

ENT 86086 BK 4752 PG 233
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Aug 26 4:19 pm FEE 75.00 BY SS
RECORDED FOR SARATOGA SPRINGS DEVELOPMEN

SUPPLEMENTARY RESTRICTIONS

PLATS 7 & 8

AT

SARATOGA SPRINGS

SARATOGA SPRINGS NO. 7 PLANNED UNIT DEVELOPMENT SUBDIVISION

TOWN OF SARATOGA SPRINGS

UTAH COUNTY, UTAH

ENT 75184 Maj
RANDALL A.
UTAH COUNTY
1998 Jul 29 10:25 am
RECORDED FOR TOWN OF

ENT 86086 BK 4752 PG 234

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE N 89°49'28" W, ALONG THE NORTH BOUNDARY OF SAID SECTION, A DISTANCE OF 2662.54 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S 02°05'19" E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, A DISTANCE OF 2702.53 FEET; THENCE LEAVING SAID CENTERLINE S 90°00'00" E, A DISTANCE OF 968.82 FEET TO THE REAL POINT OF BEGINNING; THENCE S 63°06'07" E, A DISTANCE OF 5.00 FEET; THENCE S 66°44'31" E, A DISTANCE OF 161.07 FEET; THENCE S 05°24'23" W, A DISTANCE OF 436.75 FEET; THENCE S 17°34'49" W, A DISTANCE OF 62.11 FEET; THENCE S 7°54'56" W, A DISTANCE OF 123.88 FEET; THENCE S 33°20'17" E, A DISTANCE OF 318.37 FEET; THENCE S 50°15'27" E, A DISTANCE OF 621.02 FEET; THENCE S 61°10'00" W, A DISTANCE OF 138.25 FEET; THENCE S 43°26'47" W, A DISTANCE OF 149.04 FEET; THENCE S 63°48'36" W, A DISTANCE OF 191.26 FEET; THENCE S 75°52'47" W, A DISTANCE OF 250.07 FEET; THENCE N 02°35'07" W, A DISTANCE OF 84.02 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 271.32 FEET, SAID CURVE HAVING A RADIUS OF 398.00 FEET, A CENTRAL ANGLE OF 39°03'34", SUBTENDED BY A CHORD WHICH BEARS N 22°06'53" W, A DISTANCE OF 266.10 FEET TO THE CURVE'S END; THENCE N 41°38'39" W, A DISTANCE OF 328.69 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 337.37 FEET, SAID CURVE HAVING A RADIUS OF 322.00 FEET, A CENTRAL ANGLE OF 60°01'48", SUBTENDED BY A CHORD WHICH BEARS N 11°37'46" W, A DISTANCE OF 322.15 FEET TO THE CURVE'S END; THENCE N 18°23'08" E, A DISTANCE OF 544.01 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 120.84 FEET, SAID CURVE HAVING A RADIUS OF 722.00 FEET, A CENTRAL ANGLE OF 09°35'22", SUBTENDED BY A CHORD WHICH BEARS N 23°10'49" E, A DISTANCE OF 120.70 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N 27°56'14" E, A DISTANCE OF 166.50 FEET TO THE REAL POINT OF BEGINNING; CONTAINING 16.03 ACRES OF LAND, MORE OR LESS.

SARATOGA SPRINGS NO. 8

PLANNED UNIT DEVELOPMENT SUBDIVISION

TOWN OF SARATOGA SPRINGS

UTAH COUNTY, UTAH

ENT 75185 May
RANDALL A.
UTAH COUNTY
1998 Jul 29 10:27 a
RECORDED FOR TOWN OF

ENT 86086 BK 4752 PG 235

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SLB&M, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE N 89°49'28" W, ALONG THE NORTH BOUNDARY OF SAID SECTION, A DISTANCE OF 2662.54 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S 02°05'19" E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, A DISTANCE OF 4369.54 FEET; THENCE S 90°00'00" E, A DISTANCE OF 998.28 FEET, TO THE REAL POINT OF BEGINNING; THENCE N 75°52'47" E, A DISTANCE OF 250.07 FEET; THENCE N 63°48'36" E, A DISTANCE OF 191.26 FEET; THENCE N 43°26'47" E, A DISTANCE OF 149.04 FEET; THENCE N 61°10'00" E, A DISTANCE OF 138.25 FEET; THENCE S 50°15'27" E, A DISTANCE OF 207.30 FEET; THENCE S 65°06'42" E, A DISTANCE OF 363.91 FEET; THENCE S 39°02'45" E, A DISTANCE OF 130.03 FEET; THENCE S 18°37'20" E, A DISTANCE OF 151.04 FEET; THENCE S 68°54'48" W, A DISTANCE OF 150.48 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 102.12 FEET, SAID CURVE HAVING A RADIUS OF 364.91 FEET, A CENTRAL ANGLE OF 16°02'04" SUBTENDED BY A CHORD WHICH BEARS S 13°04'09" E, A DISTANCE OF 101.79 FEET, TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 28.99 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 83°02'35", SUBTENDED BY A CHORD WHICH BEARS S 46°34'25" E, A DISTANCE OF 26.52 FEET, TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 173.95 FEET, SAID CURVE HAVING A RADIUS OF 373.00 FEET, A CENTRAL ANGLE OF 26°43'10", SUBTENDED BY A CHORD WHICH BEARS S 74°44'07" E, A DISTANCE OF 172.37 FEET TO THE CURVE'S END; THENCE S 61°22'32" E, A DISTANCE OF 133.27 FEET; THENCE S 28°37'28" W, A DISTANCE OF 76.00 FEET; THENCE N 61°22'32" W, A DISTANCE OF 133.27 FEET, TO THE BEGINNING OF A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 586.76 FEET, SAID CURVE HAVING A RADIUS OF 297.00 FEET, A CENTRAL ANGLE OF 113°11'43", SUBTENDED BY A CHORD WHICH BEARS S 62°01'36" W, A DISTANCE OF 495.89 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 03°31'45" W, A DISTANCE OF 60.33 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 373.06 FEET, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 39°34'57", SUBTENDED BY A CHORD WHICH BEARS S 25°13'13" W, A DISTANCE OF 365.68 FEET TO THE CURVE'S END; THENCE S 45°00'42" W, A DISTANCE OF 333.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD (STATE ROAD 68); THENCE N 45°07'07" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET; THENCE N 45°00'42" E, A DISTANCE OF 333.16 FEET, TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 364.77 FEET, SAID CURVE HAVING A RADIUS OF 528.00 FEET, A CENTRAL ANGLE OF 39°34'57", SUBTENDED BY A CHORD WHICH BEARS N 25°13'13" E, A DISTANCE OF 357.56 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N 05°25'44" E, A DISTANCE OF 60.10 FEET; THENCE N 84°34'16" W, A DISTANCE OF 79.26 FEET TO THE BEGINNING OF A CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 168.07 FEET, SAID CURVE HAVING A RADIUS OF 342.00 FEET, A CENTRAL ANGLE OF 28°09'27", SUBTENDED BY A CHORD WHICH BEARS N 70°29'43" W, A DISTANCE OF 166.39 FEET TO THE CURVE'S END; THENCE N 56°25'01" W, A DISTANCE OF 528.51 FEET, TO THE BEGINNING OF A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 340.11 FEET, SAID CURVE HAVING A RADIUS OF 362.00 FEET, A CENTRAL ANGLE OF 53°49'54", SUBTENDED BY A CHORD WHICH BEARS N 29°30'04" W, A DISTANCE OF 327.74 FEET TO THE CURVE'S END; THENCE N 02°35'07" W, A DISTANCE OF 84.43 FEET, TO THE REAL POINT OF BEGINNING, CONTAINING 18.47 ACRES OF LAND, MORE OR LESS.

Introduction

As a planned community, Saratoga Springs has been carefully designed to create a living environment that may be appreciated by owners and visitors. Among the goals of this special development is the preservation of property values through attention to design.

The arrangement of land uses, roads and lots is planned to allow for a mix of housing sizes and styles, while concurrently supporting adjoining neighbors in achieving a harmonious environment. To the extent that some lot peculiarities exist, these restrictions have been prepared to assure that adjoining properties may co-exist in complementary ways.

Such a unique set of characteristics apply to the Plats 7 & 8 neighborhood of Saratoga Springs. These supplementary restrictions have been prepared to assist the lot owner and home builder in the construction process for those lots.

Each lot may have its own individual peculiarities which should be addressed and discussed with the Saratoga Springs Architectural Control Committee (ACC). Owners and their respective architects, engineers and designers should visit early and frequently in the acquisition, design and construction terms with the ACC to avoid wasteful expense in redesign or disappointment from anticipation.

It is also important to note that these supplementary restrictions are in addition to the master Conditions, Covenants and Restrictions that are recorded for the property.

The Plat 7 & 8 Lots

The lots referred to in these supplementary restrictions are define as each single family lot that is within Saratoga Springs Plats 7 & 8. Specifically, the following lots are subject to these restrictions:

Lots: 702-711, 713-725, and 802-820, 823-835.

The Lot And House Location

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The minimum setbacks for each of the lots is to be:

Front setback – 20 feet

Side setbacks – 12 feet/8 feet

Rear setback – 15 feet

Setbacks are to be measured from the property line not the curb.

The property line along Parkway Boulevard is separated by green space and is not considered a street “frontage” and therefore will be treated as a 12 or 8 foot setback from property line for the purposes and interpretation of these supplementary restrictions.

Again, please remember that setbacks are measured from the property line and not the curb line.

Home Size And Architectural Design

All homes shall contain a minimum of 1,800 square feet of livable area excluding basement and garage spaces.

Exteriors shall be of 100% masonry (stucco, brick, stone) materials and specifically exclude any vinyl, aluminum, composition or wood siding boards.

Roof materials shall be suited to the architectural style of the home, however, roof pitches less than 6/12 will not be permitted.

Any out-buildings, caretaker units, freestanding garages, barns or other support structures shall be required to be constructed from the same materials, roofing, colors, and design style as the principle structure.

As with all homes within the Saratoga Springs development, all architectural plans and exterior finish material colors require ACC approval.

Fencing

The use of side yard fencing is discouraged in these two neighborhoods. However, if fencing is necessary, then the fence height shall be limited to six (6) feet and shall be of **black wrought iron only**. If the lot owner desires, there may be stone or masonry columns used to support the iron panels. No other fence materials other than wrought iron are permitted in these two neighborhoods.

For lots abutting the lake, if the ACC approves of fencing along the lake side yard, then such fencing shall be held at least five (5) feet from the lakeside trail.

A "project" fence shall be constructed by the builder along Parkway Boulevard and along parts of the entry road. The project fence will be the ownership of the Owners Association.

There shall be no attachments made to these fences, particularly banners, flags, or signs nor shall they be used for any structural component of any lot improvement.

Each individual lot fencing proposal must be submitted and approved by the ACC prior to the owner's purchase of materials or contract for installation of any fencing. If localized screening is necessary, owners are encouraged to use landscape materials as approved by the ACC.

Landscaping

With the many lots in these two plats having rear yard exposure to street frontages and other highly visible areas, both the front and rear yard require underground sprinklers installed along with grass in both the front and rear yard and both the front and rear yard shall each have two - 2 inch caliper trees. These landscape improvements shall be installed within 6 months of home occupancy.


ACC Review

The Architectural Control Committee (ACC) has sole discretion in the interpretation of these Supplementary Restrictions and in all matters dealing with the approvals of improvements in Plats 7 & 8.

CERTIFICATE OF SECRETARY

It is hereby certified that the attached Supplementary Restrictions are approved and adopted without a formal meeting by the Board of Directors of SARATOGA SPRINGS OWNERS ASSOCIATION, INC., a Utah non-profit corporation, as of the 26 day of August, 1998, and said restrictions are in full force and effect at the date of this Certificate.


IN WITNESS WHEREOF, the undersigned executed this Certificate on the 26 day of August, 1998.


Secretary

STATE OF UTAH)
)ss:
County of Utah)

On this 26 day of August, 1998, before me, a Notary Public in and for the State of Utah, personally appeared Peter Staks, known or identified to me to be the Secretary of SARATOGA SPRINGS OWNERS ASSOCIATION, INC., a Utah Non-profit Corporation, and executed the foregoing instrument on behalf of said Association and acknowledged to me that such Association executed the same.

IN WITNESS WHEREOF, I have affixed my official seal to this document on the day and year set forth herein.


Notary Public for the State of Utah
Timothy L. Taylor

My Commission Expires:

