ROLLR1-135	00-0074-4364
03-ROLLR1-136	00-0074-4365
03-ROLLR1-137	00-0074-4366
03-ROLLR1-138	00-0074-4367
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03-ROLLR1-141	00-0074-4370
03-ROLLR1-142	00-0074-4371
03-ROLLR1-143	00-0074-4372
03-ROLLR1-144	00-0074-4373
03-ROLLR1-145	00-0074-4374
03-ROLLR1-146	00-0074-4375
03-ROLLR1-147	00-0074-4376
03-ROLLR1-148	00-0074-4377
03-ROLLR1-149	00-0074-4388

**ROLLINS RANCH PHASE 2**

03-ROLLR2-201	00-0074-4412
03-ROLLR2-202	00-0074-4413
03-ROLLR2-203	00-0074-4414
03-ROLLR2-204	00-0074-4415
03-ROLLR2-205	00-0074-4416
03-ROLLR2-206	00-0074-4417
03-ROLLR2-207	00-0074-4418
03-ROLLR2-208	00-0074-4419
03-ROLLR2-209	00-0074-4420
03-ROLLR2-210	00-0074-4421
03-ROLLR2-211	00-0074-4422
03-ROLLR2-212	00-0074-4423
03-ROLLR2-213	00-0074-4424

### ROLLINS RANCH PHASE 3

03-ROLLR3-301	00-0074-4581	03-ROLLR3-346	00-0074-4626
03-ROLLR3-302	00-0074-4582	03-ROLLR3-347	00-0074-4627
03-ROLLR3-303	00-0074-4583	03-ROLLR3-348	00-0074-4628
03-ROLLR3-304	00-0074-4584	03-ROLLR3-349	00-0074-4629
03-ROLLR3-305	00-0074-4585	03-ROLLR3-350	00-0074-4630
03-ROLLR3-306	00-0074-4586	03-ROLLR3-351	00-0074-4631
03-ROLLR3-307	00-0074-4587	03-ROLLR3-352	00-0074-4632
03-ROLLR3-308	00-0074-4588	03-ROLLR3-353	00-0074-4633
03-ROLLR3-309	00-0074-4589	03-ROLLR3-354	00-0074-4634
03-ROLLR3-310	00-0074-4590	03-ROLLR3-355	00-0074-4635
03-ROLLR3-311	00-0074-4591		
03-ROLLR3-312	00-0074-4592		
03-ROLLR3-313	00-0074-4593		
03-ROLLR3-314	00-0074-4594		
03-ROLLR3-315	00-0074-4595		
03-ROLLR3-316	00-0074-4596		
03-ROLLR3-317	00-0074-4597		
03-ROLLR3-318	00-0074-4598		
03-ROLLR3-319	00-0074-4599		
03-ROLLR3-320	00-0074-4600		
03-ROLLR3-321	00-0074-4601		
03-ROLLR3-322	00-0074-4602		
03-ROLLR3-323	00-0074-4603		
03-ROLLR3-324	00-0074-4604		
03-ROLLR3-325	00-0074-4605		
03-ROLLR3-326	00-0074-4606		
03-ROLLR3-327	00-0074-4607		
03-ROLLR3-328	00-0074-4608		
03-ROLLR3-329	00-0074-4609		
03-ROLLR3-330	00-0074-4610		
03-ROLLR3-331	00-0074-4611		
03-ROLLR3-332	00-0074-4612		
03-ROLLR3-333	00-0074-4613		
03-ROLLR3-334	00-0074-4614		
03-ROLLR3-335	00-0074-4615		
03-ROLLR3-336	00-0074-4616		
03-ROLLR3-337	00-0074-4617		
03-ROLLR3-338	00-0074-4618		
03-ROLLR3-339	00-0074-4619		
03-ROLLR3-340	00-0074-4620		
03-ROLLR3-341	00-0074-4621		
03-ROLLR3-342	00-0074-4622		
03-ROLLR3-343	00-0074-4623		
03-ROLLR3-344	00-0074-4624		
03-ROLLR3-345	00-0074-4625		