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KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
RADDON BROTHERS CONST. INC.  
REC BY: B GRAY DEPUTY - WI

Upon recording, return to:

RADDON BROTHERS CONST. INC  
1380 EAST 4500 SOUTH  
SALT LAKE CITY, UTAH 84117

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
LOST CANYON ESTATES SUBDIVISION

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (hereinafter referred to as the "Declaration"), is made as of this 22ND day of NOVEMBER, 1992, by LOST CANYON ESTATES LLC, a UTAH CORPORATION (the "Declarant"), with reference to the following facts:

WHEREAS, Declarant is the owner of record of that certain parcel of real property known as LOST CANYON ESTATES Subdivision (the "Subdivision"), whose subdivision plat was recorded on the day of May, 1994, as Entry No. 5817790, in Book 94-5, at Page 125 of the official records in the office of the county recorder for SALT LAKE County, State of Utah. Lost Canyon Estates Subdivision is located in Sandy City, and Salt Lake County, State of Utah, and is more particularly described as follows:

[INSERT LEGAL DESCRIPTION]

Beginning at a point 1571.19 feet South 0 degrees 05 minutes 38 seconds West along the quarter section line from the North quarter corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence West 204.07 feet; thence Northerly 45.33 feet; along a curve to the left, Delta Angle of 1 degree 24 minutes 56 seconds, radius of 1801.55 feet; (chord bears North 12 degrees 18 minutes 51 seconds East 44.51 feet); thence North 13 degrees 01 minutes 27 seconds East 588.978 feet; thence Northeasterly 363.821 feet; along a curve to the left, Delta Angle of 36 degrees 50 minutes 28 seconds, radius of 565.815 feet; (chord bears North 31 degrees 26 minutes 56 seconds East 357.583 feet); thence South 73 degrees 19 minutes 34 seconds East 375.377 feet; thence North 40 degrees 24 minutes 03 seconds East 151.93 feet; thence North 61 degrees 14 minutes 35 seconds East 162.44 feet; thence North 81 degrees 36 minutes 47 seconds East 317.91 feet; thence North 74 degrees 12 minutes 43 seconds East 124.95 feet; thence North 54 degrees 12 minutes 57 seconds East 137.04 feet; thence North 53 degrees 00 minutes 54 seconds East 72.52 feet; thence South 1291.27 feet; thence West 216.20 feet; thence South 36 degrees 42 minutes 30 seconds West 240.00 feet; thence West 100.00 feet; thence South 39 degrees 33 minutes 57 seconds West 759.467 feet; thence North 89 degrees 54 minutes 22 seconds West 387.20 feet; thence North 0 degree 05 minutes 38 seconds East 855.07 feet to the point of beginning.

THE ABOVE DESCRIBED LAND TO BE KNOWN AS LOST CANYON ESTATES SUBDIVISION (hereinafter referred to as the "Property").

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WHEREAS, all lots in the Subdivision are a part of and are governed by this Declaration.

WHEREAS, the Declarant desires to develop a residential subdivision of distinctive and individual character and for the benefit of all owners within the Subdivision intends to provide for the preservation of such character, and

WHEREAS, the Declarant intends to sell the individual lots which comprise the Property described above and the Declarant desires to subject each respective lot to a general plan of improvement which will include certain restrictions, conditions, covenants, and agreements, as hereinafter set forth, and

NOW, THEREFORE, the Declarant declares that the Property shall be held, sold, conveyed, leased, occupied, resided upon and hypothecated subject to the following covenants, conditions and restrictions; which covenants, conditions and restrictions shall run with the land, are established for the purpose of protecting and preserving the value of each and every part of the Property, and which shall be binding upon each and every party which shall at any time have any right, title or interest in or to the Property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each Owner thereof;

#### ARTICLE I DEFINITIONS

Section 1.1: "Association" shall mean the LOST CANYON ESTATES Home Owners Association, comprised of each respective Owner of a Lot in the Subdivision. Decisions by the Association shall be made by a vote of a majority of those Owners present at a duly called meeting of the Association. No vote shall be taker, however, without a quorum of the Owners present, comprised of a majority of the Owners of Lots in the subdivision. One vote shall be allotted to the Owner of each of the thirty-four (34) lots in the Subdivision. No dues shall be assessed to individual members of the Association, unless otherwise decided by the members of the Association. This Association will be organized if desired by the Committee.

Section 1.2: "Committee" shall mean the Architectural Control Committee, as such Committee is further described in Article IV hereof.

Section 1.3: "Declarant" shall mean LOST CANYON ESTATES LLC a CORPORATION and its successor(s) and/or assign(s).

Section 1.4: "Family" shall mean a group of natural persons related to each other by blood or legally related to each other by marriage or adoption.

Section 1.5: "Improvement" shall mean any structure, Residence, building, Landscaping, garage, accessory building, fence, wall, non-living or living screen, or other structure of Landscaping, or other meaningful addition or alteration constructed or added to a Lot.

Section 1.6: "Landscaping" shall mean lawn, shrubs, flowers, trees and natural foliage located or placed upon a Lot.

Section 1.7: "Lot" shall mean any individual parcel shown upon the Map of the Subdivision, which may be legally conveyed by reference only to the number of such Lot designated on the Map.

Section 1.8: "Map" shall mean the official subdivision plat map recorded May 9, 1974, as Entry No. 587796 in Book 41-5 at Page 125 of the official records in the office of the Salt Lake County Recorder, State of Utah, as the same may be amended from time to time.

Section 1.9: "Mortgage" shall mean any instrument creating a lien with respect to a Lot including a mortgage, deed of trust or any similar security agreement.

Section 1.10: "Mortgagee" shall mean the holder of the obligation secured by a Mortgage.

Section 1.11: "Owner" shall mean the recorded owner of a fee simple title to any Lot which is a part of the Subdivision. In the event that more than one party shall be the record Owners of a Lot, then for all purposes under this Declaration, all such parties shall be required to act jointly as the Owner of such Lot.

Section 1.12: "Property" shall mean all the real property described above, consisting of all Lots of the Subdivision.

Section 1.13: "Residence" shall mean a single building designed and constructed for residential occupancy to be occupied by a Family.

Section 1.14: "Street" shall mean all streets dedicated to Sandy City.

Section 1.14.1: "Private road" shall mean the road that is adjacent to Lots 31, 32, 33, 34. Also Lots 19, 18 & 17

Section 1.15: "Building Envelope" shall mean that construction be confined to the designated building envelopes on plat.

ARTICLE II  
PURPOSE

Section 2.1: Purpose of Declaration. The purpose of this Declaration is to insure the use of the Property for attractive residential purposes, to prevent nuisances, to prevent the impairment of the attractiveness of the Property, and to maintain the desired tone of the Subdivision, and thereby to secure to each Owner the full benefit, enjoyment and value of their home, with no greater restriction on the free and undisturbed use of their site than is necessary to insure the same advantages to the other Owners.

ARTICLE III  
GENERAL RESTRICTIONS AND REQUIREMENTS

Section 3.1: Land Use and Building Type. Each Lot shall be used exclusively for the construction and occupancy of a Residence to be occupied by a Family and related Landscaping and other incidental and related Improvements. Except as may be specifically provided in Article III hereof, no building shall be erected, altered, placed or permitted to remain on any Lot other than (1) one single Family dwelling with enclosed, attached side entry garage for at least three cars.

Section 3.2: Subdivision of Lot. No Lot may be divided, subdivided or separated into smaller parcels unless approved in writing by (1) the Committee, which approval shall be granted, if at all, in accordance with this Declaration, and (2) by Sandy City.

Section 3.2: Residence Size and Materials. No structure shall be constructed upon any Lot unless such structure is within the building approved building envelope. No structure shall be constructed upon any Lot unless and until the final plans and specifications for such structure shall have been submitted to and approved by the Committee. No Single story or Rambler Style Residence shall be constructed, altered, placed or permitted to remain on any Lot unless the main floor area, exclusive of basement, open porches and garages, is 3,000 square feet or greater. No Multi-story residence shall be constructed, altered, placed or permitted to remain on any Lot unless the total square footage is 4,000 square feet, exclusive of basements, open porches and garages. Attached garages shall be enclosed, side entry, large enough for at least three cars. No artificial stone or thin brick and no logs or any type of wood may be used in the exterior construction of a Residence. No siding can be used in

the exterior construction of a Residence. The Architectural Control Committee may approve a home of a size smaller than as provided in this paragraph only where after considering all relevant factors it is determined to be clearly unreasonable, under the given circumstances, to require the larger sized home. If a smaller home is requested that home must be built entirely of brick or stone with an architectural design that will bring it up to the integrity and value of the surrounding homes.

The exterior of all Residences are designed to be constructed of brick and/or stone, with stucco being used for trim purposes only. Aluminum soffit and fascia trim will be allowed. Written approval by the Committee must be given for the use of any stucco siding materials on the exterior of a structure. If approved Stucco must be of the type "Quick R" (fiberglass foam, screen joints, prime & acrylic finish). No wood or aluminum siding materials shall be allowed on the exterior of any Residence. Roof surfaces shall be architectural shingles, concrete or bar tile, shake shingles are prohibited from this subdivision due to the possibility of fire hazard and the extensive stands of shrub oak. Other roofing materials must have written approval from the committee and the City if necessary. No wood roofing in this area. In no case, however, shall standard asphalt shingles be allowed or used for a roofing material for a building in the Subdivision. Colors of exterior materials shall be earth tones, grays, or and as otherwise approved by the Committee. Care should be given that each Residence complement those around it, and not detract in design, quality or appearance. All final decisions with respect to these enumerated standards and their application to a particular proposed structure in the Subdivision shall be made by the Committee.

Section 3.3: Building Location. No walls or foundation of a Residence or other structure shall be located on any Lot nearer to the front lot line or nearer to the lot lines than the minimum building set-back described in this Declaration. Notwithstanding any zoning requirements to the contrary, except where special, written approval is first given by the Committee and except as further provided in this paragraph with respect to Lots 1 through 33 of the Subdivision, each Residence shall be located (1) at least fifty (50) feet from the boundary line of such Lot along the Street, and (2) at least thirty (30) feet from any other boundary line, side or rear, of any Lot. The minimum setbacks for Lots 1, 6, 7, 27, 28, 33 are calculated as follows: from the boundary line of such Lot along the street to the front line of the Residence will be subject to setback approval by the architectural committee. The minimum setbacks from side boundary lines of the following Lots 10, 11, 12, 13, 32 shall be twenty (20) feet. The minimum setbacks from rear (meaning the easterly line running north and South) on Lots 28, 29 & 30 shall be twenty (20) feet from that easterly line.

The site plan showing the proposed location of all improvements to be constructed upon a Lot shall be submitted to and approved by the Committee prior and timely to the commencement of any construction.

\*\*\* The grading and home placement plans must be submitted for lots 17-26 and 28-33 at the time building permits are applied for. The grading plan shall include a driveway profile to assure conforming driveway slope.

\*\*\* All lots in the Sensitive Area Overlay Zone are required to have a minimum buildable area (land containing slope less than 30%) of 5,000 square feet (see section 15-14-6(a)). Any lot which does not contain the minimum amount does not qualify for a building permit.

\*\*\* All 30% slopes be designated as "Hillside Protection Easements"

Section 3.4: Construction and Landscaping Time Restrictions. The exterior constructions of all residence or other structures shall be completed within a period of one (1) year following commencement of construction. The front and side yards of each Lot shall be landscaped with at least a sprinkling system and grass lawn, as appropriate, within a period of six (6) months following completion or occupancy of each residence, whichever shall occur first. Rear yards shall be landscaped, with at least a sprinkling system and grass lawn, as appropriate, within a period of eighteen (18) months following completion or occupancy of each residence, whichever shall occur first.

Upon purchase of any lot, Owner must keep the lot free from any fire hazard type weeds, insect & other obnoxious problem and thereafter each Owner must take reasonable steps to minimize and/or eliminate weed growth, insect and etc. on the Owner's Lot until such time as construction is completed and the Lot is landscaped.

The time periods set forth in this paragraph may be extended by that period of time during which access to the Lot is restricted by reason of weather, seasonal conditions and/or soil conditions which would prohibit such performance.

Section 3.5: Utility Lines. All utility lines shall be installed underground. Connection fees shall be paid by each individual Owner.

Section 3.6: Governmental Regulations. All applicable governmental rules, regulations, and ordinances of Sandy City, Salt Lake County or otherwise, must be complied with regarding activities within the subdivision. When a subject is covered both by this Declaration and a governmental rule, restriction or ordinance, the more restrictive requirements shall be met.

Section 3.7: Fire Protection. Each Residence shall have installed surrounding it a sprinkler system for fire protection which may also be used for irrigation. All residents shall strictly comply with all state and city ordinances pertaining to fire hazard control. All stacks and chimneys from fireplaces in which combustibles, other than natural gas, are burned shall be fitted with spark arresters. There shall be no exterior fires whatsoever except fires contained within appropriate receptacles in compliance with Sandy City ordinances.

Section 3.8: Nuisances, Unreasonable Annoyance and Noxious Activities. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may be or may become an unreasonable annoyance, nuisance or danger to the Subdivision. Except for legitimate construction and maintenance purposes, no excessively loud noises shall be permitted in the Subdivision.

Section 3.9: Signs. No signs, posters, displays or other advertising devices of any character shall be erected or maintained on, or shown or displayed to the public view on any Lot without the express written approval having been first obtained from the Association; provided, however, that the restrictions of this paragraph shall not apply to any sign or notice seven square feet or smaller in size which states that the premises are for rent or sale. The Association may cause all unauthorized signs to be removed. This section shall not apply to any signs used by Declarant or its agents in connection with the original construction and sale of the Lots.

Section 3.10: Antennas. All television and radio antennas, satellite dishes or other electronic reception devices shall be completely erected, constructed and placed within the enclosed area of the Residence or garage on the Lot, or located and screened so as to not be visible from the Street or an adjacent Lot. Exceptions must first be expressly approved in writing by the Committee.

Section 3.11: Animals. No horses, cows, pigs, fowls or animals, other than ordinary household pets which do not constitute a nuisance, shall be allowed within the recorded plat subdivision. Dogs and cats belonging to owners, occupants or their licensees or invites within the Property must be kept within an enclosure (or on a leash being held by a person capable of controlling the animal). The enclosure must be maintained such that the animal cannot escape therefrom. Any such contained enclosure areas must be cleaned on a regular basis to minimize odors and maintain a clean appearance. In no case may any household pet or other animal kept at or around the Residence be allowed to create a nuisance for neighboring Lot owners due to noise, or otherwise. Outside of the recorded subdivision plat there is a arena that will contain animals. This is not part of the subdivision.

Section 3.13: Storage of Vehicles and Materials. No truck larger than ½-ton, trailer, or recreational vehicle, including but not limited to campers, boats, motor homes, off-road vehicles, motorcycles and similar equipment not used on a regular basis (hereinafter collectively referred to as the "Recreational Vehicles") shall be permitted to be parked overnight or for any period of time longer than twenty-four (24) hours, upon any portion of the Streets, or on any Lot, driveway or off-street parking area of a Lot in front of the front set-back line of the Residence. The Recreational Vehicles shall be allowed to remain overnight on the Property only if housed in a garage, carport, or parking area located behind the front set-back line of the Residence. Appropriate and reasonable screening for any such parking area behind the front set-back line of the Residence may be required by the Committee at the Committee's sole discretion and at the sole expense of the Owner. Failure to comply with the provisions hereof shall constitute a nuisance. No storage of articles, materials, equipment or vehicles of any nature is permitted in the front portion of any Lot (in front of the front set-back line of the Residence), except that a reasonable number of regularly used passenger cars, in proper working order, may be parked on driveway or off-street parking areas.

Section 3.14: Rubbish and Unsightly Debris, Garbage, etc. Notwithstanding any other provision in this Declaration, no Owner shall allow his or her Lot to become so physically encumbered with rubbish, unsightly debris, garbage, equipment, or other things or materials so as to constitute an eyesore as reasonably determined by the Committee or the Association. Within ten (10) days of receipt of written notification by the Association of such failure, the Owner shall be responsible to make the appropriate corrections.



Section 3.15: Temporary Structures, etc. No structure of a temporary character, or trailer, camper, tent, shack, garage or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently, unless first expressly approved in writing by the Committee.

Section 3.16.1: Garages. No unattached garages will be permitted on any lot, unless first expressly approved in writing by the Committee.

Section 3.16: Non-Residential Uses Prohibited. No part of the Property shall be used for any commercial, manufacturing, mercantile, vending or other such non-residential purposes, provided however, that professional and administrative occupations may be carried on within the Residence so long as there exists no meaningful external evidence thereof. The Declarant, its successors or assigns may use the Property for a model home site, display and sales office during the construction and sales period.

Section 3.17: Drilling Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon any Lot nor shall oil wells, tunnels, mineral excavations or shafts be permitted. No derrick or other structure designed for use in drilling for oil or natural gas or water shall be erected, maintained or permitted upon any Lot.

Section 3.18: Fences and Walls, Hedges and Screens. No fences, walls, or non-living screens shall be constructed on any Lot without prior written approval having been obtained from the Committee, and in no event shall approval be given to pre-cast fences, wood fences or chain link fences or chain link fences which utilize vinyl, wood or metal slats.

Front yard fences, walls and/or non-living screens are prohibited entirely along City Roads. Private Road residence will be allowed front yard fencing with restrictions on height, type and style and will need written approval from the committee. No hedges, shrubs or other living Landscaping or screen of any kind shall be erected so as to constitute a hazard for vehicular traffic, pedestrians, children, etc., particularly near the entrances to (a) driveway(s) onto a Lot. Any solid hedge within twenty (20) feet of the front lot line shall be trimmed to a maximum height of three (3) feet.

Back yard fences are allowed in some parts of the Subdivision, and unless the Association/Committee makes changes, the only fencing allowed will be of rot iron only. And shall extend no further along the Lot line, or otherwise, toward the front of the Lot than even with the front setback of the residence. Any corner type lot or any lot with boundaries on

both streets or with a backvard towards its neighbors must have any fence approved in writing by the committee.

Any fencing on a Easement area must be approved by the committee.

Fencing requirements must be strictly adhered to in order to retain the integrity and beauty of the subdivision.

Section 3.19: Landscaping and Parking Strip. Only such natural foliage shall be removed from each Lot as is necessary for clearing the driveway, excavation for the foundation of the Residence or other approved structures, and for lawn and patio areas or other amenities. This restriction shall not prohibit any Owner from removing such dead, diseased or undesirable trees from the Owner's Lot as the Owner chooses, provided that the area so affected thereby is replanted by the Owner with substitute, suitable trees (height & type approved by committee) and other appropriate vegetation in keeping with the spirit and intent of this Declaration to preserve the rural atmosphere and natural beauty of the Subdivision. All front yards, side yards and rear yards shall be landscaped. The use of sodded landscaping berms and approved trees is encouraged in front yard landscaping. However, those portions of rear or side yards which are located on or within natural, wooded hillsides or areas may be maintained with the natural vegetation and trees, consistent with the stated spirit and intent of this Declaration. The parking strip between curb and sidewalk, where applicable, shall be maintained by each Lot Owner in a uniform manner with other parking strips in the subdivision. Only sod and trees approved by the committee shall be permitted in the parking strip. Each Lot shall be landscaped and maintained in such a manner so as to prevent any erosion thereof upon adjacent streets or adjoining Property.

Tree height and type must be approved in writing by the committee. This policy will prevent any Lot Owner from obstructing the potential view of their neighbor.

Section 3.20: Environmental Concerns. If required by Sandy City, all site plans submitted in accordance with Section 3.3 hereof shall address soils, seismic conditions, re-vegetation of natural areas (indicating areas where natural vegetation is to be removed and plans for the replanting of those areas), and grading of the site, including cuts and fills.

Section 3.21: "Earthquake Hazard Area" each owner must sign a earthquake disclosure statement that must be provided to Sandy City before issuance of a building permit.

Section 3.22: Deviations. Deviations from the standards set forth in this Declaration will be allowed only upon written approval by the Committee for good cause shown.

Section 3.23: Swamp Coolers. No swamp coolers will be allowed in this subdivision.

Section 3.24: Private Roads. Owners that purchase lots along a private road must enter into a written agreement (which passes with the land) to timely pay their equal share of any snow plowing, snow removal, salting, utility repair, asphalt patching, asphalt replacement, concrete repair or replacement and any garbage pickup.

#### ARTICLE IV ARCHITECTURAL CONTROL COMMITTEE

Section 4.1: Committee Appointment and Composition. The Committee shall consist of three members, one of whom need not be a Lot Owner within the Subdivision. The Committee shall act by a majority consent of the members of the Committee. The original members of the Committee shall be Ron A. Raddon, Ken Nichols, Architect and \_\_\_\_\_. Notwithstanding anything to the contrary which may appear elsewhere herein, the Committee members shall be appointed only by the Declarant or its successor, which, at its option, may temporarily delegate or forever assign such powers and responsibilities or other powers and responsibilities given to it by this Declaration, to an assignee. Such assignment shall be express and in writing and until such assignment, the assignee shall not possess any powers or responsibilities with respect to such Committee. No Committee member shall be entitled to any compensation for services performed pursuant to this Declaration. However, the Committee may, at its discretion, employ a professional architect, engineer, attorney, or other consultant or professional, which professional may be a member of the Committee, to assist it in its functions, and a reasonable fee (to be established by the Committee) may be charged to the Lot Owner(s), as applicable, for such services, in which event the provisions of Article VI shall be applicable. No member of the Committee shall be liable to any person for decisions made or failure to act in making decisions as a member of said Committee.

Section 4.2: Scope of Committee Responsibility. Any plans and specifications for the actual house being constructed or addition of an Improvement upon a Lot within the Subdivision by the Owner thereof must be submitted to the Committee for approval at least thirty (30) days prior to commencing construction. No Improvement shall be commenced, erected, placed or meaningfully altered on any Lot until the plans, specifications and plot plans showing (1) the location on the Lot and nature of such proposed Improvement, (2) all drives, walkways, patios, barbecues, outbuildings, swimming pools, tennis or other sport courts and

similar improvements, the dimensions of all such improvements and distances between the proposed Improvement and the Lot boundaries and other Improvements on the Lot, (3) elevation of sewer as it relates to Residence elevation; (4) finish grading plans; (5) complete set of architectural documents, and (6) complete set of all exterior colors in the form of samples or color chips, with detailed information as to the location of the color and types of all exterior building materials have been submitted to and specifically approved in writing by the Committee. In making its determination, the Committee may consider such factors as (but not limited to) the quality of workmanship and materials, design, harmony of external design with existing project structures, location with respect to topography and finish grade elevation, preservation and enhancement of the natural beauty of the area and safety. Any subsequent changes, improvements, or alterations in such plans must be submitted to the Committee for written approval. Some or all of the requirements of this Section may be waived by the Committee, in the Committee's sole discretion, upon request of the Owner, with respect to the Committee's consideration of the approval of a particular Improvement.

The Committee may condition such approval on the Lot Owner depositing cash in the sum of Five Hundred Dollars (\$500.00) with the Committee (the "Deposit"), the purpose of which Deposit shall be to further insure that the Lot Owner (1) fulfills his responsibility to keep his Lot in a condition so as to prevent the rubbish and debris which accumulates during the construction and/or landscaping process from blowing or collecting on neighboring Lots, and (2) reasonably cleans up his or her Lot at or near the completion of the construction and/or landscaping process. The Deposit may be required by the Committee prior to the commencement of construction by an Owner, or at any time during the construction period. If the Lot Owner fails in either of these two responsibilities, the \$500.00 Deposit may be retained by the Committee as a fine upon such Lot Owner or as liquidated damages. Additionally, if any such failure is not remedied by the Owner within fourteen (14) days after written notice thereof, the Committee may remedy such condition itself and in connection therewith, it may have reasonable access to the Lot and shall charge the Lot Owner for the cost of the remedy, in which event the provisions of Article VI shall be applicable. Upon the completion of the construction of the residence, and the landscaping of the Lot, in a satisfactory manner, the \$500.00 deposit shall be returned to the Lot Owner by the Committee.

A deposit of \$500.00 to be used as a concrete bond and will be accessed at closing and held at a Title Company of the Committee's choice until such time as Sandy City has released the concrete bond against the Subdivision. If Sandy City finds cracks, chips and etc. that need to be repaired the owner/builder

must repair at their own costs. The \$500.00 will be returned to the Owner/builder upon release of the Sandy City bond. If the committee has to repair the problem, the \$500.00 will be used for this repair. The purpose of this deposit is to insure that the Owner/builder take care during construction not to damage the Curb, Gutter and Sidewalk areas.

Section 4.3: Process of Approval. Plans and re-submittal thereof shall be approved, disapproved or otherwise acted upon in writing by the Committee within thirty (30) days after their submission to the Committee. All plans and specifications and other materials shall be submitted in duplicate. One (1) set shall be returned to the Lot Owner. Any plans and specification shall be approved or disapproved by a writing signed by at least two (2) members of the Committee. Failure of the Committee to respond to a submittal or re-submittal of plans or materials within thirty (30) days of their submission or re-submission shall be deemed to be an approval of plans as submitted or re-submitted by the Owner.

If, after such plans and specifications have been approved, the Improvements are altered, erected, or maintained upon the Lot otherwise than as approved by the Committee, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the Committee having been obtained as required by this Declaration. After the expiration of one (1) year from the date of completion of any improvement, said improvement shall, in favor of purchaser and encumbrances in good faith and for value, be deemed to comply with all of the provisions hereof unless a notice of such non-compliance or non-completion, executed by two or more member(s) of the Committee shall appear of record in the office of the County Recorder, or legal proceeding shall have been instituted to enforce compliance with these provisions. The approval of the Committee of any plans or specifications submitted for approval as herein specified for use on any Lot and/or Residence shall not be deemed to be a waiver by the Committee of its right to object to any of the features or elements embodied in such plans and specifications, if or when the same features or elements are embodied in any subsequent plans and specifications submitted for approval as herein provided for use on other Lots or Residences. Upon approval of the Committee acting in accordance with the provision of this Declaration, it shall be conclusively presumed that the location and size of any improvement does not violate the provisions of this Declaration. Until later published, the address of the Committee may be obtained by contacting Lynn McDonald of Raddon Brothers Const. Inc. at 1380 East 4500 South, Salt Lake City, Utah 84117 telephone 801-277-2416.

Section 4.4: Termination of Committee. Upon the first to occur of either (1) the completion of the construction of a Residence and the Landscaping upon each Lot, or (2) the date which shall be five (10) years from the date hereof, the Committee shall automatically cease to exist. Any and all rights, duties and/or responsibilities of the Committee shall at that time automatically become the rights, duties and/or responsibilities of the Association without the necessity of the filing of any amendment to this Declaration or any other action.

ARTICLE V  
EASEMENTS, HILLSIDE DISTURBANCE AND FLOOD CONTROL

Section 5.1: Utility Easements. Easements for installations and maintenance of drainage facilities and public utilities are generally reserved over ten (10) feet of the front, rear and one side of each Lot, and as otherwise identified on the Map of the Subdivision. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may reasonably interfere with or damage utilities or drainage facilities. However, the Committee may approve a structure within the easements such as a fence, wall, landscaping, driveway or off-street parking area. It is expressly understood, however, that any such Improvement shall be constructed at the Owner's or the easement holder's sole risk, as the case may be, and as provided in the easement document(s), of having the Improvement partially or wholly removed, dismantled, taken out, or destroyed where necessary because of drainage or public utility servicing, installation, alteration or maintenance. The easement areas within each Lot and all Improvements in such areas shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible to maintain.

Section 5.2: Grading Approval. All persons erecting or constructing improvements on any Lot shall first submit plans to the Committee for review and approval and second comply with the Sandy City Hillside Ordinance requiring, among other things, that grading and vegetation plans be approved by the Sandy City Engineer before building permits are issued. That vegetation removal be kept to a minimum during all phases of construction. No disturbance of a any 30% hillside/slope will be allowed unless approved in writing by Sandy City. Grading and home placement plans must be submitted for lots 17-26 and 28-33 at the time building permits are applied for. The grading plan shall include a driveway profile to assure conforming driveway slope.

Section 5.3: Flood Control Responsibility. Individual lot owners are to be responsible for the storm water their lot(s) generate. In no way should on-site water impact surrounding properties. Construction of berms, channels or other flood control facilities is the sole responsibility of the Lot Owner and shall be done in accordance with the flood control district plans approved by Sandy City. Such construction shall commence at the time the Lot is graded or otherwise altered from its natural state.

Section 5.4: Lot 19 - Natural Drainage Area. As designated on the Map, there is a Drainage Easement on Lot 19. An open channel will be constructed in this easement. Care must be taken in construction upon Lot 19 to leave this open channel free from obstruction.

VI

VIOLATIONS AND POWERS OF ENFORCEMENT

Section 6.1: The Association's/Committee's Powers of Enforcement. Enforcement shall be accomplished by any lawful means, including proceeding at law or in equity against any person or persons violating or attempting to violate any provision herein, either to restrain violation or recover damages. In the event a legal action is instituted by the Association/Committee to enforce compliance with or due to a breach of any of the provisions of this Declaration, the party found to have violated any provision(s) of this Declaration shall be liable to the prevailing party for the prevailing party's legal costs and expenses, including a reasonable attorney's fee. Notwithstanding the foregoing, no liability of any nature at all shall attach to the Association, or any member thereof, in acting in good faith pursuant to the provisions of this Declaration.

If after fourteen (14) days written notice, an Owner fails to remedy a violation (the "Defaulting Lot Owner"), another Owner and/or the Association/Committee may (in addition to other lawful remedies available to it) cause such violation or condition to be remedied and the cost thereof shall be charged to the Defaulting Lot Owner in which event such costs shall be deemed a special assessment to such Defaulting Lot Owner and shall attach as a lien to the Defaulting Lot Owner's Lot, and shall be subject to levy, enforcement and collection by the other Owner, and/or the Association/Committee, in accordance with the assessment lien procedure provided for in this Declaration in this Article VI.

Failure to comply with any of the provisions of this Declaration or regulations adopted pursuant thereto shall be grounds for relief which may include, without limiting the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien, or any combination thereof, which relief may be sought and liberally construed to effectuate its purpose. Any violation of this Declaration shall be deemed to be a nuisance or unreasonable annoyance. Failure to enforce any provisions hereof shall not constitute a waiver of the right to enforce said provision or any other provisions hereof.

Section 6.2: Lien For Assessments. All sums assessed to an Owner pursuant to this Declaration, together with interest thereon at the legal rate of interest from the date of assessment until paid, before or after judgement, shall be secured by a lien on such Lot and the improvements thereon, in favor of the Association. To evidence a lien for sums assessed pursuant to this Declaration, the Association/Committee shall prepare a written notice of lien setting forth the amount of the Assessment, the date due, the amount remaining unpaid, the name of the Owner of the Lot, and a description of the Lot. Such notice shall be signed by a duly authorized representative of the Association and shall be recorded in the office of the county recorder for Salt Lake County, State of Utah. Such lien may be enforced by sale or foreclosure of the Lot encumbered by the lien in accordance with the provisions of Utah law applicable to the exercise of powers of sale or foreclosure under deed of trust or mortgages or in any manner permitted by Utah law. In any such sale or foreclosure, the Owner shall be required to pay the costs and expenses of such proceeding, including but not limited to a reasonable attorneys fee and court costs, and such costs and expenses shall be secured by the lien herein provided whether or not same shall be specifically set forth therein.

Section 6.3: Enforcement by Others. Additionally and after reasonable notice in writing, an Owner not at the time in default hereunder, the Association/Committee, or the Declarant, shall have the option of bringing an action for damages, specific performance, or injunctive relief against any defaulting Owner, and in addition may sue to have enjoined any violation of this Declaration. Any judgment shall include an award of the legal costs and expenses, including a reasonable attorney's fee, entered against the losing party and in favor of the prevailing party. Each remedy provided in this Declaration shall be cumulative and not exclusive or exhaustive. Suit to recover a money judgment may be maintained without foreclosure or waiving the lien securing the same.



Section 6.4 Rights of Entry. The Association/Committee shall have a limited right of entry in and upon all Lots and the exterior of all Residences for the purpose of taking whatever corrective action it deems necessary or proper. Nothing in this Section or Article shall in any manner limit the right of the Owner to exclusive control over the interior of his or her Residence.

Section 6.5 Committee Authority. The Committee shall have the right to enforce any applicable provision hereof in the same manner provided to the Association.

ARTICLE VII  
DURATION AND AMENDMENT

Section 7.1: Duration. This Declaration shall continue in full force and effect for a period of fifty (50) years from the date hereof, after which time the same shall be automatically extended for successive periods of ten (10) years, unless a declaration of termination is recorded with the County Recorder of Salt Lake County, meeting the requirements of an amendment to this Declaration as set forth in Section 7.2 of this Article. There shall be no severance by sale, conveyance, encumbrance or hypothecation of an interest in any Lot from membership in the Association as long as this Declaration shall continue in full force and effect.

Section 7.2: Amendment. Notice of the subject matter of a proposed amendment to this Declaration in reasonably detailed form shall be included in the notice of any meeting of the Association either in writing or at a duly called meeting for such purpose.

No amendment to this Declaration shall be effective unless approved in writing by the Owners of not less than four (4) of the Lots in the Subdivision at the time of such amendment, including Lots which may be owned by the Declarant.

Notwithstanding the forgoing, however, Declarant may at any time amend this Declaration to qualify the Subdivision with lending institutions and until the close of the escrow established for the sale by Declarant of its last Lot in the Subdivision, Declarant shall have the sole right to terminate or modify this Declaration by recordation of a supplement hereto setting forth such termination or modification. The "close of escrow" shall be deemed to be the date upon which a deed conveying the Lot is recorded.

ARTICLE VIII  
MISCELLANEOUS

Section 8.1: Severability. Invalidation of any one of these covenants, or any portion thereof by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

Section 8.2: Singular Includes Plural. Whenever the context of the Declaration requires the same, the singular shall include the plural, and the masculine shall include the feminine.

Section 8.3: Covenants, Etc. Shall Run With the Land. All of the limitations, restriction, easements, conditions and covenants herein shall run with the land and shall be binding on and for the benefit of all the Property and all parties having or acquiring any right, title or interest in the Property or any part thereof and shall inure to the benefit of each owner and are imposed upon the Property as a servitude in favor of each parcel thereof as the dominant tenement or tenements.

Section 8.4: Limitation on Liability. Neither the Declarant, its assignee, delegatee, the Committee or the Association shall be liable to any other person for any action or failure to act hereunder where such action or failure was in good faith.

Section 8.5: Wildlife Area. The Property encompasses a wildlife area. Owners should expect that wildlife will be in the area and possibly on their own Lot.

Section 8.6: Paragraph Headings. The headings which precede the paragraphs and sub-paragraphs of this Declaration are for convenience only and in no way affect the manner in which any provision hereof is construed.

Section 8.7: Foreclosure. Should any Mortgage be foreclosed on the Property, then the title acquired by such foreclosure and the person or persons who thereupon and thereafter become the owner or owners of such Property, shall be subject to and bound by all the restrictions enumerated herein.

Section 8.8: Effective Date. This Declaration and any amendment(s) or supplement(s) thereto shall take effect upon its (their) being filed for record in the Office of the County Recorder of Salt Lake County, Utah.

Section 8.9: Waiver of Sidewalk. A requirement for sidewalk in front of Lots \_\_\_\_\_ of the Subdivision has been waived by Sandy City because of the desire to preserve the natural beauty of the area, the rural atmosphere and as much vegetation as possible.

IN WITNESS WHEREOF, the Declarant has executed this instrument the day and year first hereinabove written.

Lost Canyon Estates LLC

By: [Signature]

STATE OF UTAH )  
 ) ss.  
COUNTY OF )

On the 3rd day of June, 1994, A.D. personally appeared before me Ron A Reddon, who being by me duly sworn did say for himself that he is a Member of Lost Canyon Estates LLC, a corporation, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its members and the said Ron A Reddon acknowledged to me that said \_\_\_\_\_ executed the same.

My Commission Expires:

[Signature]  
Notary Public  
Residing in SLC Utah

