

WHEN RECORDED MAIL TO:

The Reserve at Sky Ranch, LLC

Attn: Dave Freiss

10757 S. Riverfront Parkway Ste. 110

South Jordan, UT 84095

Part of Parcel ID Numbers: 26-34-400-095 and 26-34-400-096

13910916 B: 11316 P: 8241 Total Pages: 9

03/14/2022 04:21 PM By: ggasca Fees: \$140.00

DECLAR- DECLARATION

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: OLD REPUBLIC TITLE (DRAPER)

11820 SOUTH STATE STREET, SUITDRAPER, UT 84020

**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
RESERVE AT SKY RANCH**

We the undersigned, owners in fee of the following described real property, to wit:

Lots 101-133, THE RESERVE AT SKY RANCH SUBDIVISION PHASE 1, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah.

Lots 201-227, THE RESERVE AT SKY RANCH SUBDIVISION PHASE 2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah.

Do hereby make the following declarations as to limitations, covenants, 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 the land as provided by law and shall be binding upon all of the parties and all the persons claiming under them, and for the benefit of and limitations upon all future owners in said addition, the declaration of covenants, conditions and restrictions being designated for the purpose of keeping the said subdivision desirable, uniform and suitable in architectural and use as herein specified.

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.

RESIDENTIAL AREA COVENANTS

1. Land use and building 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 and less than three (3) vehicles. Ramblers shall have a minimum of 1,900 finished square feet of main floor area above finished grade not including the basement; Two stories shall have a minimum of 2,500 finished square feet above finished grade, with a minimum of 1,700 square feet on the main floor; Square footage of any style is excluding garages, porches, verandas, carports, patios, basements, eaves, overhangs 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. Any deviations from this requirement must be approved in writing by the Architectural Control Committee. Per Herriman City Ordinance, each dwelling shall be constructed with brick or stone in the minimum of 2 feet times (x) the perimeter of the foundation (including garage). Exterior materials shall consist of brick, rock, stucco, cement board or combination approved by the Architectural Control Committee. Aluminum soffit and fascia are acceptable. No aluminum exterior siding homes shall be permitted in this subdivision.

No wood exterior siding shall be permitted in this subdivision with the exception of a Masonite type material in combination with brick, rock and/or stucco if approved by the Committee. All exterior materials and colors are to be specified on the plans and submitted for approval by the Committee.

2. Building Height. No Lot in the subdivision shall have a building or structure which exceeds a height of two stories (not including the basement) or thirty-five (35) feet, whichever is lesser. Height shall be measured from finished grade of the most exposed elevation to top of roof at its highest point. If Herriman City Ordinances are more restrictive, then they shall govern.
3. No tank for storage of fuel may be maintained above the surface of the ground without the written consent of the Architectural Control Committee.
4. Building location. No building shall be located on any lot nearer to the front lot line, the rear lot line, and the side lot line or nearer to the side street line than the minimum building set back lines as required by Herriman City.
5. No building material of any kind or character shall be placed or stored upon any lot until the owner thereof is ready to commence with improvements and then the material shall 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.
6. Easements. Easements for the installation of and maintenance of utilities, drainage facilities and irrigation canal areas are reserved as shown on the recorded plat. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or irrigation canals or which may change the direction or flow of drainage channels in the area, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each of the lots and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which the public authority or utility company is responsible.
7. Animals and Pets. Dogs, cats or other household pets may be kept on the premises as permissible within the current zoning regulations provided that they are not kept, bred, or maintained for any commercial purpose and are restricted to the owner's premises and under handler's control. When not on the owner's premises, all dogs must be on leash. Farm animals including horses, chickens and other livestock are allowed as per city code and ordinance.
8. 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.
9. No signs, billboards, nor advertising structures may be erected or displayed on any lots herein before described or parts or portions thereof, except that a single sign, not more than 3'x 5' in size advertising specific unit for sale or house for rent or construction sign, may be displayed on the premises effected. The other exception will be signs that are necessary by the original owner/developer of the subdivision. All sign placement to be in accordance with local city sign ordinance then in effect.
10. No short wave radio antennas shall be permitted on any lot throughout the subdivision without prior approval of antenna and its location by the committee.

11. Garbage and Refuse disposal. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste and shall be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Each lot shall be kept free of trash, weeds, and other refuse by the lot owner. No unsightly material or objects are to be stored on any lot in view of general public.
12. Temporary structures. No structure of a temporary character, trailer, basement, tent, shack, garages, barn or other buildings shall be used on any lot at any time as a residence, either temporary or permanent.
13. Any detached accessory building erected on the lots shall conform in design and materials with the primary residential home on the lot and must be approved as to its permissibility, design and location by the Committee.
14. Landscaping. The front yard of each lot (from street to the front line of the residence on the lot) shall be landscaped within six (6) months of the occupancy date of any structure built upon said lot. The remainder of the lot shall be landscaped within one (1) year of the occupancy date of any structure built upon said lot. Landscaping shall include at least one (1) tree and a combination of lawn, shrubs or ground cover. Ground cover may include vegetable vines, low spreading shrubs, or annual or perennial flowering or foliage plants. Ground cover may also include mineral or non-living organic permeable material in not more than 50% of the net landscaped area. Mineral ground cover may include such materials as rocks, boulders, gravel, or brick over sand. Species, size and placement of landscape elements shall be determined by the homeowners and approved by the Committee prior to commencement of landscaping.
15. Fencing. No fence or other similar structure shall not be permitted in the front yard of a dwelling; nor shall any fence or other similar structure be erected in any side or rear yard to height in excess of six (6) feet. All fences require a building permit from Herriman City and must be approved by the Committee. Approved materials for fences are as follows; Vinyl, Composite (trex fencing), and masonry.
16. Parking and Storage. No major mechanical work or repairs are to be conducted in streets or front yards of houses. No inoperative automobile or vehicle shall be placed or remain on any lot or adjacent street for more than 48 hours. No commercial type vehicle and no trucks shall be parked or stored on the front yard setback of any lot. 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 street view. Sufficient side yard gates access should be planned and provided for in the design of the home, to permit ingress, egress and storage of trailers and recreational type vehicle on the side or 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. No pads used for the storage of vehicles or other material either temporarily or permanently shall be constructed within the side or front yard setback requirements of a given lot. This open space shall remain unoccupied and unobstructed by buildings, vehicles and/or hard surfaces such as asphalt, cement and paved surface from this time henceforth and forever. For additional information contact Herriman City, Utah.
17. Maintenance. Every lot, including the improvements in said tract, shall be kept in good repair and maintained by the owner thereof in a clean, safe and attractive condition.

18. Water discharge. It shall be unlawful for any person owning, occupying or having control of any premises to suffer or permit irrigation, or water from the roof or eaves of any house, building or other structure or from any source under the control of such person, to be discharged and spread upon the surface of any sidewalk, street or adjoining lot. This is intended to require that the owner maintains the water on his property.
19. Subdivision of Lots. No owner of any lot within the subdivision shall at any time be permitted to subdivide his/her lot.
20. Construction Time. Having commenced construction upon any building lot, the owners shall continue therewith and have the structure upon the property ready for occupancy as a residence within twelve (12) months from the date construction is commenced unless otherwise approved by the Committee or the developer.
21. Large Animal Disclosure. Property owners acknowledge that this subdivision is in an area where there are property owners who have rights to maintain large farm animals on their properties. Buyers understand and they agree not to oppose further limit such animal property rights. Additionally, new buyers understand that this area is subject to the normal everyday sounds and odors and all other aspects associated with said animal lifestyle.

NEW BUILDING PROCEDURE

To maintain a degree of protection to the investment which homeowners in this area may make, homes of superior design are requisite. Designs shall be limited to those prepared by architects or qualified residential designers of outstanding ability whose previous work may be reviewed as a part of the approval process.

No construction of home or landscaping may commence without approval of the Architectural Control Committee of the working drawings.

WORKING DRAWINGS- to be filed for approval and accepted before construction is begun.

Shall include as minimum the following:

1. Plot plans to scale showing the entire site, building, garages, drives, fences, lights, retaining walls, with elevations of the existing and finished grades and contours including those at the outside corners of the buildings and at adjacent property lines and street fronts and elevation of floors from a designated point on the street.
2. Detailed floor plans showing dimensions and measurements.
3. Detailed elevations, indicating all materials and showing existing and finished grades.
4. Detailed sections, cross and longitudinal.

5. Details of cornices, porches, windows, doors, garages, garden walls, steps, patios, fences, carriage lights, etc.

Specifications shall give complete descriptions and color samples of materials to be used. Supplement those with a notation of the colors of all materials to be used on the exterior of the residence.

ARCHITECTURAL CONTROL COMMITTEE (COMMITTEE)

Except for the initial Committee which consists of the OWNER/DEVELOPER of record and his assigns, the Architectural Control Committee shall consist of three members, the majority of which shall constitute a quorum and the concurrence of the majority shall be necessary to carry out the provisions applicable to this Committee. In the event of death or resignation of any of the members, the surviving members of the Committee shall have full authority to appoint another person to fill the said vacancy. Except for the initial members appointed by the Committee, all members of the Committee must be residents of the subdivision at the time of their appointment. Should any member move his/her residence outside of the subdivision he/she shall be disqualified to serve and Committee shall declare a vacancy.

At such time that all lots owned by the initial Owner/Developer are sold and conveyed in any or all future phases of the development at the developer's sole discretion, the aforementioned Owner/Developer shall and his assigns be released from responsibility of the Committee. The reorganization of the Committee shall be by a 2/3 majority vote of the then current property owners with the described property.

In the event of violation of any of these codes and covenants, The Architectural Control Committee is authorized and empowered to take such action as may be necessary to restrain or enjoin violators of these codes and covenants. All costs including attorney's fees, of such enforcement shall be borne by property owners who are in violation of said codes and covenants.

Any defining or further explanation of any items within these covenants shall be done by the Committee upon written request.

MISCELLANEOUS

1. Interpretation of the Covenants. Except for judicial construction, the Committee shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Committee's construction of interpretation of the provisions hereof shall be final, conclusive and binding as to all persons and property benefited or bound by this Declaration and provisions hereof.
2. Severability. Any determination by any court of competent Jurisdiction that any provision of this Declaration is invalid or unenforceable shall not affect the validity or enforceability or any of the other provisions hereof.
3. Rule and Regulations. The Committee shall have the right to adopt rules and regulations with respect to all aspects of the Committee's rights, activities and duties, provided said rules and regulations are not inconsistent with the provisions of this Declaration.
4. Covenants to Run with Land. This Declaration and all provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall insure to the benefit of the Declarant, and all parties who hereafter acquire any interest in a Lot shall be subject to the terms of this Declaration and the provisions of any rules, regulations, agreements,

instruments, and determinations contemplated by this Declaration; and failure to comply with any of the foregoing shall be grounds for an action by the Declarant or the Committee or an aggrieved Owner for the recovery of damages, or for injunctive relief, or both. By acquiring any interest in a Lot, the party acquiring such interest consents to, and agrees to be bound by, each and every provision in this Declaration.

AMMENDMENTS

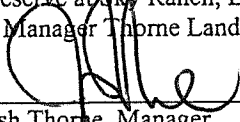
1. Term; Method of Termination. This Declaration shall be effective upon the date of recordation hereof and as amended from time to time, shall continue in full force and effect for a term of twenty (20) years from the date of recordation. From and after said date, this Declaration, as amended, shall be automatically extended for successive periods of ten (10) years each, unless there is an affirmative vote to terminate this Declaration by the then Owner's (base on one voter per Lot) casting seventy five percent (75%) of the total votes cast at an election held for such purpose within six (6) months prior to the expiration of the initial effective period hereof or any ten (10) year extension. The Declaration may be terminated at any time if at least ninety percent (90%) of the votes cast by all Owners shall be cast in favor of termination at an election held for such a purpose. If the necessary votes and consents are obtained, the Committee shall cause to be recorded in the Salt Lake County records a "Certificate of Termination", duly signed by a member of the Committee and acknowledge before a Notary Public. Thereupon the covenants herein contained shall have no further force and effect, and the Committee shall be dissolved pursuant to the terms set forth in its articles.

2. Amendments. This Declaration may be amended by recording in the office of the Salt Lake County a "Certificate of Amendment", duly signed by a member of the Committee and acknowledged. The Certificate of Amendment shall set forth in full the amendment adopted. The Declaration may be amended at any time if at least Sixty-seven percent (67%) of the votes cast by all Owners shall be in favor of the amendment.

3. Until 100% of the lots are sold, Declarant can modify Declaration to accommodate any public use, school use, park use, church use, or street or easement use.

IN WITNESS WHEREOF, the undersigned, The Reserve at Sky Ranch LLC of Utah, has executed the instrument this 11th day of March 2022.

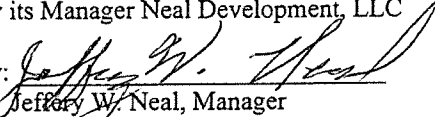
The Reserve at Sky Ranch, LLC
By its Manager Thorne Land Investments, LLC

By: 
Josh Thorne, Manager

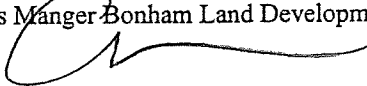
The Reserve at Sky Ranch, LLC
By its Manager Freiss Land Holdings, LLC

By: 
David Freiss, Manager

The Reserve at Sky Ranch, LLC
By its Manager Neal Development, LLC

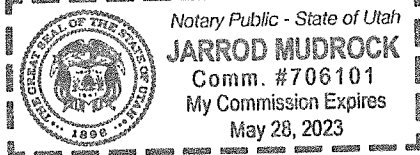
By: 
Jeffrey W. Neal, Manager

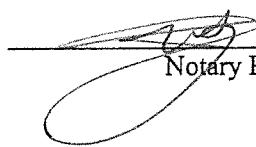
The Reserve at Sky Ranch, LLC
By its Manager Bonham Land Development, LLC

By: 
Craig S. Bonham, Manager

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

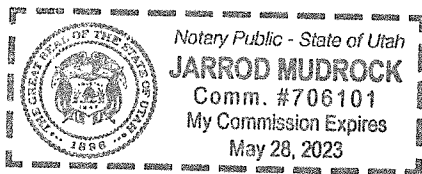
On the 11th day of ^{March}~~February~~, 2022, personally appeared before me Josh Thorne, who being by me duly sworn, did say that he, the said Josh Thorne is the Manager of Thorne Land Investments LLC, and that the within and foregoing instrument was signed on behalf of said limited liability company as Manager of The Reserve at Sky Ranch, LLC, by authority of its Operating Agreement, and said Limited Liability Company executed the same and in behalf of said limited liability company by authority of its Operating Agreement, and said Josh Thorne duly acknowledged to me that said limited liability company executed the same.

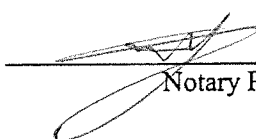



Notary Public

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

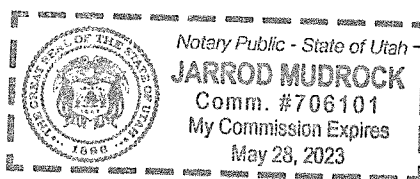
On the 11th day of ^{March}~~February~~, 2022, personally appeared before me David Freiss, who being by me duly sworn, did say that he, the said David Freiss is the Manager of Freiss Land Holdings, LLC, and that the within and foregoing instrument was signed on behalf of said limited liability company as Manager of The Reserve at Sky Ranch, LLC, by authority of its Operating Agreement, and said Limited Liability Company executed the same and in behalf of said limited liability company by authority of its Operating Agreement, and said David Freiss duly acknowledged to me that said limited liability company executed the same.

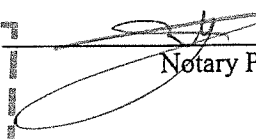



Notary Public

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

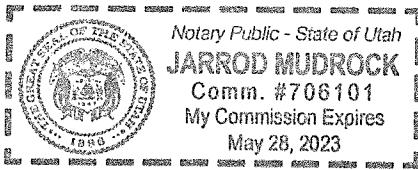
On the 11th day of ^{March}~~February~~, 2022, personally appeared before me Jeffery W. Neal, who being by me duly sworn, did say that he, the said Jeffery W. Neal is the Manager of Neal Development, LLC, and that the within and foregoing instrument was signed on behalf of said limited liability company as Manager of The Reserve at Sky Ranch, LLC, by authority of its Operating Agreement, and said Limited Liability Company executed the same and in behalf of said limited liability company by authority of its Operating Agreement, and said Jeffery W. Neal duly acknowledged to me that said limited liability company executed the same.

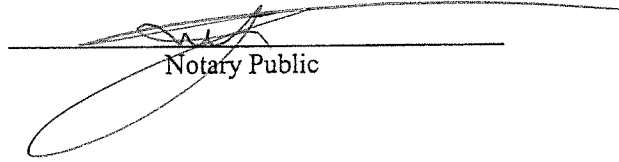



Notary Public

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On the 11th day of ^{March}~~February~~, 2022, personally appeared before me Craig S. Bonham, who being by me duly sworn, did say that he, the said Craig S. Bonham is the Manager of Bonham Land Development, LLC, and that the within and foregoing instrument was signed on behalf of said limited liability company as Manager of The Reserve at Sky Ranch, LLC, by authority of its Operating Agreement, and said Limited Liability Company executed the same and in behalf of said limited liability company by authority of its Operating Agreement, and said Craig S. Bonham duly acknowledged to me that said limited liability company executed the same.





Notary Public