

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
BLUFFDALE HEIGHTS SUBDIVISION

THIS DECLARATION is made this 4 day of April, 2013 by Bluffdale Heights LLC, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the Owner of certain property (herein the "Lots") in Bluffdale City, Salt Lake County, State of Utah, more particularly described as follows:

All of Lots 1-51 in the ~~Bluffdale Heights~~ subdivision according to the official plat thereof filed with the Salt Lake County Recorder in Salt Lake County, Utah.

WHEREAS, Declarant intends that the Lots, and each of them together with the Common Easements as specified herein, shall hereafter be subject to the covenants, conditions, restrictions, reservations, assessments, charges and liens herein set forth.

NOW, THEREFORE, Declarant hereby declares, for the purpose of protecting the value and desirability of the Lots, that all of the Lots shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which shall run with the Lots, and be binding on all parties having any right, title or interest in the Lots or any part thereof, their heirs, successors and assigns, and shall insure to the benefit of each Owner thereof.

ARTICLE 1

DESIGN REVIEW COMMITTEE

SECTION 1. The DRC shall be composed of Declarant or Assigns. In the event of death or resignation of any member of the committee, the remaining members of the committee shall have full authority to select a successor. Neither members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. DRC shall at their full discretion require applicants' plans to have specific architectural elements, color schemes and specific details conforming with integrity detail to home plans designed for Bluffdale Heights.

SECTION 2. The Committee's approval or disapproval as required in these covenants shall be in writing on the set of plans or in a letter form. The Owner must submit a set of formal plans, specifications, and site plan to the committee before the review process can commence. In the event the Committee or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to have been fully complied with.

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Gary W. Ott
Recorder, Salt Lake County, UT
EAGLE GATE TITLE INS AGCY
BY: eCASH, DEPUTY - EF 15 P.

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RIVERTON UT 84065

SECTION 3. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Project, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, exterior color combinations and location of the same shall have been submitted to and approved in writing as to the harmony of exterior design and location in relations to surrounding structures and topography by the DRC.

SECTION 4. The Design Review Committee consists of one person and shall initially be the Declarant, but shall transition to membership of persons elected by the Association. After the last lot is sold, or at such time as the Declarant or its assigns cease to act as a Design Review Committee there shall be a three person committee made up of owners of lots elected in a meeting of Owners called for that purpose. Election to the committee shall be for staggered two year terms and shall be by a majority of Owners present at a duly called meeting after Notice. For voting purposes the owner or owners of each lot shall be entitled to one vote for each Lot.

“Lot” shall mean any individual parcel shown upon the Map of the Subdivision, which may be legally conveyed by reference only to the number of such Lot designated on the Map.

“Map” shall mean the official Subdivision plat map recorded as referred to above, and which has become part of the official records in the Office of the Salt Lake County Recorder, State of Utah, as the same may be amended from time to time.

“Owner” shall mean the recorded Owner of a fee simple title to any Lot which is a part of the Subdivision. In the event that more than one party shall be established as the record Owner of a Lot, then for all purposes under this Declaration, all such parties shall be required to act jointly as the Owner of such Lot.

“Notice” shall mean notification by means of mailing to the address of each Owner by United States Mail, postage prepaid. Notice shall be mailed at least seven days prior to any meeting as determined by postmark. Notice is presumed received upon mailing. Notice is not valid unless mailed to each owner. Proof of mailing shall be by affidavit, or certified mail receipt.

ARTICLE II

RESIDENTIAL AREA COVENANTS

SECTION 1. Quality.

1. No Lot shall be used except for residential purposes. Construction on a residence must Commence within 6 months of purchase from the Developer of Bluffdale Heights.
2. Each dwelling must have an attached garage for a minimum of 2 cars and each dwelling may choose to have a 3-car garage instead of the minimum 2-car garage.
3. No building shall exceed two stories in height. Bonus room square footage above

- the garage is acceptable.
4. Each dwelling must have a masonry exterior acceptable to the Design Review Committee, unless otherwise accepted by the DRC.
 5. All construction is to be comprised of new materials, except that used brick may be used with the proper written consent of the DRC. All masonry products and portions of said products are at the full discretion of the elected DRC member.
 6. There shall be no dwelling of the same style or color scheme in a sequence throughout the subdivision, greater than a staggering of two dwellings. DRC will have full discretion of style, elevation and or color schemes on any homes (including) same floor plan proposed to be constructed next to each other.

SECTION 2. Dwelling Size: - The Requirements below are exclusive of open porches and garages. The below dwelling size standards are required on lot sizes.

Rambler: 1200 Sq. Ft. main level.
 Two Story: 1st and 2nd floor combined to equal not less than 1,500 Sq. Ft. with 800 Sq. Ft. minimum on the main floor.

Setbacks: Side Yards: 5 feet
 Front of Home: 15 feet
 Front of Garage: 20 feet
 Rear Yard: 10 feet

SECTION 3. City Ordinances. All Improvements on a Lot shall be made, constructed and maintained, and all activities on a Lot shall be undertaken, in conformity with all laws and ordinances of the City of Bluffdale, Salt Lake County, and the State of Utah which may apply, including without limiting the generality of the foregoing, all zoning and land use ordinances.

SECTION 4. Easement. Easements for installations and maintenance of utilities and drainage facilities are served as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements.

SECTION 5. Site Grading and Drainage. Salt Lake County and other applicable governmental agencies require that each Lot Owner retain on his own Lot, water runoff, and tie in to existing drainage system in accordance with the approved grading and drainage plan submitted by the Declarant in connection with its application for subdivision approval. CAUTION: each Owner shall be solely responsible for any and all drainage requirements necessitated by construction of such Owner's Living Unit or any damage or loss occasioned by water runoff. On Lots 107-115, a pipe has been installed at the back of each lot to collect any water run off. Homeowners Landscaping MUST be designed around this pipe to insure the neighbors lots from any and all water

runoffs. The maintenance of such pipe will be serviced and paid by the current homeowners. On Lots 309-316 a Grade Retention Basin has been built and cannot be removed for any reason. Its purpose is to collect and retain any water runoff. It must be maintained by the current homeowners. Lots 309-316 require an inspection by an Engineer or a person under an Engineers supervision, which meets Bluffdale City's Engineer recommendations, to inspect the Drainage grade Retention Basin, and insure that it still meets construction specifications before Certificate of Occupancy is issued. The cost of the inspection will be required at the time of application for DRC. \$250.00

SECTION 6. Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood.

SECTION 7. Temporary Structures. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any Lot at any time as a residence, either temporarily or permanently.

SECTION 8. Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.

SECTION 9. Landscaping. All front and side yards (side yards back min of 10 feet or to front yard fence) must be landscaped within 30 days after closing on Home or Certificate of Occupancy from Bluffdale City (weather permitting), containing a minimum of (2) trees and (5) shrubs. Rear yards must be landscaped within 1 year of occupancy of dwelling. All park strips must be planted in grass and lined with shade trees planted approx. 20' apart. Corner lot yards shall have a minimum of two (2) park strip trees, Cul-de-sac lot yards shall have one (1) park strip tree and Standard lot yards shall have a minimum of two (2) park strip trees installed prior to Certificate of Occupancy. The trees shall be the Green Ash species with a two inch caliper in size and shall be purchased, planted, and cared for by the homeowners and their placement shall be directed by the DRC. Any homes completed during harsh weather conditions unable to complete landscape prior to the 30 days will be required to place a landscape bond with Bluffdale city in the amount of \$6,000.00 until landscaping is complete. Any and all bond moneys will be released 5-15 business days after DRC or Bluffdale city has inspected and signed off on all items to be completed. If landscaping is not completed on or before May 31st after home has been issued Certificate of Occupancy DRC has at their discretion to have said landscaping completed by the contractor of their choice and NO bond will be returned to the permit/builder applicant.

SECTION 10. Pets. No animals other than household pets (not exceeding two in number of dogs and/or cats) shall be kept or allowed on any Lot, in any Living Unit, or within any part of the Common Areas. Whenever a pet is allowed to leave a Lot, it shall be kept on a leash or in a cage. No animals may be bred for commercial purposes. No pets shall be allowed to make an unreasonable amount of noise or otherwise become a nuisance. The exterior structure for the care, housing or confinement of any such pets shall be maintained by Owner and approved by the Design Review Committee. Any

SECTION 11 Private Lane All private lanes or shared driveways will be maintained and improved by the current homeowners. It is not a public lane and for that reason Bluffdale City will not improve, maintain or remove snow.

ARTICLE III

GENERAL PROVISIONS

SECTION 1. Enforcement. Any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by any Owner to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

SECTION 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provision which shall remain in full force and effect.

SECTION 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of forty (40) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended or terminated by a vote of at least eighty-five percent (85%) of the total votes of all Owners, which vote shall be taken at a duly called meeting. Any amendment approval shall be reduced to writing, signed, and recorded against the Lots.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this 4 day of April, 2013.

DECLARANT:



Bluffdale Heights LLC
Ken Milne

STATE OF UTAH
COUNTY OF SALT LAKE

On the 4 day of April, 2013, personally appeared before me Ken Milne, of Bluffdale Heights LLC, owner of Bluffdale Heights Subdivision, and executed the above and foregoing.




Notary Public
 Notary Public
Notary Public
GAI HERBERT
Commission #861701
My Commission Expires
February 24, 2017
State of Utah

Exhibit A — Design Guidelines

Mission Statement

Some neighborhoods have a special quality that makes them appealing to live in and memorable to visit. Whether centuries or just decades old, these neighborhoods have a timeless quality. They have retained their character and appeal in a world of change.

Timeless neighborhoods and developments seem to have several common characteristics that give them lasting charm and grace:

- Their architecture was consistent, yet allowed for subtle individual expression
- They had a limited range of building materials
- They were designed with care and attention to detail

At Bluffdale Heights, we have the opportunity to design homes and a community that capture the grace, individuality and compatibility of elegance and charm. To achieve this, we have adopted design guidelines that will assure a basic consistency to the Bluffdale Heights neighborhood.

Bluffdale Heights features a variety of settings, home types and lot sizes, these Design Guidelines will knit them together in a cohesive neighborhood characterized by:

- An appropriate fit of the house to the lot and to the adjacent homes
- Materials of permanence and quality such as stone, brick, and stucco.
- A lush landscape setting that will accent and blend Bluffdale Heights homes into a unified neighborhood

At Bluffdale Heights, our goal is to achieve a level of overall architectural unity that still allows variety and individual expression. It is also our intent to avoid incompatible architectural and landscape styles that will diminish the value of adjacent properties. The guidelines are few and relatively simple, and still leave latitude in the design of individual homes. Further, we will be happy to consider variations to these guidelines, if designs are demonstrated to be compatible with the overall Bluffdale Heights image.

1. "FIT" ON LOT

- 1.1 Zoning. The applicable zoning code for Bluffdale Heights is: R-1-10 Residential. Each lot owner should acquaint themselves and their home designer with the current requirements of this zone regulation. Over and above meeting requirements of the R-1-10 Zone, Bluffdale Heights homes are required to also meet the following conditions:
- 1.2 Setbacks and Lot Coverage. For all lots, setbacks are governed by the R-1-10 Zoning Code of Bluffdale City, Utah.
- 1.3 Building Height. For all lots, the maximum height allowed is governed by the R-1-10 Zoning Code of Bluffdale City, Utah.
- 1.4 Finished First Floor Standards. Each home and lot is to be evaluated as to "an appropriate fit of the house to the lot and the adjacent home." The design

professionals for each home must submit to the Design Review Committee a finished first floor elevation that includes a certification of the City's requirements for grading, storm drain, sewer and basement. The guiding principle for setting the grade on each home is to have minimum elevation change from the existing grade, subject always to final grade approval by the DRC.

2. ARCHITECTURAL STYLES

2.1 Buyers are encouraged to design homes reminiscent of traditional U.S. and European residential styles; some examples are shown below. Typical characteristics of these styles include, but are not limited to:

- Gable or hip roofs
- One story to one and a half stories above ground (2nd floor is all or partially within roof form)
- Turret and/or tower accents
- Shutters
- Arches, pediments and lintels above doors/windows
- Bay windows
- Dormers
- Chimneys
- Recessed doors/windows
- Divided lite windows
- Substantial trim around windows/doors
- Stone or cast stone window/door surrounds

2.2 Styles Not Permitted. Styles associated with distinctive climatic conditions such as:

- Adobe or Southwestern
- Mediterranean
- Log Homes
- Colonial

or homes with geometric or free-form shapes, such as:

- "A" Frames
- Domes
- Barrel Vault
- Earth Integrated Homes

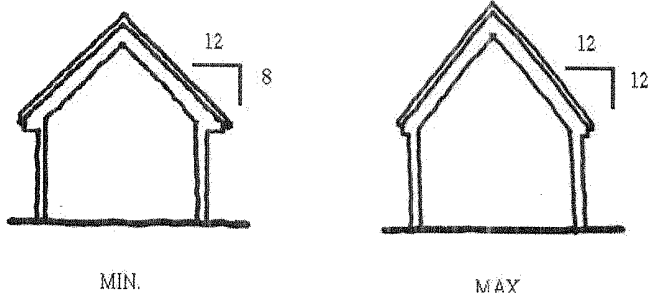
3. ROOFS

3.1 Major Roof Elements. Roofs are major visual elements that contribute the strongest sense of an architectural unity. Major roofs should be one of the following:

- Gable (including intersecting gable roofs)
- Hip (and acceptable variations of Hip such as Dutch Hip)

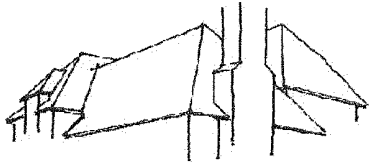
3.1.1 Roof types such as flat, A frames, geodesic domes or other extreme types are considered out of character and are prohibited.

3.1.2 Major roofs should have a pitch of at least 6:12. (Exceptions are allowed for dormers, towers and turrets, and other roof elements as approved by the DRC).

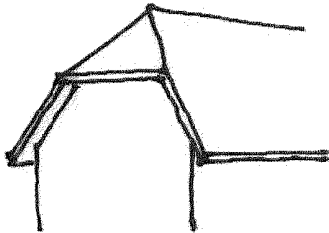


3.1.3 Major Roof Materials. Bluffdale Heights major roofing material must be one of the following:

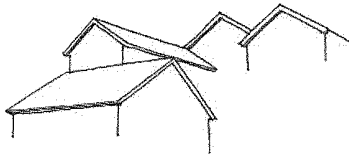
- At minimum, 30 year Architectural Asphalt Shingle
- Other Roofing as approved by Design Review Committee



Hip Roof Example



Dutch Hip Roof Example



Gable Roof Example

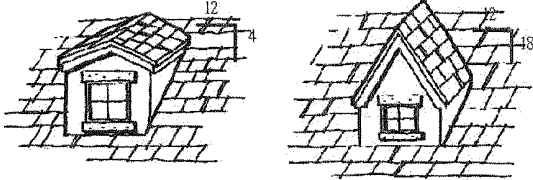
3.2 Roof Colors. Approved roof colors are blacks, browns, grays and other earth tones, or otherwise as approved by the DRC.

3.3 Exterior Metal. All exterior metal should be natural copper or colored to match the material to which they are attached, i.e., flashings, gutters, chimney surrounds, roof vents, plumbing vents, fascia and soffit. Other metals such as brass, bronze, zinc and aluminum may be considered on a case-by-case basis by the DRC in the design review process. Any exception to copper or colored terminations must be included in an application presented to and approved by the DRC with samples.

In any event, the color palate for exterior metals shall be earth tones, no white, silver, galvanized or bright color tones allowed.

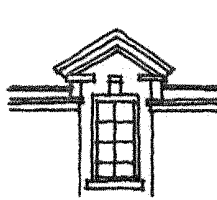
3.4 Minor Roof Elements

Minor roof features (dormers, turrets, towers, porticos) may have a minimum pitch of 4:12.

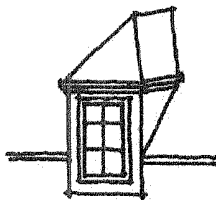


Acceptable dormer forms are:

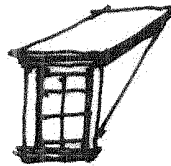
- Gabled
- Hipped
- Arched
- Shed Dormer



Gable Dormer



Hip Dormer



Shed Dormer



Rounded Dormer

Materials for Minor Roof Elements. Pre-approved roof materials for minor roof elements should include at a minimum the same material as major roof.

4. WALLS

4.1 Materials. Consistent wall materials and color schemes are important to the overall continuity of Bluffdale Heights neighborhood. Continuity in use of wall material creates a sense of permanence and mass while allowing variety. Bluffdale Heights has selected three basic wall materials – natural stone (not composite or faux), stucco, Hardy board (Cement) siding, and brick – within a range of earth tone colors.

4.2.1 The entire structure must be built with a total minimum of 40% of approved stone, or a combination of stone, brick, and hardy board cement siding on the exterior; and, in any event, no exterior elevation of the structure (less windows, doors and associated trim) shall have less than an average of 25% coverage in stone or a combination of stone, brick, and hardy board cement siding.

- 4.2.2 Individual houses may use varying percentages of earth tone colors. The stone, brick, and hardy board cement siding pattern for each home, along with a sample of roof color and stucco color must be submitted to the DRC for approval.
- 4.2.3 Brick. Only a limited range of brick is consistent with the theme of Bluffdale Heights: Colors should be earth-tone colors, in the warmer ranges of tan, brown, gray and warm olive. Excluded are reds, pinks, and whites.
- 4.3 Materials Not Allowed. Exterior wall materials not allowed at Bluffdale Heights include:
- Log Siding
 - Adobe
 - Concrete block
 - Wood shake siding
 - Wood siding
 - Metal
 - Glass curtain walls
 - Manufactured vinyl or aluminum siding
- 4.4 Foundations. It is important to visually connect exterior wall material to the ground. Specifically, exposed concrete foundation shall be the minimum required by code.
- 4.5 Exterior Trim and Accents. It is required that all trim and accents be darker color complements to the earth tone colors required for the walls. White or beige is not allowed for accent and trim (e.g., fascia, door trim, window frames etc.) without prior DRC approval.

5. WINDOWS & DOORS

- 5.1 Windows. All windows and doors must be approved by DRC.

6. FENCING, ENTRY COLUMNS AND MAILBOXES

- 6.1 Fences. All front yard landscaping shall include a vinyl fence of at least 6' tall and of a khaki color, no white vinyl fencing allowed. The fence will drop to 3' tall in front of the house to the sidewalk. The fence must be bought from the same manufacturer so that the fence is consistent throughout the whole subdivision. Some variances will apply in the subdivision due to slope of certain lots. Other fence sizes must be approved by the DRC.
- 6.2 Entry Columns. Entry columns at driveways shall be approved in advance by DRC.
- 6.3 Mailboxes. Each Owner shall purchase, install and maintain a mailbox as specified by the Design Review Committee.

7. GARAGE AND ACCESSORY STRUCTURE

- 7.1 Garage doors, for attached garages, may face and be directly accessible from the street (visible in the street elevation drawings).
- 7.2 Garage walls should have windows and trim to give a residential appearance.
- 7.3 Any exceptions to this provision must be included with the application to the DRC and is subject to the DRC's approval. All garage doors must be approved by the DRC.

8. EXTERIOR LIGHTING

Bluffdale Heights is intended to be lighted adequately for safety and security. It is also desirable to have landscape lighting that subtly highlights landscaping rather than buildings, etc. At the same time, we desire to avoid bright, uncontrolled lighting that impacts adjacent residences or obscures the night sky. Owners shall be permitted to utilize accent and spot lights on their Living Units as long as the same utilize the "dark sky" concept and are downward reflecting. Finally, light fixtures are highly visible elements that, if coordinated, can contribute to the overall character of Bluffdale Heights neighborhood.

- 8.1 Common Area Light Fixtures. Some of the common areas will be lighted by street lights.
- 8.2 Exterior Area Lighting. Light fixtures must be integrated into the architectural design of individual residences and constructed of non-reflective materials.

9. SITE WORK AND LANDSCAPING

- 9.1 Retaining Walls. Any retaining walls visible from any public area or from adjacent property shall be approved by the DRC.
- 9.2 Grading. Each lot shall be graded to continue drainage ways across the property and to match the grades of adjacent properties and public areas.
- 9.3 Landscape Design. All front and side yards must be landscaped within 30 days after closing (weather permitting), containing a minimum of (2) trees and (5) shrubs. Rear yards must be landscaped within 1 year of occupancy of dwelling. All park strips must be planted in grass and lined with shade trees planted approx. 20' apart. Corner lot yards shall have a minimum of two (2) park strip trees, Cul-de-sac lot yards shall have one (1) park strip tree and Standard lot yards shall have a minimum of two (2) park strip trees. The trees shall be one and one-half to two inch caliper in size and shall be purchased, planted, and cared for by the homeowners and their placement shall be directed by the DRC.

9.3.1 There are a number of trees that should be avoided in Bluffdale Heights landscape due to short life, odors, excessive debris and inability to tolerate the climate. These include:

- Cottonwood trees (except cottonless variety)
- Lombardy Poplar
- Crabapples
- Box Elder
- Russian Olive

9.3.2 Automatic irrigation systems are required and should be designed to promote efficient water use and assure the ongoing health of plant material.

9.3.3 Any plant material appearing dead or damaged must be replaced within one growing season.

Design/Review and Submittal Requirements

10. REQUIRED SUBMISSIONS

To achieve the foregoing objectives and principles, Bluffdale Heights guidelines are intended to be used by:

- Property owners
- Architects
- Landscape architects

These Design Guidelines are binding upon all persons who desire to build, make modifications during the building process or make modifications after initial building completion at Bluffdale Heights:

- Construct, refinish or alter any part of the exterior of any building;
- Make other improvements upon, under or above any property;

10.1 Design Review Committee. These guidelines will be administered by a Design Review Committee (DRC), composed of representatives of Bluffdale Heights Homeowner's Association. The responsibilities, authority and procedures of the Design Review Committee are outlined in this document and in the covenants, conditions and restrictions (CC&R's).

The Design Review Committee specifically reserves the right to make subjective, as well as objective, determinations of whether the objectives of these Design Guidelines have been met by a particular site plan. The Design Review Process is intended to operate as a precondition to the plan review process required by Bluffdale City for obtaining a building permit. Bluffdale Heights Design Review Process is independent of the Bluffdale City technical plan review process and is solely intended to enforce the Design Guidelines. Each home site Owner bears the responsibility for the proposed dwelling's adherence to Bluffdale Heights Design Guidelines and bears the additional responsibility for the proposed structure's adherence to Bluffdale City zoning and building codes as well.

10.2 Basement Conditions. Bluffdale Heights recommends that each home owner take appropriate steps to provide adequate site and rain gutter drainage to protect the home and the neighborhood from detrimental water runoff or flooding. It is the owner and contractors responsibility to meet all of the City Code requirements for basements.

1. Phase I-Concept Design Review. This phase assists the owner and their design team to understand the specific design requirements associated with Bluffdale Heights.

2. Phase II-Construction Documents. Upon successful completion of Phase I-Concept Design Review, the applicant can efficiently prepare construction documents for submittal to the DRC and the City.

10.5 Phase I-Concept Design Review

10.5.1 Phase I-Submittal Requirements

A. Site Plan @ 1" = 10' or greater scale and must include the following:

1. Property boundaries
2. Building setbacks
3. Easements
4. Building footprints (including garages)
5. Hard surface areas (driveways, patios, decks, walks and steps)
6. Fences, walls and retaining walls

B. Elevations @ 1/8" = 1' or greater scale and must include the following:

1. Exterior building materials (approximate representation and notes on drawings)
2. Roof pitches
3. Window and door configurations
4. Dormers, skylights

C. Building Floor Plans.

10.5.2 DRC Reviews Preliminary Plans and elevations for compliance.

10.5.3 DRC Acceptance – Proceed to 10.6.

10.5.4 DRC Rejection – Corrections as necessary and Resubmit.

10.6 Phase II-Construction Documents

10.6.1 Phase II-Submittal Requirements

A. Site Plan @ 1" = 10' or greater scale and must include the following:

1. Property boundaries
2. Building setbacks and easements
3. Building footprints (all structures)
4. Existing conditions

- B. Detailed Building Floor Plans at each level
- C. Exterior elevations of all structures @ $\frac{1}{4}'' = 1'$ or greater scale and must include the following:
 - 1. Materials rendered accurately and to scale.
 - 2. Roof pitches
 - 3. Exterior lighting
- D. Material samples board and color rendering showing actual materials and mixture of colors.
- E. On site samples may be required by the DRC prior to approval.
- F. Landscape Plan—can be reviewed at this point or any point prior to landscaping.
 - 1. Plant materials
 - 2. Paving materials
 - 3. Fences and walls
 - 4. Exterior landscape lighting
 - 5. Rocks and retaining walls

10.6.2 DRC Review and Approval

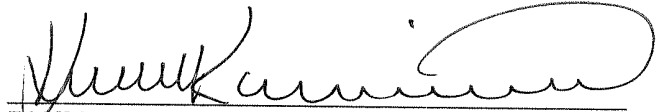
10.6.3 DRC Provide letter to owner for Building Permit Submittal

10.7 Phase III-Construction

- 1.1.1 Phase III-Review Steps
 - A. Notify DRC of Field changes during the course of construction
 - B. Complete Residence Construction
 - C. Corrections (if needed)
 - D. Complete Residence Landscaping
 - E. DRC Final Review

**This document is being rerecorded to correct the legal description.

DECLARANT



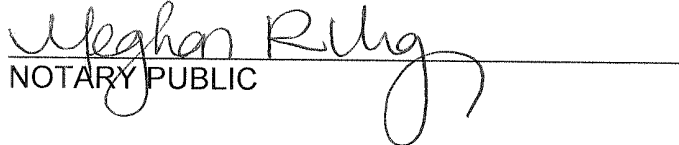
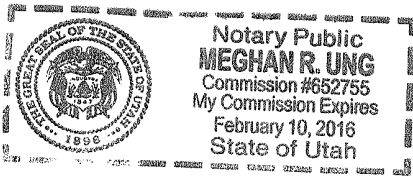
Bluffdale Heights LLC
By: Ken M.K. Milne
Its: President

CORPORATE ACKNOWLEDGMENT

COUNTY OF SALT LAKE
SS:
STATE OF UTAH

On the 10th day of June, 2013 before me, the undersigned Notary Public, personally appeared Ken M.K. Milne, known to me to be the President and designated agent of the corporation that executed the above and acknowledged to be the free and voluntary act and deed of the corporation, by authority of statute, its articles of incorporation or by official corporate resolution for the uses and purposes therein mentioned, and under oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the corporation.

SEAL:


NOTARY PUBLIC

Corrected Legal Description

All of Parcel A, Parcel B, Parcel C, Parcel D, Lots 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115 and 116, BLUFFDALE HEIGHTS PHASE 1 SUBDIVISION, Amending a Portion of Bluffdale Heights Commercial Park Phase 1 & Bluffdale Heights Commercial Park Phase II, Final Plat, located in the Northwest Quarter of Section 13, and the Northeast Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base & Meridian, Bluffdale City, Salt Lake County, Utah, according to the official plat.

A.P.N. 33-13-101-001, 33-13-101-002, 33-13-101-003, 33-13-101-004, 33-13-101-005, 33-13-101-006, 33-13-101-007, 33-13-101-008, 33-13-101-009, 33-13-101-010, 33-13-102-001, 33-13-102-002, 33-13-102-003, 33-13-102-004, 33-13-102-005, 33-13-102-006, 33-13-102-007, 33-13-102-008, 33-13-102-009, 33-13-102-010