

E 2838687 B 6163 P 856-859
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/12/2014 02:34 PM
FEE \$58.00 Pgs: 4
DEP RT REC'D FOR WESTERN MANAGEMEN
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WHEN RECORDED, RETURN TO:

WESTERN MANAGEMENT ASSOC.
4252 So. Highland Drive #105
Salt Lake City, Utah 84124

RETURNED
DEC 12 2014

NOTICE OF RENTAL RESTRICTION

BE IT KNOWN TO ALL OWNERS, BUYERS AND TITLE COMPANIES that:

Pursuant to the Declaration of Rice Farms Estates Phases 2 and 3, a Planned Unit Development, this is a notice of Rental Rule and Regulations for Rice Farms Estates that will run with the land.

07-258-0201
+hrv

**RICE FARMS ESTATES
Rental Rule and Regulations**

07-273-0301
+hrv

07-258-0215

07-273-0328

These Rules and Regulations are adopted pursuant to the Declaration for Rice Farms Estates recorded March 8, 2010, Article VII Limitations of Use of Lots and Common Areas, Section 7.10 Limitation on Leasing.

1. All of the covenants, conditions and restrictions set forth in Article IV Covenants, Conditions and Restrictions of the Declaration shall apply.
2. No Lot, or building upon the Lot, may be leased, unless a leave of absence prevent the Owner from occupying the Lot for a period of not less than one year. All prospective leases are subject to prior approval of the Management Committee. Owner shall provide written notice of the owner's intended leave of absence no fewer than 90 days before the first day of the owner's leave of absence. Such notice shall include a credible reason for the leave of absence necessitating the lease of the Lot and length of the leave of absence.
3. All other requirements under Article VII Section 7.10 apply. If the owner fails to provide any of the required information, such failure will result in a \$500.00 fine and possible grounds for refusal to approve the lease by the management committee. Owners who elect to rent their Unit shall pay to the Association a non refundable impact fee in the sum of \$350.00 for the lease executed to the association.
4. No Unit may be occupied by more than a single family as that term is defined by city ordinance. There are no single room rentals allowed, only the entire unit.
5. No Unit may be occupied by more than three (3) unrelated adult people.
6. No resident may create or maintain a nuisance; that is, bother, annoy or disturb another resident or interfere with his or her right to the quiet and peaceful enjoyment of the premises.

7. Prior to the tenant taking occupancy of a Unit, the Owner shall deliver to the property manager a copy of the executed Rental Agreement which includes language placing the renter under obligation to observe the covenants of the community.

Western Management Assoc.
P.O. Box 9375
SLC, Utah 84109
richard@westernmanagement.net

Any Landlord's renter moving into a unit prior to delivering a copy of the executed lease agreement to the manager will be subject to a \$250.00 fine.

8. It is understood that any violation of the governing documents or rules by the tenant, is also a violation by the owner and both are subject to the appropriate fine.


9. It is the responsibility of Owners who have tenants to properly educate those tenants about and provide them with copies of the governing documents, including these rules and regulations, that Owners as well as tenants are required to follow.

10. The burden of the above referenced rental rule covenant is intended to run with the land located in Davis County, Utah described in Exhibit A attached hereto and incorporated herein by this reference, and to bind successors in interest and assigns.

11. The above referenced rental restriction rule shall continue and remain in full force and effect until such time as the board of directors may elect in writing to amend or repeal the notice accordingly.

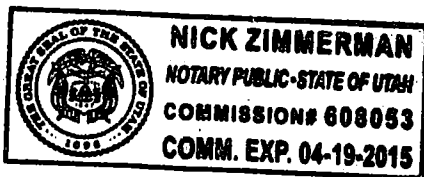
DATE: 12-3-, 2014

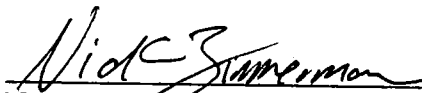
RICE FARMS ESTATES HOA


By: Richard Harman/Western Management Assoc.
It's: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

Subscribed and sworn to before me on Dec 3, 2014




Notary Public

*Examined
02/24
H3*

January 25, 2007

RICE FARMS ESTATES LLC

RICE FARMS ESTATES PHASE 2 PUD

LOTS 201 THRU 212 & COMMON AREA

30 T3N R1E NW

Out of 07-056-0031, 0102, 0110

New # 7-258 +

File # 4583

BOUNDARY DESCRIPTION

Beginning at a point on the east line of the I-15 Frontage Road, said point being North 0°26'10" West 1147.22 feet along the Section Line and East 364.83 feet from the West Quarter Corner of Section 30, Township 3 North, Range 1 East, Salt Lake Base and Meridian, said point of beginning also being South 0°26'10" East 1497.57 feet along the Section Line and East 364.83 feet from the Northwest Corner of Section 30, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running;

Thence South 89°36'45" East 309.53 feet;

Thence North 0°26'00" East 140.00 feet;

Thence South 89°36'45" East 155.00 feet to the west line of Rice Farms Estates Phase I-A Subdivision;

Thence South 0°26'00" West 140.00 feet along the west line to an angle point in the west line of said subdivision;

Thence South 0°16'40" East 262.24 feet along the west line to an interior corner of said subdivision, (being on the North line of 750 South Street);

Thence southwesterly 155.96 feet along the arc of a 527.50 foot radius curve to the left, (center bears South 13°44'38" East and long chord bears South 67°47'11" West 155.38 feet, with a central angle of 16°56'22") along the north line of 750 South Street and said subdivision;

Thence South 59°19'00" West 13.45 feet along the north line of 750 South Street and said subdivision;

Thence southwesterly 45.59 feet along the arc of a 250.00-foot radius curve to the right, (center bears North 30°41'00" West and long chord bears South 64°32'26" West 45.52 feet, with a central angle of 10°26'32") along the north line of 750 South Street and said subdivision;

Thence South 69°45'32" West 50.79 feet along the north line of 750 South Street and said subdivision;

Thence southwesterly 45.59 feet along the arc of a 250.00 foot radius curve to the left, (center bears South 30°41'00" East and long chord bears South 64°32'26" West 45.52 feet, with a central angle of 10°26'32") along the north line of 750 South Street and said subdivision;

Thence South 59°19'00" West 52.14 feet along the north line of 750 South Street and said subdivision;

Thence northwesterly 41.66 feet along the arc of a 250.00 foot radius curve to the right; (center bears North 59°19'00" West and long chord bears North 72°56'49" West 51.00 feet, with a central angle of 95°28'34") along the north line of 750 South Street and said subdivision to the east line of the I-15 Frontage Road;

Thence northwesterly 199.92 feet along the arc of a 758.51 foot radius curve to the right, (center bears North 64°47'34" East and long chord bears North 17°39'23" West 199.95 feet, with a central angle of 15°06'06") along the east line of the I-15 Frontage Road;

Thence North 10°06'20" West 180.00 feet along said east line of the I-15 Frontage Road;

Thence northwesterly 37.87 feet along the arc of a 5669.58 foot radius curve to the right, (center bears North 79°53'40" East and long chord bears North 9°54'31" West 37.87 feet, with a central angle of 0°22'58") along said east line of the I-15 Frontage Road to the point of beginning.

Contains 170,184 square feet, 3.907 acres, 12 Units.

Farm
86

November 11, 2009
RICE FARMS ESTATES LLC
REID HANSEN
DALENE HANSEN

RICE FARMS ESTATES PHASE 3 PUD
AMENDED
LOTS 301 THRU 325 AND CA PARCELS A & B

30 T3N R1E NW

Out of 07-268-0301 THRU 0319

New # 7-273 +
File # 4974

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Country Hills of Farmington No. 1 Subdivision, said point being on the east line of the I-15 Frontage Road, North 0°26'10" West 310.96 feet along the quarter section line and East 684.06 feet from the West Quarter Corner of Section 30, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running;

Thence northwesterly 52.72 feet along the arc of a 858.51 foot radius curve to the left, (center bears South 62°50'06" West and long chord bears North 28°55'27" West 52.71 feet, with a central angle of 3°31'06") along the east line of the I-15 Frontage Road;

Thence North 59°19'00" East 20.00 feet along the east line of the I-15 Frontage Road;

Thence North 30°41'00" West 292.11 feet along the east line of the I-15 Frontage Road to the south line of 750 South Street as platted on the Rice Farms Estates Phase 1 Subdivision;

Thence northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the right, (center bears North 59°19'00" East and long chord bears North 14°19'00" East 35.36 feet, with a central angle of 90°00'00") along the south line of 750 South Street;

Thence North 59°19'00" East 55.49 feet along the south line of 750 South Street;

Thence northeasterly 45.59 feet along the arc of a 250.00-foot radius curve to the left, (center bears North 30°41'00" West and long chord bears North 54°05'34" East 45.52 feet, with a central angle of 10°26'52") along the south line of 750 South Street;

Thence North 48°52'08" East 50.79 feet along the south line of 750 South Street;

Thence northeasterly 45.59 feet along the arc of a 250.00 foot radius curve to the right, (center bears South 41°07'52" East and long chord bears North 54°05'34" East 45.52 feet, with a central angle of 10°26'52") along the south line of 750 South Street;

Thence North 59°19'00" East 15.45 feet along the south line of 750 South Street;

Thence northeasterly 217.61 feet along the arc of a 472.50 foot radius curve to the right, (center bears South 30°41'00" East and long chord bears North 72°30'38" East 215.69 feet, with a central angle of 26°23'16") along the south line of 750 South Street;

Thence southeasterly 24.55 feet along the arc of a 15.00 foot radius curve to the right, (center bears South 4°17'44" East and long chord bears South 47°24'42" East 21.90 feet, with a central angle of 93°46'05") along the south line of 750 South Street to the west line of Hollie Avenue, (50 West) as platted on the Rice Farms Estate Phase 4 Subdivision;

Thence South 0°31'39" East 71.91 feet along the west line of Hollie Avenue;

Thence southeasterly 82.72 feet along the arc of a 327.50 foot radius curve to the left, (center bears North 89°28'21" East and long chord bears South 7°45'50" East 82.50 feet, with a central angle of 14°28'21") along the west line of Hollie Avenue;

Thence South 15°00'00" East 239.33 feet along the west line of Hollie Avenue;

Thence southeasterly 70.02 feet along the arc of a 272.50 foot radius curve to the right, (center bears North 75°00'00" East and long chord bears South 7°38'20" East 69.03 feet, with a central angle of 14°43'20") along the west line of Hollie Avenue;

Thence South 0°16'40" East 57.61 feet along the west line of Hollie Avenue;

Thence southerly 1.58 feet along the arc of a 87.50 foot radius curve to the right, (center bears South 89°43'20" West and long chord bears South 0°14'23" West 1.58 feet, with a central angle of 1°02'06") along the west line of Hollie Avenue to the north line of Country Hills of Farmington No. 1 Subdivision;

Thence South 89°43'20" West 329.55 feet along the north line of said subdivision to the point of beginning.

Contains 178,786 square feet, 4.104 acres, 25 Units.