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REC FOR: DURFEE CREEK ASSOCIATION INC

**DURFEE CREEK ESTATES**

**DEVELOPMENT GUIDELINES AND STANDARDS**

**INTRODUCTION**

**Preface**

These Development Guidelines and Standards have been created in order to ensure that all improvements in Durfee Creek Estates preserve the natural beauty of the mountain valley setting, ensure harmonious residential and accessory building design and protect and enhance property values, while also providing some flexibility in architectural style.

The Development Guidelines and Standards are administered by the Development Review Committee (DRC). The rules listed herein are to be enforced by the Development Review Committee, and, if necessary, the Durfee Creek Board of Directors (the Association Board or Board) and legally appointed subcommittees in a manner as outlined in the Durfee Creek Bylaws, section C paragraph 3.19 and section 5.4 of the Amended Declaration of the Covenants, Conditions and Restrictions.

This document may be amended in accordance with the procedures set forth in Utah Code, Title 57, Chapter 8a, Section 217 as it may be amended from time to time. Before submitting plans, Lot Owners are encouraged to meet with a representative of the DRC to obtain and review a copy of the current Development Guidelines and Standards.

These Development Guidelines and Standards are organized as follows:

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### **Applicability**

These amended Development Guidelines and Standards apply effective January 16, 2018 and apply only to the following:

- 1) New buildings (200 square feet and larger to be constructed)
- 2) Renovation of the exterior of existing homes, garages and outbuildings larger than 200 square feet, including changes to the colors and materials of such buildings and;
- 3) Additions to an existing home (but not the remainder of the existing home).

Buildings approved prior to January 16, 2018, whether or not such buildings are under construction, and all buildings completed prior to January 16, 2018 are not required to comply retroactively with these Guidelines and Standards, unless and only to the extent that one of the above three situations applies. These Development Guidelines are applicable to the real property set forth in the attachment hereto and are recorded with Weber County, Utah.

### **Overview of the Approval Process – Pre-Design Conference**

One of the DRC's roles is to assist Lot Owners and their chosen design professionals and construction contractors to ensure that all parties understand the design standards required, the procedures for approval of site plans and building designs and contractor conduct.

**To that end, please be aware that the Lot Owner, their contractor and their designer must gain written approval of the DRC before certain pre-construction and all construction activity can begin, as follows:**

- a) **Prior to the commencement of design of any structure**, the Lot Owner and architect are strongly encouraged to meet with the DRC, either in person or via video conference, to review a preliminary (rough) site plan and a preliminary (rough) landscape plan and to discuss these the main provisions of these Guidelines and Standards. This meeting should be held on site if possible. The Lot Owner and the architect are also strongly encouraged to meet with neighboring property owners to discuss view corridor impacts that the new building(s) may or may not have on neighboring existing homes, including alternatives (if any) about where on a lot buildings might be located. Please note that neither the DRC nor the Durfee Creek Association has the authority to require a Lot Owner to locate his/her building(s) in a specific location on any Lot. Rather, the Lot Owner is bound instead by various Weber County ordinances with regard to set-backs, building height, and other applicable county requirements.
- b) **No clearing, site work or construction activity shall begin** until the Durfee Creek Association has approved all plans for the work and the Lot Owner has obtained all necessary permits from various government authorities.
- c) **Prior to the start of construction**, and following completion and approval of the building plans, a meeting including the DRC, the architect and the contractor is required to review and sign documents which commit them to certain practices during construction. The Lot Owner is strongly encouraged to attend this meeting.

Regardless of whether the Lot Owner attends the meeting, the Lot Owner is also required to acknowledge and sign the above documents prior to the start of construction.

- d) **A final on site meeting with the DRC and the contractor is required** prior to issuance of a certificate of occupancy by Weber County to insure compliance with the approved plans concerning exterior materials, colors and other elements specified in the DRC approval.

Please see the Construction and Builder Regulations section below for details about requirements for meetings and submittals.

### **Guidelines vs. Standards**

Elements of this document which include the word “shall” constitute requirements that must be met by the Lot Owner unless a variance is granted by the DRC and is upheld by the Association Board. Elements which include the word “should” are guidelines, strongly suggested by the DRC, but may not be required for the approval of an application. The Lot Owner and his/her designer are encouraged to pay close attention to which provisions are required and which are instead strong suggestions.

### **Application Review and Approval**

Applications shall be reviewed and approved strictly in accordance with Article III of the Amended Declaration (CCRs).

## **CONSTRUCTION AND BUILDER REGULATIONS AND LOT OWNER RESPONSIBILITIES**

### **Introduction**

In order to ensure that the construction of any improvements will occur in a safe and timely manner without damaging the natural landscape and Common Areas or disrupting resident and guests, the following regulations shall apply during construction at Durfee Creek Estates.

No construction may begin until:

- (i) the Pre-Construction Conference has occurred (see below);
- (ii) final plan has been approved in writing by the Association Board;
- (iii) the Construction Area Plan (see below) has been approved in writing by the Association Board;
- (iv) a building permit, a land use permit and a Storm Water Pollution Prevention permit have all been obtained from Weber County;
- (v) the Weber-Morgan Health Department has issued a septic tank permit (required if the lot is located in Phase 2, Phase 2B, or in Phase 2C);
- (vi) fencing, flagging or rope barriers are set up to designate and protect undisturbed areas outside the construction area shown on the Construction Area Plan (see below);

- (vii) the Lot Owner and their contractor have provided a signed copy of these Construction and Builder Regulations to the DRC, and thereby agree to accept and abide by these regulations;
- (viii) the contractor has provided to the DRC a certificate of liability insurance in an amount and with terms as mandated by the State of Utah, and naming the Association as an additional insured;
- (ix) perimeter barriers are installed to protect undisturbed areas on the lot, as described in the Construction Area Plan below; and
- (x) the Lot Owner and their contractor have provided to the DRC copies of items listed in (iii), (iv), (v), (vii) and (viii) above.

#### **Pre-Construction Conference**

Prior to beginning any construction, the Lot Owner's contractor shall meet with a member of the DRC or the Board to review approved final plans, the Construction Area Plan and these Construction Regulations. At this meeting the contractor or Lot Owner shall bring a copy of the building permit issued by Weber County. The Lot Owner is strongly encouraged but not required to attend this meeting.

#### **Construction Area Plan Requirement**

Prior to beginning any construction, the Lot Owner and their contractor shall provide to the DRC for its approval a detailed plan of the proposed construction area. The Construction Area Plan shall show the area in which all construction activities will be confined and how the remaining portions of the Lot will be protected.

The Construction Area Plan shall designate the location, **on the Owner's lot**, where the following will occur:

- (i) the location and size of the construction material storage;
- (ii) the number of spaces and area for construction personnel parking;
- (iii) an area for storage of equipment, trailers, etc.
- (iv) the locations of the chemical toilet, which shall be located near the building site, not at the street;
- (v) the location of the dumpster, a second container with a lid for debris that could scatter in the wind, and any other debris storage, firefighting equipment (as noted below) and utility trenching; and
- (vi) the limits of excavation and limits of natural terrain disturbance, as well as clear indication of the methods proposed for protection of adjacent areas, such as fencing, flagging or rope barrier..

#### **Construction Safety and Environmental Compliance**

All applicable Occupational Safety and Health Act (OSHA) and Weber Fire District regulations and guidelines shall be observed at all times.

At all times during construction, contractors and subcontractors shall comply with all applicable federal, State of Utah and Weber County environmental laws and regulations, including but not limited to those applicable to storm water

management, erosion and sediment control and the disposal of hazardous or toxic materials.

### **Debris and Trash Removal**

Prior to beginning any construction activity, including site grubbing, grading and excavation, both a dumpster for heavy debris and an approved trash receptacle with a secure cover appropriate for all lightweight materials and packaging shall be located on the lot and remain on the site at all times.

Contractors shall clean up all trash and debris at the end of each day. All litter or garbage generated by any contractor or subcontractor shall be placed into the approved trash receptacle. The receptacle shall be positioned on the site along the access drive, clear of adjacent road rights-of-way, neighboring Lots and the Common Area. Trash receptacles shall be emptied at a suitable off-site facility on a timely basis to avoid overflow of refuse. Lot Owners and their contractors are prohibited from dumping, burying or burning trash anywhere in Durfee Creek Estates.

Heavy debris, such as broken stone, wood scrap or similar material shall be placed in a dumpster or removed from the site immediately upon completion of the work of each trade that has generated the debris. The dumpster shall be replaced as soon as it becomes full.

All concrete, mortar and grout washouts, from trucks and mixers, shall occur within the Lot in a location where it will be ultimately concealed by structure or covered by backfill. Washout in road rights-of-way, setbacks, adjacent Lots and the Common Area is strictly prohibited.

If appropriate recycling intake facilities are available, contractors are encouraged to implement a construction-recycling program. Materials that may be suitable for recycling include but are not necessarily limited to glass, gypsum board, metal, plastics, cardboard and wood. Recycling containers shall be maintained and replaced as soon as they become full.

During the construction period, each construction site shall be kept neat and properly policed to prevent it from becoming a public eyesore or detriment to other Lots and the Common Area.

### **Sanitary Facilities**

Prior to beginning any construction activity, including site grubbing, grading and excavation, on-site sanitary facilities shall be provided for construction personnel. The facilities shall be placed in a location on the Lot close to the construction area (not at the end of the driveway by the road). Sanitary facilities shall be maintained on a regular basis.

**Vehicles and Parking Areas**

Construction crews shall not park on, or otherwise use, undisturbed portions of the Lot where construction is taking place, in nearby driveways, on adjacent Lots or any Common Area. All vehicles shall be parked within the construction area, clear of setbacks. During very busy construction periods involving multiple trades such that all construction vehicles cannot be confined to the site proper, the overflow vehicles may be temporarily parked along the shoulder of the roadway, in locations and for time periods solely approved by the DRC as shown on the Construction Area Plan. During these limited occurrences, vehicles shall be parked off of the paved surface of the roadway or cul-de-sac to allow continual unconstrained access by normal traffic and emergency vehicles, including fire trucks, Weber County snow removal equipment and other emergency vehicles.

During periods of snow, the Lot Owner and their contractor shall be responsible for plowing and clearing areas promptly so that construction workers' vehicles can be parked on the lot, not on the county road.

Changing oil or other vehicle maintenance is prohibited.

Restoration of any native vegetation or roadways damaged by parking along the street frontage shall be the responsibility of the Lot Owner and their contractor.

**Conservation of Native Landscape**

Vegetation that is to be preserved shall be marked and protected by flagging, fencing or barriers. Any trees, branches or other vegetation removed during construction shall be promptly cleaned up and removed from the construction site.

**Blasting and Excess Excavation Material**

If any blasting is to occur, the DRC shall be notified two weeks in advance and appropriate approvals shall be obtained from Weber County. Blasting shall be conducted by a properly licensed contractor with insurance coverage mandated by Weber County and the State of Utah.

The DRC has the authority to require in writing, documentation of the anticipated seismic effects associated with any proposed blasting and the precautions to be taken to prevent damage or injury to Persons or property. The DRC may require additional insurance to cover potential damages from blasting to subdivision improvements and Common Areas.

All excess material resulting from blasting, as well as all other excess excavation materials, shall be removed from Durfee Creek Estates.

**Dust, Mud and Noise Control**

The contractor shall be responsible for controlling dust, mud and noise that is the result of construction activity, including the daily removal of dirt and mud from all public and private roads.

The sounds of radios or any other audio equipment used by construction personnel shall not be audible beyond the property perimeter of any Lot. Repeated violation of this provision may result in a total prohibition of any on-site use of radios or audio equipment during construction.

**Material Deliveries**

All building materials, equipment and machinery required to construct a Residence on any Lot in Durfee Creek Estates shall be delivered to and remain within the construction area of the Lot. This includes building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain at Durfee Creek Estates overnight.

Material delivery vehicles and earth-moving equipment shall not drive across adjacent Lots or Common Areas to access a construction site.

**Firearms and Fireworks**

The possession or discharge of any type of firearm and fireworks by construction personnel anywhere in Durfee Creek Estates is prohibited.

**Alcohol and Controlled Substances**

The possession and consumption of alcohol or any controlled substance by construction personnel anywhere in Durfee Creek Estates is prohibited.

**Fires and Flammable Materials**

Careless disposition of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard, are prohibited.

At least two 20-pound ABC-Rated Dry chemical Fire Extinguishers shall be located in a conspicuous place on the construction site and available for use during all hours of construction.

No on-site fires of any kind are allowed.

**Pets**

Pets, including dogs, belonging to construction personnel are prohibited.

**Protection of Subdivision Improvements and Restoration of Property**

Each Lot Owner shall be responsible for the protection of all subdivision improvements, roadways, Common Areas and improvements of any other Lot that may be damaged by the activities of such Owner's contractor, subcontractor, agents or employees.

Upon completion of construction, each Lot Owner and builder shall clean the construction site and repair all property which has been damaged, including but not limited to, restoring grades, revegetation of disturbed areas, replacing and disturbed

survey monuments, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the Lot Owner and contractor shall be held financially responsible for site restoration, re-vegetation and refuse removal necessitated on any adjacent or nearby Lots and the Common Area that is the result of trespass, wind-blown materials or negligence by the contractor, employees and subcontractors.

### **Construction Signs**

Temporary construction signs are required and shall have the name and phone number of the Builder/Contractor. They shall be limited to one sign per site, no larger than 18" x 24" of total surface area and a maximum height of six feet including the support structure. This sign is intended for job site identification only; therefore, it shall be located on the Lot, facing the street frontage of the Lot. It may identify the general contractor and designer by name with address, license number and telephone number(s) and it may identify the job site by Lot number or Lot Owner's name. The sign may have an attached "For Sale" notice in the event the Lot is for sale while under construction.

A construction sign may not be erected before the onset of sustained construction activity and shall be removed no later than three days following the issuance of a certificate of occupancy by Weber County, or immediately upon the passage of 30 calendar days without significant construction activity. Construction signs must be installed no closer to than ten feet from the county road right-of-way.

Individual signs, or construction sign attachments, identifying individual subcontractors, tradesmen, or suppliers are prohibited; identification of licensed tradesmen, when required by state or county statutes, shall be confined to the posting location of the building permit.

### **Construction Activity Times**

Construction activity that generates noise that can be heard from the boundaries of any Lot, such as hammering, sawing, excavation work, concrete delivery, etc., shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays and national holidays. Noisy activity is prohibited on Sundays.

### **Site Visits**

Durfee Creek Estates is private property. It is the responsibility of the contractor and Lot Owner to ensure only authorized individuals are on the construction site. Injury to any authorized non-construction individuals is the sole responsibility of the contractor.

Due to the inherent danger associated with an active construction site, visitors to any site shall be limited to those persons with official business relating to the



construction activity, such as construction workers and tradesmen, building officials, DRC members and the Lot Owner. Construction personnel shall not invite or bring family members or friends, especially children to the construction site.

## **SITE DEVELOPMENT AND LANDSCAPE GUIDELINES**

### **General Design Consideration**

Landscape is an important component in establishing Durfee Creek Estate's Community image. The siting of buildings and design of the landscape surrounding them is as critical as the architecture of the buildings themselves. The landscape plan for each Lot should respond to and integrate the designs, grading plans and plant materials of the adjacent Lots and Common Areas. It is the intent of the following guidelines to ensure environmentally sound and esthetically pleasing development in Durfee Creek Estates for the mutual benefit and enjoyment of all its residents.

Durfee Creek Estates is located in a spectacular natural setting dominated by views of Ben Lomond Peak, Willard Peak, North Fork Park, Pineview Reservoir and the surrounding landforms. In order to preserve these views the DRC may require special restrictions on the use of tall growing tree species in some areas of individual Lots.

### **Identification of Lot Boundaries**

As part of the development review application process, Lot Owners shall be responsible for identifying all of their Lot corners and any intermediate points of intersection between those corners. If for any reason, one or more corners cannot be identified Lot Owners shall, at their sole expense, hire a registered land surveyor to re-establish the Lot corner.

Prior to granting any approvals, the DRC shall inspect the Lot to verify that all proposed improvements are contained within the Lot boundaries.

### **Private Area**

Where possible, the walls, fences or structures that create a private area should be in close proximity to the Residence and compliment or enhance the architectural style of the Residence. All privacy walls and fences are subject to DRC approval.

### **Site Grading and Drainage**

Grading shall be designed as a combination of cuts, fills and occasional retaining walls that protect existing vegetation and blend into and/or appear to be extensions of existing natural landforms.

Whenever possible, natural slopes are preferable to structures. Slopes should not exceed 2:1 unless approved by the DRC. All cut and fill slopes shall be re-vegetated and blended into the surrounding environment.

Where practical, natural drainage courses should be protected and existing drainage patterns maintained. In some cases, the DRC may allow the re-routing of a portion of a drainage way within the boundaries of the Lot. New drainage ways should be designed to appear and function like natural drainage ways. Impervious concrete or asphalt surfaces are not allowed.

Where practical, any topsoil disturbed by grading operations should be stockpiled on the site and reused as part of the site restoration and landscaping.

Drainage easements established by plat are not subject to relocation without specific approval from Weber County.

Any improvement that creates an obstruction to surface flows resulting in the routing of or a backup of storm waters onto a neighboring Lot or the Common Area is prohibited.

Ground floor levels shall be established at a vertical elevation such that the final placement of backfill, walks, drives and porches will produce positive drainage away from the structure in all directions. The inclusion of foundation waterproofing and a perforated foundation drainage system are recommended.

Weber County prohibits building on slopes steeper than a 30-degree gradient and, for any development proposed on slopes over 15 degrees, requires a Grading and Conservation Plan specifying soil erosion and slope stabilization measures in conjunction with the Weber County Hillside Development Ordinance. Over-Lot grading intended to create a large flat building pad on sites is not permitted. All development should generally conform to the existing landform.

During construction, measures must be taken to eliminate erosion. The following outlines the required methods that must be performed by the contractor.

- Whenever necessary, temporary run-off channels must be built to drain construction zones. Channels must have silt screens installed at appropriate locations; silt screens should be stretched across and anchored to the bottom of channels with hay bales placed on the upstream side of the fabric.
- All storm drain inlet structures must be protected by a filter berm until the area is stabilized with vegetation or the base course of pavement is installed.
- To minimize erosion, re-vegetation (by seeding and mulching) of disturbed areas shall be done in an expeditious timeframe following completion of construction work in the area.

**Vehicle Access and Drives**

Access drives should be located to preserve and avoid important natural features such as large or significant plant materials, drainage ways and rock outcroppings. Where space permits, curving driveway alignments are favored over linear alignments to avoid natural features and because of their softened visual appearance.

The proposed driving surface of any driveway is subject to review by the DRC. Driveways shall be constructed from asphalt or concrete with edge material preferred, colored exposed aggregate concrete, pavers, or other pattern and textured materials.

A concrete culvert pipe, with a minimum diameter of 12-inches or larger if appropriate to manage Lot drainage needs shall be installed beneath each access driveway between the road shoulder and the property line. The invert flow line of the pipe shall be aligned and sloped so the ditch or drainage way storm flows will continue smoothly and unimpeded beneath the driveway crossing. The exposed ends of the pipe shall be aesthetically finished, in a manner that controls erosion. This shall be included for the DRC to review.

**Parking**

In addition to the required garage, each Residence shall have a minimum of 500 square feet of graded or hard-surfaced area sufficient for the off-street parking of a least two vehicles. Subject to DRC approval, one concrete or asphalt slab for the purpose of providing additional off-street parking for accessory vehicles, including but not limited to trailers, campers, motorhomes and recreational vehicles, may be constructed in a side yard of the residence provided that such slab is constructed strictly in accordance with Weber County Land Use Code Section 108-8-11, Regulations Governing Accessory Vehicle Parking in Required Side Yard Areas.

**Utilities**

Utility services are typically stubbed to the front property line of each Lot. The extension of services from these stub locations to the Residence is the responsibility of the Lot Owner. The routing of such utility services should be done in a manner that minimizes disruption to the natural landscape.

All disturbed areas of the site shall be restored to their natural condition.

Information regarding connection to the Durfee Creek Estates' Wastewater Disposal System may be obtained by contacting the DRC. Connection procedures for culinary water, electricity, natural gas and telephone services are available from the respective public utility companies.

To the extent possible and with the approval of the utility company, electrical and natural gas meters should be screened from the street, Common Areas and adjacent Lots.

Receiver dishes installed on a Residence by satellite television or Internet service providers are permitted. Unless specifically required by the service provider, such receiver dishes shall not exceed 30-inches in diameter.

Visually obtrusive cellular telephone, radio and television antennas are prohibited.

### **Walls and Fences**

Site walls and fences should appear as a visual extension of the Residence, using similar materials and finishes. In no case will site walls and fences be permitted to arbitrarily delineate the Lot, except in cases where the rear of a lot is also the boundary with public lands (USFS, BLM, etc.). Walls or fences may define pet runs or small yards, courtyards or terraces in close proximity to the Residence for the purpose of privacy. Privacy or screen walls should not exceed six feet in height. Initial fencing design shall be included with materials submitted to the DRC for review. Any additional fencing must also be reviewed by the DRC.

Structural retaining walls should not exceed an above natural or finish grade height of four feet whichever is lower. Multiple terraced retaining walls should be utilized where the overall height of the retained earth exceeds four feet. Where multiple retaining walls are used, a planting area should separate each tier. Tiered retaining walls should not exceed eight feet above natural or finished grade whichever is lower. Retaining walls should jog, in plan, 4 feet in 20 feet and should not exceed a maximum of 80 feet.

Retaining walls, where visible from off-site, should blend with natural surroundings. Unfinished concrete masonry walls are prohibited.

### **Exterior Lighting**

In order to maintain a rural character and to preserve views to the night sky, exterior lighting shall be minimized.

All exterior lighting shall be compatible with the design of the Residence and shall not result in excessive glare visible from the street or adjacent Lots. Other than security lighting, all exterior lighting shall be low level, subdued intensity, and shall be fully shielded and directed downward.

### **Swimming Pools, Spas and Hot Tubs**

Swimming pools are prohibited. Small portable wading pools designed for use by small children are allowed.

Spas and hot tubs shall be shielded from view from the street, adjacent Lots and the Common Areas.

Water from a spa or hot tub shall be drained on the ground in a manner that prevents erosion and run-off on to adjacent Lots or the Common Area. No water shall be drained into the Community Wastewater Disposal System.

**Tennis Courts, Sport Courts and Basketball Goals**

Tennis and Sports Courts will not be permitted.

Wall mounted or freestanding basketball goals may be approved by the DRC. Support posts shall be painted to blend with the visual backdrop and backboards must be clear.

Portable basketball goals shall be stored in the garage when not in use.

**Play Structures**

Play structures, including trampolines, swing sets, slides and other such devices, and the placement of such structures shall be subject to approval by the DRC.

Timber or dark colored, powder coated steel components are preferred over plastic and bright colored materials.

**Landscape Design and Planting**

The goal of landscape design for Durfee Creek Estates is to integrate limited development with the natural landscape. The design intent for landscaping is not to replace all existing natural vegetation and features with lush lawns, gardens, ornamental plants and other man-made elements. Nor is it the intention to specifically deny the opportunity to modify the existing landscape in order to effectively blend the constructed and natural environments.

Landscape and grading plans submitted to the DRC should address areas on the Lot where existing native vegetation will be restored and enhanced and other areas where modifications such as lawns, planting and garden beds and other landscape improvements are proposed. Landscape plans should also define a transition or defined edge between native and improved areas.

Acceptable plants for areas where modifications have been proposed are regional native plants and some complimentary plant species. Plants that are not native to this region or do not capture the character of the native landscape are not recommended. A complete list of suitable plants is available from Utah State University Extension Service.

Lawns should be relatively modest in size but of ample size, together with hardscapes, to help create a defensible space or wildlife buffer around the residence.

Appropriate locations for plantings are adjacent to the Residence and outdoor living spaces, such as patios, decks and front entries. New plantings must respect views from adjacent Lots.

As part of the effort to reduce wildfire hazard potential, permanent underground irrigation systems are recommended in areas where the natural landscape has been

modified. Irrigation systems shall incorporate the use of, backflow preventers, remote electrical control valves and drip and/or low-flow spray heads.

## **BUILDING ARCHITECTURE GUIDELINES AND STANDARDS**

### **General Design Considerations**

It is the intent of Durfee Creek Estates to create a sense of spaciousness and living close to the land, in a distinctive rural, residential Community where the natural environment dominates the site planning and building design process. These Development Guidelines seek to ensure that buildings remain subordinate to the grandeur of the surrounding natural landscape. Those view opportunities should be an important factor in architectural design.

### **Building Size**

One of the first goals of all Lot Owners and their design professionals should be to create the highest-quality home within the smallest possible volume consistent with the Lot Owner's need for space. The natural landforms that are dominant at Durfee Creek Estates should remain the dominant visual image in the Community. In keeping with this philosophy, building size criteria are imposed to assure a proper balance of open space within Durfee Creek Estates.

All Residences shall have at least a two (2) car garage with a rear or side entry preferred. Single story Residences shall have a minimum footprint of 1,500 square feet and two-story or split-level Residences shall have a minimum footprint of 1,000 square feet. All square footage calculations should be exclusive of breezeways, decks, garages and porches.

### **Prefabricated Buildings**

No residential building that is constructed off-site and requires transportation to any Lot, whole or in partial assembly will be permitted, including mobile homes, stock modular buildings, or any other structure requiring transportation and set up in a partially completed state. However, residential structures that are assembled off-site and completely disassembled for transportation, including log homes may be permitted. The aesthetic merits of any such structures are subject to review and approval by the DRC.

No dome, A-frame or modified A-frame structures shall be permitted.

### **Building Height and Wall Planes**

Weber County ordinances limit building heights. Durfee Creek Estates considers the county ordinance to be acceptable. The DRC may suggest additional height restrictions of less, if it believes it is necessary due to specific Lot conditions and/or protection of view corridors of existing residences within the Community.

Offsets or indentations in wall planes create visual interest and add depth via shadow lines. No building wall shall extend more than 20-feet in height without an offset. An example of a reasonable offset would be two feet.

No single-story building wall shall extend more than 35-feet in length without an offset of at least two feet.

No two-story building wall shall extend more than 25-feet in length without an offset of at least two feet.

Beyond the criteria noted above, the DRC may render individual judgments with respect to the overall scale of the proposed design in relation to its location and all surrounding uses. The process does not seek to impose generalized criteria where more specific insights can be demonstrated to result in a better solution.

### **Building Foundations**

Note: Concrete foundation walls that are not visible from the road or from neighboring lots are exempt from the facing requirements stated below.

All unfinished (un-faced) visible surfaces of concrete masonry or concrete foundation walls and piers shall receive a mortar-wash finish and shall be treated or painted to blend unobtrusively with adjacent materials. Exposed aggregate concrete, or textured concrete block with an integral or applied color, could be considered in lieu of the mortar-wash applique.

Foundation walls shall step down with the grade change so their exposed surface does not exceed a vertical height of 8" above finish grade at its greatest exposure. Material covering the foundation wall shall be in the same plane as the wall above.

Where the vertical distance from the underside of a ground level deck structure (along its perimeter edge) exceeds 30-inches above finish grade, the exposed space shall be finished in a way to avoid exposed concrete or visibility to the cavity beneath. This may be done by the installation of a stone, finished concrete, or lattice wall to screen the cavity beneath the deck. Exposed foundation walls beneath 2<sup>nd</sup> story decks shall be finished. It is preferred that this finished material matches the exterior material of the rest of the home, or be treated or painted to blend unobtrusively with adjacent materials is allowed. Exposed aggregate concrete, or textured concrete block with an integral or applied color, may be considered in lieu of the mortar-wash applique.

### **Exterior Materials**

The use of natural exterior materials that blend and are compatible with the native landscape is encouraged. The predominant exterior wall materials should consist of wood, including shingles, beveled or tongue-in-groove board siding, board-on-board, board and batten, free edge boards, logs or timbers, and natural or manufactured stone.

Brick and stucco may also be used but should be combined with a major element of another material.

Plywood siding is prohibited.

The use of metal siding, fiberglass siding, or asbestos siding is prohibited.

The DRC may consider on a case-by-case basis some specific composition siding products, which in the opinion of the DRC, would be virtually indistinguishable from their natural wood counterparts. Such consideration should be limited to products suitable to individual board application, no multi-board panels will be allowed. The product should be utilized in an assembly that prohibits the exposure of joint reglets. The proposed product should have a porous wood-grained surface suitable for application of traditional stains or paint, with a DRC approved color.

All exterior surfaces including gutters, roof vents, and window frames should be finished or painted. Unfinished metallic exterior surfaces are not permitted.

The use of large scale brick or textured masonry block as an exterior finish material may be considered on a case-by-case basis.

The aesthetic merit of any combination of exterior materials is subject to review and approval by the DRC.

### **Roofs**

Roofs potentially have the greatest impact upon the overall image of Durfee Creek Estates. For that reason, roof design will be one of the most carefully considered elements for development review by the DRC. The roofline of each Residence should create its own pleasing relationship to the street, Common Areas and adjacent structures when viewed from all directions.

Large expanses of single pitch, flat and mansard roof forms are discouraged. Overhangs should be in keeping with the rooflines and extend an appropriate distance to balance the exterior elements. A minimum roof pitch of 6:12 is suggested.

Asymmetrical roofs are preferred. Internal volumes and groups of uses within the building should be expressed by changes in roof planes. The roofs of all two-story homes should include single-story elements. The higher masses should generally occur toward the center, with the lower profiles occurring toward the outer portions of the home.

Covered decks, terraces or porches shall be fully integrated into the design of the home, and are strongly encouraged as a design element.



Roof materials shall be non-reflective, textured and recessive in color to assure that the roof blends with the natural environmental elements of the area. Such colors shall be earth tone and darker than the predominant color of the Residence.

Suggested unit roofing materials include concrete shake tiles, architectural grade fiberglass shingles, slate, and flat concrete tiles. Architectural grade shingles should be heavyweight, three-dimensional thick-butt asphalt or fiberglass. Shingles with a minimum 30-year warranty are recommended. If fiberglass shingles are used, an edge cap detail should be used to finish the edge appearance. Wooden shake shingles are absolutely prohibited.

Barrel or "S" – shaped tile, asphalt roll roofing, or reflective metal surfaces are prohibited.

### **Chimneys and Outdoor Fires**

External stone chimneys are encouraged as a major design feature. Exposed metal flue pipes are not encouraged and may not be approved. The area (measured in plan view and above the roofline) of any one chimney should be no less than 12 square feet and no more than 48 square feet. Caps must be painted a dark color that either matches the roof or be of a decorative metal such as copper that age to a natural finish. (Not shiny)

To preserve the environmental air quality within Durfee Creek Estates, the use of natural gas log fireplaces, rather than standard wood-burning fireplaces or stoves is encouraged. If wood-burning fireplaces or stoves are selected, they shall incorporate a catalytic combustor to reduce emissions.

Due to extreme fire danger usually present in this high desert and mountain region, all chimneys, including outdoor fireplaces, shall be equipped with a U.L. or I.C.B.O. approved spark arrestor. All metal spark arrestors shall be concealed from view by means of a chimney cap detail.

All wood burning outdoor fireplaces, fire pits, etc. must be approved by the DRC prior to installation.

### **Exterior Colors**

Durfee Creek Estates desires to maintain the look and feel of a natural environment that does not compete with its surroundings. The color of exterior building material shall be subdued. Colors, particularly those used for roofs and walls shall complement and blend with, rather than contrast, with the surrounding natural environment. Earth tones shall be required, although accent colors, which are used judiciously and with restraint, may be permitted.

In no case will drastic contrasts or primary colors and white be permitted. Accent or "trim" color shall harmonize with the predominate color scheme. Garage and exterior doors are not considered "trim".

Proposed colors should be provided to the DRC in a format that adequately depicts the hue, tone and shade of the proposed color range in its final application. Stained or painted sample boards of the actual siding are preferred. The samples should be submitted in conjunction with the initial plans. Small color samples, printed on paper, may not accurately depict how a finished color will appear on an expansive wall of real construction materials, and are therefore discouraged. The DRC may require the color selection to be applied to an area of the home prior to approval.

### **Doors, Windows, and Skylights**

The main entrance of a Residence shall be part of a covered front deck, terrace or porch and incorporate a high quality door of a natural finished material. Main entrance features will be approved by the DRC.

Windows shall not appear as openings cut into the side of a box, but rather as architectural features recessed, projected, or bordered by projections that provide a shadow pattern and reduce reflectivity.

While the elevations will differ on various sides of the home, windows on all sides must be treated with the same attention to detail given to the front or street elevation. All facades shall contain some degree of doors, windows, or other openings in the walls.

Large expanses of undivided glass will be considered on a case-by-case basis.

Octagons, circles, hexagons, and triangles are discouraged, and may only be approved on a case-by-case basis. No scissor truss windows with slopes not matching the roofline will be permitted.

Glass may be coated or tinted to control solar heat gain, but due to visual impact a silver or reflective mirrored appearance will not be approved. Lot Owner shall present proposed glass applications in advance to the DRC.

All skylights shall be low profile flat type. Bubble type skylights are prohibited. The lens and frames of skylights shall be non-reflective.

### **Building Projections**

The use of porches, verandahs, courtyards and patios for climate control and/or outdoor living and circulation is encouraged. Such projections should be designed as integral elements of the building using compatible forms and materials.

All roof projections, including flues, vents, and other equipment shall be compatible in height and material with the structure from which they project and be painted if necessary to match the roof color.

Free standing, external pad-mounted equipment such as required for air conditioning, spas, or garbage can storage areas shall be integrated into the building through the use of walled or fenced enclosures.

The use of retractable canvas awnings, solar screens and shades will be permitted, if approved by the DRC.

### **Garages and Garage Doors**

All Residences shall have at least a two-car garage. The garage may be either attached or architecturally harmonized with the home. Side or rear entry designs are preferred unless this proves impracticable due to Lot topography.

Carports are prohibited.

Garage doors shall not be a primary visual element of any building when viewed from the street and from neighboring properties, especially in areas visible from rights-of-way, Common Areas and adjacent Lots. The garage door(s) should be either the same color as the body of the building or a slightly darker shade of the same color.

Where three or more garage bays are planned, care shall be taken in the design of the garage door plane. More than two doors shall not be placed in the same plane. The third and successive doors shall occur in a secondary building plane, offset by a minimum of 24 inches from the primary front wall of the garage, to avoid a continuous uninterrupted wall of three or more garage doors. It is recommended that all garage doors be recessed a minimum of 12 inches, but in no case less than 8 inches.

The use of fluorescent or other highly visible lighting shall be avoided in areas where the expanse of an open garage door might cause excessive glare, particularly when visible from neighboring Residences or when windows are used in the garage or garage door.

### **Solar and Wind Power**

Solar power generation systems are permitted.

Solar power generation system design shall incorporate non-reflective components.

Wind power generation is prohibited.

### **Exterior Sound Systems**

All outdoor sound systems should conform to the color and reflectivity standards as set forth by these Development Guidelines for the home exterior colors. Exterior audio speakers should be an integral part of the home or concealed from view from surrounding property.

**Changes or Additional Construction**

The DRC must approve all revisions to previously approved plans before, during, and after construction.

**SAMPLE APPLICATION PACKAGES****1. Development Review Application Form****2. Required Materials (4 copies to be retained by DRC)**

- **Site Plan:** 1" = 20' minimum, showing property lines, construction area, existing and proposed grading, existing vegetation coverage and drainage pattern, easements, driveway, utility trench, building footprint with finish floor grades, parking area, turnarounds, drainage improvements, fences, walls, patios, decks, septic tank location if Phase 2, 2B or 2C Lot, and other site improvements together with any other pertinent information.
- **Schematic Floor and Roof Plans:** ¼" = 1' minimum, including all exterior door and window locations, including size, and the location of all exterior mechanical systems.
- **Schematic Elevations:** ¼" = 1' minimum including roof heights, existing and finish grades and a description of all exterior materials, colors and finishes.
- **Sample Board, including:**
  - Roof material and color.
  - Exterior wall materials, color of exterior trim material, color of window material and color of stone/rock material.
  - Fence/wall materials and manufacturer's literature.
  - Proposed glass application intended to control solar heat gain.
- **Plan documents for solar and wind power generation, if proposed, including:**
  - Feasibility study
  - System design summary
  - Assessment of expected noise and visual impacts and mitigation plan
- **Perspective Sketches and Model:** If available as a result of design process
- **Construction Schedule:** Including starting and completion dates for both building and landscape construction.

**3. Identification of Lot Boundaries**

As part of the development review application process, Lot Owners shall be responsible for identifying all of their Lot corners and any intermediate points of intersection between those corners. If for any reason, one or more corners cannot be identified Lot Owners shall, at their sole expense, hire a registered land surveyor to re-establish the Lot corner.

Prior to granting any approvals, the DRC shall inspect the Lot to verify that all proposed improvements are contained within the Lot boundaries.

## **WASTEWATER DISPOSAL SYSTEM CONNECTION PROCEDURE**

Owners of Lots 34-65 located in Phase 2, 2B and 2C shall be required to install a septic tank on their Lot in a location between the Residence and the connection point for the wastewater collection line serving the Lot. The septic tank shall be of a size and specifications required by the Weber-Morgan Health Department, installed at the Lot Owner's expense.

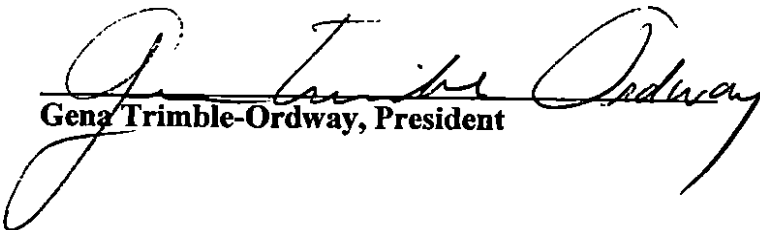
The location of connection points to the Wastewater Disposal System shall be identified by an authorized representative of Durfee Creek Association Inc. before any construction activity, including but not limited to site grubbing and excavation takes place.

Wastewater lines from the Residence to the connection point shall be installed by a licensed contractor at a depth below the typical frost line in Durfee Creek Estates and one (1) foot either side of the culinary water line. Wastewater lines shall be bedded with a minimum of 12" of sand or 1" minus gravel. The material used to backfill wastewater line trenches shall not contain any rocks larger than 4-inches.

An authorized representative of Durfee Creek Association Inc. shall inspect the installation of wastewater lines and septic tanks, if required, after the line has been properly bedded and prior to backfilling the pipe trench and excavation for the septic tank. The Lot Owner shall pay the cost of such inspection.

**CERTIFICATION**

I, the undersigned, being President of Durfee Creek Association Inc., a Utah non-profit corporation ("the Association"), do hereby certify the foregoing to be the Development Guidelines and Standards for Durfee Creek Estates Subdivision, as adopted by resolution of the Board of Directors on September 24, 2020 and that such Development Guidelines and Standards are applicable to the real property contained in Durfee Creek Subdivision as set forth in the attachment hereto.

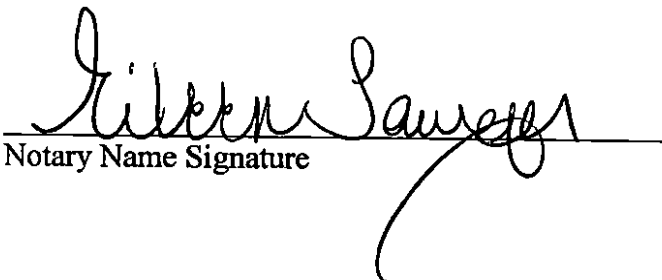
  
Gena Trimble-Ordway, President

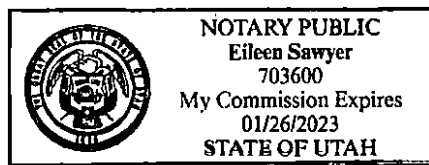
**Acknowledgment**

State of Utah  
County of Weber

Subscribed and sworn to before me on this 15 day of April, 2021

by Gena Trimble-Ordway.

  
Notary Name Signature



**ATTACHMENT  
Durfee Creek Estates Subdivision  
Parcel Descriptions**

<b>PARCEL #</b>	<b>LOT</b>	<b>LEGAL DESCRIPTION</b>
17-092-0027	CA	PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF DURFEE CREEK SUBDIVISION NO. 1, WEBER COUNTY, UTAH AT A POINT 2604.68 FEET NORTH 0D00'56" EAST ALONG A QUARTER SECTION LINE AND 529.07 FEET WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36, SAID POINT IS ALSO 45.44 FEET NORTH 17D05'57" WEST 459.82 FEET NORTH 14D36'28" WEST AND 132.34 FEET NORTH 47D40'33" WEST ALONG SAID WESTERLY BOUNDARY OF DURFEE CREEK SUBDIVISION NO. 1 FROM THE NORTHWEST CORNER OF LOT 18 OF SAID SUBDIVISION; THENCE NORTH 86D04'33" WEST 197.72 FEET TO SAID SOUTHWESTERLY BOUNDARY OF SAID SUBDIVISION; THENCE THREE (3) COURSES ALONG SAID BOUNDARY OF SUBDIVISION AS FOLLOWS: NORTH 75D01'08" EAST 24.70 FEET, SOUTH 85D58'35" EAST 164.62 FEET, AND SOUTH 47D40'33" EAST 12.42 FEET TO THE POINT OF BEGINNING.
17-135-0001	CA	THE WEST 2013.6 FEET OF THE NORTH 1283.70 FEET OF COMMON AREA "A" DURFEE CREEK ESTATES NO. 1, WEBER COUNTY, UTAH.
17-135-0002	CA	COMMON AREA "A", DURFEE CREEK ESTATES NO. 1, WEBER COUNTY, UTAH. EXCEPT THE WEST 2013.6 FEET OF THE NORTH 1283.70 FEET OF SAID COMMON AREA "A". ALSO EXCEPTING THAT PARCEL DEED IN BOOK 1637, PAGE 1433.
17-136-0001	1	ALL OF LOT 1, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-136-0002	2	ALL OF LOT 2, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-136-0003	3	ALL OF LOT 3, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH. SUBJECT TO EASEMENT AND RIGHT OF WAY FOR PURPOSE OF INGRESS AND EGRESS, AND THE RIGHT TO GRADE, FILL, LEVEL, DRAIN, PAVE, BUILD, MAINTAIN AND REPAIR THE SAME OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND. [A PART OF LOT 3, DURFEE CREEK ESTATES NO. 1, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, RUNNING THENCE SOUTH 23D53'55" WEST 21.82 FEET, THENCE SOUTH 1D21'53" WEST 335.00 FEET, THENCE SOUTH 88D38'07" EAST 16.5 FEET, THENCE NORTH 1D21'53" EAST 300.00 FEET, THENCE NORTH 23D53'55" EAST 50 FEET, MORE OR LESS, TO SOUTHERLY LINE OF 6825 NORTH STREET, THENCE NORTHWESTERLY ALONG SAID STREET 25 FEET TO THE POINT OF BEGINNING.] [NOTE: THE DESCRIPTION USED E# 3075026 APPEARS IN CONFLICT WITH THE BRACKETED INFORMATION SHOWN ABOVE.]
17-136-0004	29	ALL OF LOT 29, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-136-0005	30	ALL OF LOT 30, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-136-0006	31	ALL OF LOT 31, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0001	4	ALL OF LOT 4, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH. EXCEPTING THEREFROM THE FOLLOWING: PART OF LOT 4, DURFEE CREEK ESTATES NO. 1, WEBER COUNTY, UTAH. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, RUNNING THENCE SOUTH 23D53'55" WEST 21.82 FEET, THENCE WEST 40 FEET, THENCE NORTH 24D30'35" EAST 38.65 FEET TO THE SOUTHERLY LINE OF 6825 NORTH STREET THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID STREET 20 FEET TO THE POINT OF BEGINNING. (E#1938153 BK2366 PG1898)
17-137-0002	5	ALL OF LOT 5, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0003	6	ALL OF LOT 6, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0004	7	ALL OF LOT 7, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0005	8	ALL OF LOT 8, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0006	9	ALL OF LOT 9, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0007	10	ALL OF LOT 10, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0008	11	ALL OF LOT 11, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0009	12	ALL OF LOT 12, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0010	13	ALL OF LOT 13, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0011	14	ALL OF LOT 14, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0012	15	ALL OF LOT 15, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0013	16	ALL OF LOT 16, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0014	17	ALL OF LOT 17, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0015	27	ALL OF LOT 27, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.

17-137-0016	28	ALL OF LOT 28, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-137-0017	CA	ALL OF COMMON AREA "B" DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-138-0001	18	ALL OF LOT 18, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-138-0002	19	ALL OF LOT 19, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-138-0003	20	ALL OF LOT 20, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-138-0004	21	ALL OF LOT 21, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-138-0005	22	ALL OF LOT 22, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-138-0006	23	ALL OF LOT 23, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-138-0007	24	ALL OF LOT 24, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-138-0008	25	ALL OF LOT 25, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-138-0009	26	ALL OF LOT 26, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-139-0001	33	ALL OF LOT 33, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-139-0002	32	ALL OF LOT 32, DURFEE CREEK ESTATES NO 1, WEBER COUNTY, UTAH.
17-139-0003	CA	ALL OF COMMON AREA "C" DURFEE CREEK ESTATES NO. 1, WEBER COUNTY, UTAH.
17-139-0004	CA	ALL OF COMMON AREA "D" DURFEE CREEK ESTATES NO. 1, WEBER COUNTY, UTAH.
17-225-0001	34	ALL OF LOT 34, DURFEE CREEK ESTATES NO 2, WEBER COUNTY, UTAH.
17-225-0002	35	ALL OF LOT 35, DURFEE CREEK ESTATES NO 2, WEBER COUNTY, UTAH.
17-225-0008	41	ALL OF LOT 41, DURFEE CREEK ESTATES NO 2, WEBER COUNTY, UTAH.
17-225-0009	42	ALL OF LOT 42, DURFEE CREEK ESTATES NO 2, WEBER COUNTY, UTAH.
17-225-0010	43	ALL OF LOT 43, DURFEE CREEK ESTATES NO 2, WEBER COUNTY, UTAH.
17-225-0011	44	ALL OF LOT 44, DURFEE CREEK ESTATES NO 2, WEBER COUNTY, UTAH.
17-225-0012	45	ALL OF LOT 45, DURFEE CREEK ESTATES NO 2, WEBER COUNTY, UTAH.
17-225-0013	46	ALL OF LOT 46, DURFEE CREEK ESTATES NO 2, WEBER COUNTY, UTAH.
17-225-0014	47	ALL OF LOT 47, DURFEE CREEK ESTATES NO 2, WEBER COUNTY, UTAH.
17-225-0015	48	ALL OF LOT 48, DURFEE CREEK ESTATES NO 2, WEBER COUNTY, UTAH.
17-225-0016	CA	ALL OF COMMON AREA B AND PRIVATE ROADS WITHIN DURFEE CREEK ESTATE NO. 2, WEBER COUNTY, UTAH.
17-226-0001	CA	ALL OF COMMON AREA A WITHIN DURFEE CREEK ESTATES NO. 2, WEBER COUNTY, UTAH.
17-292-0001	36	ALL OF LOT 36, DURFEE CREEK ESTATES NO. 2 AMENDED LOTS 36 THROUGH 40, WEBER COUNTY, UTAH.
17-292-0002	38	ALL OF LOT 38, DURFEE CREEK ESTATES NO. 2, AMENDED LOTS 36 THROUGH 40, WEBER COUNTY, UTAH.
17-292-0005	40	ALL OF LOT 40, DURFEE CREEK ESTATES NO. 2, AMENDED LOTS 36 THROUGH 40, WEBER COUNTY, UTAH.
17-297-0001	49	ALL OF LOT 49, DURFEE CREEK ESTATES NO. 2B, WEBER COUNTY, UTAH
17-297-0002	50	ALL OF LOT 50, DURFEE CREEK ESTATES NO. 2B, WEBER COUNTY, UTAH
17-297-0003	51	ALL OF LOT 51, DURFEE CREEK ESTATES NO. 2B, WEBER COUNTY, UTAH
17-297-0004	52	ALL OF LOT 52, DURFEE CREEK ESTATES NO. 2B, WEBER COUNTY, UTAH
17-297-0005	53	ALL OF LOT 53, DURFEE CREEK ESTATES NO. 2B, WEBER COUNTY, UTAH
17-297-0006	54	ALL OF LOT 54, DURFEE CREEK ESTATES NO. 2B, WEBER COUNTY, UTAH
17-297-0009	57	ALL OF LOT 57, DURFEE CREEK ESTATES NO. 2B, WEBER COUNTY, UTAH
17-297-0010	58	ALL OF LOT 58, DURFEE CREEK ESTATES NO. 2B, WEBER COUNTY, UTAH
17-297-0011	59	ALL OF LOT 59, DURFEE CREEK ESTATES NO. 2B, WEBER COUNTY, UTAH
17-297-0012	CA	COMMON AREA & PRIVATE ROADS WITHIN DURFEE CREEK ESTATES NO. 2B WEBER COUNTY, UTAH.
17-297-0019	55,56	ALL OF LOTS 55 AND 56, DURFEE CREEK ESTATES NO. 2B, A CLUSTER TYPE SUBDIVISION, WEBER COUNTY, UTAH.
17-307-0003	62	ALL OF LOT 62, DURFEE CREEK ESTATES NO. 2C, WEBER COUNTY, UTAH.
17-307-0004	63	ALL OF LOT 63, DURFEE CREEK ESTATES NO. 2C, WEBER COUNTY, UTAH.
17-307-0005	64	ALL OF LOT 64, DURFEE CREEK ESTATES NO. 2C, WEBER COUNTY, UTAH.
17-307-0006	65	ALL OF LOT 65, DURFEE CREEK ESTATES NO. 2C, WEBER COUNTY, UTAH.
17-307-0007	CA	COMMON AREA A AND B WITHIN DURFEE CREEK ESTATES NO. 2C, WEBER COUNTY, UTAH.
17-396-0001	60,61	ALL OF LOT 65, DURFEE CREEK ESTATES NO. 2C, 1ST AMENDED, WEBER COUNTY UTAH.

'CA' in Lot column indicates 'Common Area'