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WHEN RECORDED RETURN TO:

Washington County Water Conservancy District
533 East Waterworks Dr.
St. George, Utah 84770

DOC # 20200042507

Easements Page 1 of 5
Russell Shirts Washington County Recorder
08/11/2020 04:48:42 PM Fee \$ 0.00
By WASHINGTON COUNTY WATER CONSERV DIST



Space Above This Line for Recorder's Use

Serial No. SC-6-2-17-241-A SC-220-A-1-A-1

WATER CONSERVATION EASEMENT

THIS GRANT DEED OF WATER CONSERVATION EASEMENT is made this 16 day of JULY, 20 20 [NAME] TODD SMITH, [TITLE] MANAGER of [BUSINESS NAME] BRIGHT IDEAS REE LLC the ("Grantor"), in favor of the WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, a political subdivision of the State of Utah, ("Grantee"), Grantor and Grantee hereinafter jointly referred to as the "Parties."

WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"), and intends to develop the Property into a residential subdivision to be known as THE HILLS AT SANTA CLARA, Phase 3, containing 26 lots; and

WHEREAS, Grantee has established a water impact fee ("IMPACT FEE") which is required to be paid prior to issuance of a building permit; and

WHEREAS, Grantor desires to limit the use of water for outside irrigation on the Property and thereby avoid payment of the IMPACT FEE for areas over 5,000 square feet per lot on the Property; and

WHEREAS, Grantee is willing to waive a portion of the IMPACT FEE that would otherwise be owed on each lot on the Property and limit the amount paid per lot to the amount applicable to one equivalent residential unit as set forth in the Grantee's Impact Fee Facilities Plan ("IFFP"), subject to the conditions set forth herein; and

WHEREAS, Grantor intends, as owner of the Property, to convey to Grantee the right to ensure that water used for outside irrigation is limited as set forth herein or, if such water use is not limited, to collect the IMPACT FEE which would otherwise have been owed.

NOW THEREFORE, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, including the mutual covenants, terms, conditions, and restrictions contained herein, the Grantor does hereby voluntarily grant and convey to Grantee a water conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth ("Easement").

1. **Purpose.** The purposes of this Easement are to ensure that water used for outside irrigation on the Property is limited as set forth herein or, if such water use is not limited, to allow the Grantee to collect the IMPACT FEE which would otherwise have been owed. Grantor intends that this Easement will confine the use of the Property to such activities as are consistent with this Easement and the provisions of this Easement. The Grantor executes this Easement to be recorded and which shall be an encumbrance upon the Property.

2. **Rights of Grantee.** To accomplish the purpose of this Easement the following rights are conveyed to Grantee by this Easement:

(a) To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that such entry shall be upon prior reasonable notice to Grantor and Grantee shall not unreasonably interfere with Grantors' use and quiet enjoyment of the Property;

(b) To remedy any violation of this Easement as set forth below.

3. **City Ordinances.** The Grantor agrees to comply with any ordinance passed by the City which applies to the Property restricting outside irrigation or imposing water conservation rates, even if subsequently passed.

4. **Prohibited Uses.** Any activity which increases the total area of landscaping requiring irrigation on the Property to more than five thousand (5,000) square feet per lot is prohibited.

5. **Reserved Rights.** Grantor reserves to itself, and to its representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein.

6. **General Provisions.**

(a) **Duration of Easement.** This easement shall continue in perpetuity.

(b) **Successors.** The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

7. Violations and Remedies. Grantee may enforce the terms and conditions of this Easement as follows:

(a) Remedies. If Grantee believes that Grantor is in violation of the terms of this easement or that a violation is threatened, Grantee shall give written notice to Grantor of the alleged violation and request corrective action. Grantor and Grantee agree to endeavor in good faith to resolve any dispute regarding any alleged violation of the easement. If Grantor and Grantee are unable to resolve a dispute regarding an alleged violation within 45 days from Grantor's receipt of written notice, Grantor shall pay to Grantee the IMPACT FEE owed in that year for every square foot in excess of 10,000 (for example, if the lot is 12,000 sf, the impact fee would be owed for an additional 2,000 sf).

(b) Costs of Enforcement. The parties shall bear their own costs, including attorney's fees, in any action brought with respect to this easement.

(c) Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed to be a continuing waiver or a waiver of any subsequent breach, whether of the same or any other provision of this Agreement.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her hand on the day and year first above written.

Signatures on succeeding page

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GRANTOR

By: _____

Name: TODD SMITH

Title: MANAGING MEMBER

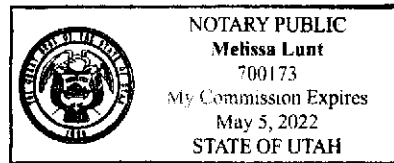
STATE OF UTAH)

COUNTY OF WASHINGTON)

) ss.
)

On the 16 day of July, 2020, personally appeared before me
[NAME] Todd Smith, [TITLE] Managing Member of the
Bright Ideas REIT, hereinafter "CORPORATION/PARTNERSHIP", who
acknowledged to me that he/she executed the foregoing instrument on behalf of the
CORPORATION/PARTNERSHIP, by appropriate authority, and that the document was the act
of CORPORATION/PARTNERSHIP for its stated purpose.

Melissa Lunt
NOTARY PUBLIC





The Hills at Santa Clara, Phase 3

Beginning at the Center Quarter Corner of Section 17, Township 42 South, Range 16 West, Salt Lake Base & Meridian, said point being on the southerly line of The Hills at Santa Clara Phase 2B, and running;

thence easterly the following (2) courses along said The Hills at Santa Clara Phase 2B;
 thence South 89°15'11" East 19.25 feet;
 thence North 26°04'19" East 52.22 feet to the southerly line of The Hills at Santa Clara Phase 1B;
 thence easterly the following (8) courses along said southerly line of The Hills at Santa Clara Phase 1B;
 thence South 89°48'07" East 12.61 feet;
 thence North 00°50'19" East 3.62 feet;
 thence Northeast 21.77 feet along an arc of a 20.00 foot radius curve to the right (center bears South 88°31'09" East, long chord bears North 32°39'46" East 20.71 feet with a central angle of 62°21'51");
 thence Northeast 8.85 feet along an arc of a 47.00 foot radius curve to the left (center bears North 26°09'19" West, long chord bears North 58°27'12" East 8.83 feet with a central angle of 10°46'59");
 thence East 23.70 feet along an arc of a 25.00 foot radius curve to the right (center bears South 36°56'18" East, long chord bears North 80°13'09" East 22.82 feet with a central angle of 54°18'53");
 thence North 13°07'38" East 34.09 feet;
 thence North 49.00 feet along an arc of a 25.00 foot radius curve to the right (center bears North 17°22'35" East, long chord bears North 16°28'05" West 41.53 feet with a central angle of 112°18'39");
 thence Northeast 142.37 feet along an arc of a 161.50 feet radius curve to the right (center bears South 50°18'46" East, long chord bears North 64°56'32" East 137.81 feet with a central angle of 50°30'35") to and along The Hills at Santa Clara Phase 1A;
 thence easterly the following (2) courses along the southerly line of Clary Hills Drive;
 thence South 89°48'17" East 313.23 feet;
 thence Southeast 178.20 feet along an arc of a 130.00 foot radius curve to the right (center bears South 00°11'49" West, long chord bears South 50°32'02" East 164.57 feet with a central angle of 78°32'18");
 thence South 06°11'06" East 111.26 feet to the center section line;
 thence North 89°15'11" West 0.63 feet along said center section line;
 thence South 00°17'35" West 1,328.74 feet to the 1/16th line;
 thence North 89°21'04" West 666.36 feet along said 1/16th line to the South 1/16th Corner of said Section 17;
 thence North 00°11'54" East 1,329.90 feet along the center section line to the Point of Beginning.

Containing 1,004,713 square feet or 23.07 acre