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WHEN RECORDED, RETURN TO:
WESTERN MANAGEMENT ASSOC.
4252 So. Highland Drive #105
Salt Lake City, Utah 84124

E 2981326 B 6641 P 1393-1395
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/10/2016 03:19 PM
FEE \$81.00 Pgs: 3
DEF RTT REC'D FOR CHESTNUT FARMS H
OA

**NOTICE OF
CHESTNUT FARMS HOMEOWNER'S ASSOCIATION
CODE OF LOT MAINTENANCE**

This Code of Lot Maintenance is established in accordance with the provisions of the Conditions, Covenants and Restrictions (CC&Rs) for **Chestnut Farms HIOA** recorded July 3, 2007 with the Davis County recorders office. They have been written in accordance with Section 4.b. **Duties and Powers**, Section 4.b. iii. **Promulgate Rules**, and Section 18. **Use Restrictions and Nature of the Project**. This notice encumbers all Lots in phases 1, 2, and 3 of Chestnut Farms (Exhibit A attached). At Chestnut Farms, the residents share a common interest in Open Spaces, Pavilion and Pool; and because of this common interest, indirectly all residents share in the overall aesthetic appeal of the community which translates into real market value for each owner.

All present and future homeowners, mortgagees, lessees, tenants, residents and occupants of any lot or home within the Community will be subject to this Code of Lot Maintenance.

Standard of Care/Lot Maintenance and Landscaping:

All lots in the Chestnut Farms community shall be kept free from rubbish and trash of every kind. All landscaping in the community shall be maintained and cared for in a manner consistent with current community standards and the quality of design and construction originally established by the Declarant and/or the Board of Trustees. All landscaping shall be aesthetic, tasteful and harmonious with the other landscaping in the community so as not to adversely affect the value or use of any other Lot, or to detract from the uniform design and appearance of the community. Xeriscaping in any form is not allowed in the Chestnut Farms community.

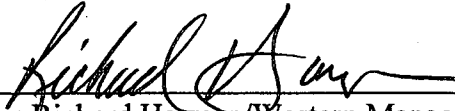
All front yards of lots shall be fully landscaped within one year from the date of closing on the home. The definition of fully landscaped shall mean lawn, trees and shrubs are installed. Area in the front yard of a lot planned as an approach to a parking pad must either be fully landscaped, or the concrete installed, within one year from the date of closing on the home. See the CC&R's for further details regarding parking pads.

All landscaping shall be maintained in a neat and orderly condition. All lawn areas, including the area between the lot line and the paved portion of the road, shall be neatly mowed. All trees, shrubs and bushes shall be properly pruned and trimmed as needed. Weeds shall be mitigated from all areas of the property, including lawn, flowerbeds, gardens, etc. Deceased lawn, trees, ground cover, shrubbery, etc. shall be removed and replaced as needed.

Any major change in the landscape appearance, must be approved by the Management Committee in writing prior to any work taking place.

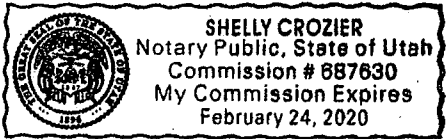
DATE: November 1, 2016

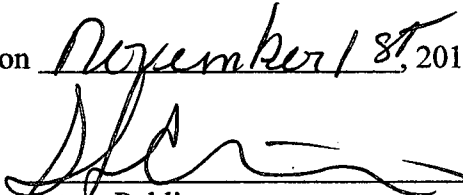
CHESTNUT FARMS PUD SUBDIVISION
HOMEOWNERS ASSOCIATION


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 November 1st, 2016




Notary Public

Chestnut Farms PUD Subdivision
Exhibit A

Chestnut Farms PUD Subdivision Phase 1

Lots 38 Total

08-425-0001 through 08-425-0038

Chestnut Farms PUD Subdivision Phase 2

Lots 16 Total

08-515-0201 through 08-515-0216

Chestnut Farms PUD Subdivision Phase 3

Lots 14 Total

08-547-0301 through 08-547-0314