

WHEN RECORDED, MAIL TO: **RETURNED**

Wild Horse Springs HOA  
PO Box 1029  
West Jordan, UT 84084

**OCT 18 2007** BK 4391 PG 1122

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/18/2007 04:25 PM  
FEE \$146.00 Pgs: 4  
DEP RTT REC'D FOR WILD HORSE SPRIN

Parcel #'s: 12-516-0001 through 12-516-0019 LOTS 1 – 19, WILD HORSE SPRINGS SUBDIVISION PHASE 1  
Parcel #'s: 12-517-0201 through 12-517-0214 LOTS 201 – 214, WILD HORSE SPRINGS SUBDIVISION PHASE 2  
Parcel #'s: 12-518-0301 through 12-517-0309 LOTS 301 – 309, WILD HORSE SPRINGS SUBDIVISION PHASE 3  
Parcel #'s: 12-525-0401 through 12-517-0409 LOTS 401 – 409, WILD HORSE SPRINGS SUBDIVISION PHASE 4  
Parcel #'s: 12-526-0501 through 12-517-0511 LOTS 501 – 511, WILD HORSE SPRINGS SUBDIVISION PHASE 5  
Parcel #'s: 12-527-0601 through 12-517-0609 LOTS 601 – 609, WILD HORSE SPRINGS SUBDIVISION PHASE 6  
Parcel #'s: 12-528-0701 through 12-517-0707 LOTS 701 – 707, WILD HORSE SPRINGS SUBDIVISION PHASE 7  
Parcel #'s: 12-558-0801 through 12-517-0806 LOTS 801 – 806, WILD HORSE SPRINGS SUBDIVISION PHASE 8  
Parcel #'s: 12-559-1001 through 12-517-1011 LOTS 1001 – 1011, WILD HORSE SPRINGS SUBDIVISION PHASE 10  
Parcel #'s: 12-560-1101 through 12-517-1112 LOTS 1101 – 1112, WILD HORSE SPRINGS SUBDIVISION PHASE 11  
Parcel #'s: 12-561-1201 through 12-517-1215 LOTS 1201 – 1215, WILD HORSE SPRINGS SUBDIVISION PHASE 12

**AMENDMENTS**

**DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS  
For Wild Horse Springs Subdivision**

**ARTICLE II.2.4: RECITALS**

The undersigned Wild Horse Springs Homeowners Association hereby certifies the following amendment to the Declaration of Covenants, Conditions, and Restrictions for Wild Horse Springs Subdivision Article II.2.4:

Article II.2.4 is replaced with the following:

2.4: Business or Commercial Uses: All home business must meet the following criteria; written approval from the board, provide proof of insurance, provide proof of current business license, must have majority approval of 10 closest homes, no signage, significant changes to business practices subject to board re-approval, and conform with all requirements of the City. (City Code: Home Occupation 19.06.030, Preschool Home 19.06.040, Home Day Care Regulations 19.06.045)

**DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS  
For Wild Horse Springs Subdivision**

**ARTICLE II.2.14: RECITALS**

The undersigned Wild Horse Springs Homeowners Association hereby certifies the following addition to the Declaration of Covenants, Conditions, and Restrictions for Wild Horse Springs Subdivision Article II.2.14

Article II.2.14 is replaced with the following:

2.14: No Unsightliness:

(A) No unsightliness is permitted on any Lot. This shall include, without limitation, the open storage of any building materials (except during construction of any Dwelling unit or addition); open storage or parking of farm or construction equipment, accumulations of lawn or tree clippings or trimmings; accumulations of construction debris or waste; lawn or garden furniture except during the season of use;

use; and the storage or accumulation of any other material, or equipment on the Lot in a manner that is visible from any other Lot or any public street.

BK 4391 PG 1123

(B) No automobiles, trailers, boats, racks, snowmobiles, motor homes, recreational vehicles or any other type of vehicles shall be stored on driveways for more than 48 hours. Such vehicles that are properly licensed and in running condition may be stored on cement slab behind front plane of home. Corner lots and extenuating circumstances will be reviewed by board on a case by case basis. Unlicensed vehicles or vehicles that are not in running condition must be stored in garages or at locations off the Lot.

(C) All trash, debris, garbage and refuse shall be kept at all times in a covered container and all such containers shall be kept on a Lot behind the front plane of the home.

**DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS**  
**For Wild Horse Springs Subdivision**

**ARCHITECTURAL GUIDELINES SECTION F: RECITALS**

The undersigned Wild Horse Springs Homeowners Association hereby certifies the following amendment to the Declaration of Covenants, Conditions, and Restrictions for Wild Horse Springs Subdivision Architectural Guidelines Section F:

Architectural Guidelines Section F is replaced with the following:

**F. Front Yard Treatments, Landscaping and Lighting**

**(1) Front Yard Treatments**

a. Within the project separate entry walkways are encouraged.

**(2) Yard Landscaping**

a. All required landscaping including front and rear yards shall be installed within 18 months after occupancy of the Building by an Occupant.

b. Front yard landscaping shall include a balance of turf, ground covers, shrubs and trees.

c. Provisions should be made for Spring and Summer seasonal color in the ground covers, shrubs and trees.

d. The use of rock and stone as part of the landscaping is encouraged.

e. Automatic irrigation systems must be installed in the front yard.

f. All trees, lawns, shrubs or other plantings shall be properly nurtured and maintained or replaced at the Owner's expense.

**(3) Snow Removal**

a. Snow shall be removed from sidewalks and driveway within 12 hours after storm. (City Code: Sidewalk Snow Removal Required 12.04.050)

**DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS**  
**For Wild Horse Springs Subdivision**

**ARCHITECTURAL GUIDELINES SECTION H.1.A: RECITALS**

The undersigned Wild Horse Springs Homeowners Association hereby certifies the following amendment to the Declaration of Covenants, Conditions, and Restrictions for Wild Horse Springs Subdivision Architectural Guidelines Section H.1.A:

Architectural Guidelines Section H.1.A is added:

H. Use Restrictions

(1) Detached structures (Out Buildings)

a. Swimming pool dressing facilities, sheds, garages, etc., may be constructed on any lot as long as they are in conformity with the following guidelines:

Less than 120 square feet (unless electrical is installed):

- i. Exterior color scheme matches house
- ii. Permanent structure must be on a cement slab
- iii. No aluminum or tin, matching shingles to house
- iv. Structure needs to be maintained in a good orderly condition
- v. Written approval from the Architectural Committee is required
- vi. If electrical is installed, a building permit from the city must be obtained prior to construction

120 square feet or more:

- i. Brick or rock and stucco to match house
- ii. Matching shingles to house
- iii. Structure needs to be maintained in a good orderly condition
- iv. Written approval from the Architectural Committee is required
- v. Structure must comply with city ordinances, including setbacks and obtain building permits prior to construction

**DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS  
For Wild Horse Springs Subdivision**

**ARTICLE VI.6.1: RECITALS**

The undersigned Wild Horse Springs Homeowners Association hereby certifies the following amendment to the Declaration of Covenants, Conditions, and Restrictions for Wild Horse Springs Subdivision Article VI.6.1:

Article VI.6.1 is replaced with the following:

6.1 Landscaping Required. As soon as practical following completion of the construction of the Dwelling, but in no event later than 18 months after occupancy of the Building by an Occupant, front and rear yards shall be installed. The Owner may plant lawns, which are encouraged to be pre-grown sod, gardens, plant shrubbery, trees or other ornamental plantings or replace natural species. Front yard landscaping shall include a balance of turf, ground covers, shrubs and trees. Provisions should be made for Spring and Summer seasonal color in the ground covers shrubs and trees. The use of rock and stone as part of the landscaping is encouraged.

**CERTIFICATION**

Article IX.9.5 of the Declaration of Covenants, Conditions, and Restrictions for Wild Horse Springs Subdivision allows "the Owners of 55% of the Lots may amend the provisions of this Declaration."

By written ballot given in April 2007 to the Wild Horse Springs Homeowners Association, and returned during April and May 2007, the members approved ratification of the above mentioned amendments.

DATED: September 6, 2007  
OCTOBER  
CA

HOMEOWNERS ASSOCIATION

Chad Harward  
Chad Harward, President

STATE OF UTAH )  
: ss.  
County of Davis )

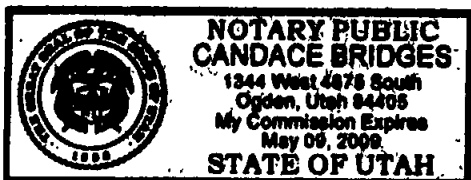
BK 4391 PG 1125

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On this 6<sup>TH</sup> day of ~~September~~ OCTOBER 2007, personally appeared before me Chad Harward, whose identity is ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that he is the President of the Wild Horse Springs Homeowners Association and that said document was signed by him in behalf of said Association by authority of its bylaws (or of a Resolution of its Board of Trustees), and said Chad Harward acknowledged to me that said Association executed the same.

Candace Bridges  
NOTARY PUBLIC

My Commission Expires: May 09, 2009



DATED: September \_\_\_\_\_, 2007  
OCTOBER 6, 2007  
CH

WILD HORSE SPRINGS  
HOMEOWNERS ASSOCIATION

Ron Gruendell  
Ron Gruendell, Officer

STATE OF UTAH )  
: ss.  
County of Davis )

CH

On this 6<sup>TH</sup> day of ~~September~~ OCTOBER, 2007, personally appeared before me Ron Gruendell, whose identity is ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that he is an officer of the Wild Horse Springs Homeowners Association and that said document was signed by him in behalf of said Association by authority of its bylaws (or of a Resolution of its Board of Trustees), and said Ron Gruendell acknowledged to me that said Association executed the same.

Candace Bridges  
NOTARY PUBLIC

My Commission Expires: May 09, 2009

