



W3250776

E# 3250776 PG 1 OF 2
LEANN H KILTS, WEBER CTY. RECORDER
16-AUG-22 3:53 PM FEE \$.00 DC
REC FOR: WEBER COUNTY PLANNING

WINSTON PARK PRUD SUBDIVISION OPEN SPACE COVENANT

15-796-0001 thru 0056

The Winston Park PRUD Subdivision ("Winston Park") 1 shall be subject to the following covenants:

1. There are two categories of Open Space in Winston Park:
 - a. Common Area Open Space
 - b. Open Space
2. Common Area Open Space
 - a. Common Area A and B are to be designated as Common Area Open Space.
 - b. Common Area B is to have sufficient secondary water so as to be able to maintain turf grass in a manner satisfactory to the owners within Winston Park.
 - c. Secondary water for Common Area 'B', shall be supplied from Hooper Irrigation.
 - d. Common Area Open Space is to be owned and maintained by the Homeowners Association.
3. Parcel 'A' Open Space
 - a. Parcel A is to be dedicated as Agricultural Preservation Open Space.
 - b. Agricultural Open Space is to be owned and maintained by a private entity (or entities) and is to be used for agricultural purposes.
 - c. Agricultural Open Space Parcel 'A' shall be fenced so as to separate the agricultural use on Parcel 'A' from the adjacent residential use.
4. An exhibit, in color, of this plan is attached and shall be recorded with this covenant.
5. This covenant shall be recorded with the Winston Park PRUD Subdivision plat.

By: Wade Rumsey

Date: August 10, 2022

Its: _____

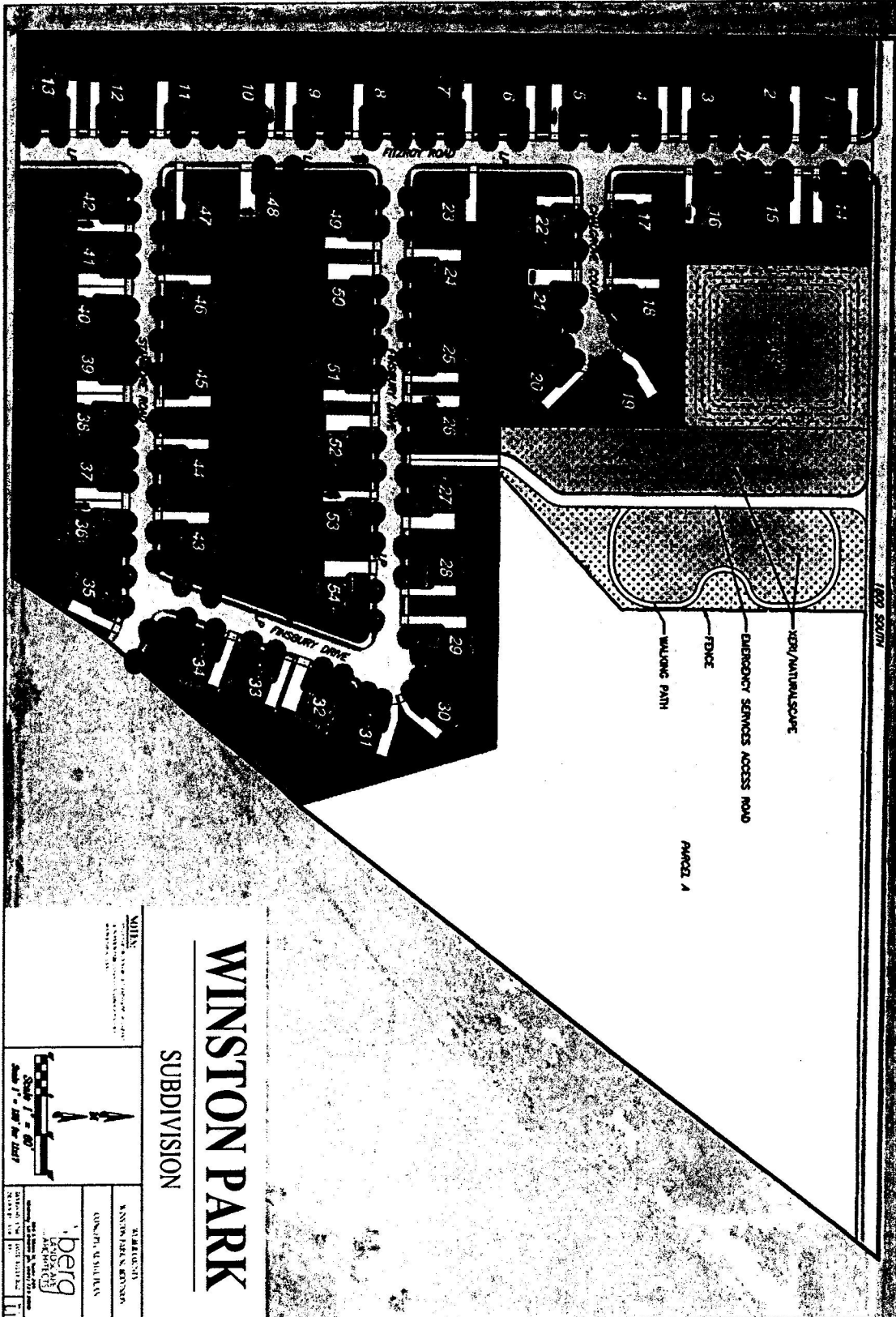
STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On this 10 day of August, 2022, personally appeared before me Wade Rumsey, the signer of the above instrument, who duly acknowledge to me that he is the Member/Manager of Ogden 3, LLC, named above, and the he executed the above instrument on behalf of the LLC as such manager.

June Nelson
Notary Public



EXHIBIT A



WINSTON PARK
SUBDIVISION

MITHUN
 CONSULTANTS
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.MITHUN.COM

SCALE: 1" = 60'
 DATE: 11/11/11

BERG
 LANDMARK
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