

Ent 164836 Bk 405 Pg 533  
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BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: KIRK SMITH

# Frontier Estates Subdivision

## Community Guidelines

Mountain Green, Utah

All of lots 1 - 10, Frontier Estates, Morgan County, Utah, according to the Official Plat thereof, on file & of record, as Recorded on April 21, 2023, as entry no. 163290, in bk 399 at page 950, in the office of the Morgan County Recorder.

Parcel numbers 00-0091-6199 to 00-0091-6208

Current property owners are Frontier Estates 2021, LLC and Deborah Herlax Enos

This document consists of a few simple guidelines for the consistency of the development of Frontier Estates Subdivision. These guidelines can be enforced by any property owner in the Frontier Estates Subdivision.

- 1 Mainline Construction is the exclusive home builder for the 10 lots within the subdivision. There may be one lot that can be purchased with a buyout agreement with Mainline Construction being released as the exclusive home builder.
- 2 Once a lot is purchased, the new property owner shall have 24 months from the closing date to commence construction of their primary home. If the lot is resold within 24 month period, Mainline Construction will still be the exclusive home builder, and be required to commence construction within 12 months of the new closing date.
- 3 There will be a 18 month period to complete the construction to occupancy.
- 4 Frontier Estates is intended to be a custom mountain home community. Each home shall be designed with timeless architecture. No A-frame or dome homes will be allowed.
- 5 The exterior of the home will be of a natural look. Materials including real wood, natural stone, LP siding, engineered wood products, stucco and manufactured stone are acceptable. Vinyl or Aluminum siding is not allowed.
- 6 The home will be constructed with the minimum 1,850 square feet on the main level, excluding garage, decks, patios and basements. A two story home will be constructed with the minimum of 2,500 square feet between the main level and second story, excluding garage, decks, patios and basements. There is not a maximum

square footage but homes are to blend into the landscape and not overwhelm the natural surroundings.

- 7 Once the Certificate of Occupancy is issued, the property owner will have a 12 month period to install landscaping in front and sides of house. Landscape is defined as lawn, flowers, ornamental ground cover, bushes, shrubs and trees install in a natural design.

Exclusion

Lot 4, Deborah and Steve Enos, may choose another builder, other than Mainline Construction, if they prefer. They will also have a 36 month period, from the recoding of this document, to begin construction of their home.

Signatures of Property Owners:  
Frontier Estates 2021, LLC  
Deborah Herlax Enos


The undersigned property owners have reviewed and agrees with these Community Guidelines for the Frontier Estates Subdivision.

Frontier Estates 2021, LLC

By:   
Kirk L Smith, Manager

State of Virginia  
County of Chesterfield

The foregoing document was acknowledged before me this 27<sup>th</sup> day  
November, 2023 by Frontier Estates 2021, LLC

  
Notary Public

My Commission Expires: 03/31/2024



Deborah Herlax Enos

By: Deborah H. Enos  
Deborah H Enos

State of WA  
County of King

The foregoing document was acknowledged before me this 28 day  
November, 2023 by Deborah Herlax Enos

[Signature]  
Notary Public

My Commission Expires: July 29, 2026

