



ENT 87802:2020 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jun 24 2:50 pm FEE 40.00 BY MA
RECORDED FOR UT CO COMMUNITY DEVELOP

When Recorded, Mail Original To:

Utah County Community Development
51 S. University Ave. Suite 117
Provo, Utah 84601

DECLARATION AND DEDICATION OF WATER

Alan Landes and Alan Landes, Trustee, herein individually or collectively referred to as "Declarant," hereby irrevocably commits to provide and maintain the following quantity of culinary, landscape and irrigation water to the following described lot(s) ("Lot(s)") within the **Sunridge View Subdivision, Plat "C"** ("Subdivision"), to wit:

REQUIRED QUANTITY OF WATER

<i>Lot</i>	<i>Culinary</i>	<i>Landscape</i>	<i>Irrigation</i>
8.	0.45 ac. ft.	1.00 ac. ft.	7.53 ac. ft.
9.	0.45 ac. ft.	1.00 ac. ft.	7.53 ac. ft.

Further, Declarant commits, dedicates and designates the following described water rights (Water Rights) as appurtenant to the following described lot(s) ("Lot(s)") within the **Sunridge View Subdivision, Plat "C"** ("Subdivision") for culinary water, landscaping water, and irrigation water use on the designated Lot(s) within the Subdivision, to wit:

ATTACHED WATER

Lot	Description of Dedicated Culinary Water Right with Change Application Number and Acre Feet	Description of Dedicated Landscaping Water and Irrigation Water Right Number with Change Application Number and Acre Feet (If water stock, add name of water company and stock certificate number with acre feet)
8.	SWR# 55-12845 (a42780) - 0.45 ac. ft., (cul.)	SVP Serial No. 69.005 – 3.78ac. ft. SVP Serial No. 69.021 – 5.22 ac. ft.
9.	SWR# 55-13094 (a45266) - 0.45 ac. ft., (cul.)	SVP Serial No. 474.016 – 3.12 ac. ft. SVP Serial No. 69.020 – 5.88 ac. ft.

Declarant covenants that neither Declarant nor Declarant's heirs, successors, or assigns shall (i) allow the Water Rights to be transferred apart from the designated Lot(s) listed herein, or (ii) allow the above described Lot(s) to be transferred apart from the designated Water Rights, without first providing replacement water rights sufficient to meet the culinary, landscape and irrigation water quantity requirements, as indicated in this document. Any transfer of the Water Rights must first be approved by the Utah County Zoning Administrator. Any transfer or purported transfer of the Water Rights apart from the Lot(s), or the Lot(s) apart from the Water Rights, without the express written consent of the Utah County Zoning Administrator, shall be null and void, and all residential use of any Lot shall cease.

If a transfer of Water Rights is approved by the Zoning Administrator, if a water stock certificate number is changed, or if a Strawberry water number is changed, an amended Declaration and Dedication of Water shall be recorded with the Utah County Recorder, after approval in writing by the Zoning Administrator, which amended Declaration and Dedication of Water shall include updated and accurate Water Right information.

This covenant shall run with the land and shall be binding upon all persons or entities owning or leasing the Lot(s) or owning or leasing the Water Rights. This covenant shall apply continuously until one of the following shall occur: (1) the subdivision plat is vacated by Utah County or its successor unit of local government as provided by state statute; or (2) all of the land of the subdivision is annexed into an incorporated municipality and the governing body of said municipality finds that, due to the presence of a municipal water system or other factors, the water rights no longer need to be attached to the Lot(s), and the municipality formally releases this covenant by ordinance or resolution. Pursuant to the Utah County Land Use Ordinance, the rule of property known as the rule against perpetuities and the rule of property known as the rule restricting unreasonable restraints on alienation shall not be applied to defeat any of the provisions of this declaration executed in accordance with said ordinance.

Sunridge View Subdivision, Plat "C"
Declaration and Dedication of Water

This covenant shall hereinafter be included in any deed dealing with the Lot(s), in whole or by reference hereto. Invalidation of any of these covenant provisions by judgement or court order shall not affect any of the other provisions which shall remain in full force and effect.

If the owner or owners of the Lot(s), or any portion thereof, or the owner's heirs, successors, or assigns shall violate or attempt to violate any of the covenants contained herein, Utah County or its successor unit of local government, or any other person owning an interest in the Lot(s), may enjoin such violation by action for injunction brought in any court of equity jurisdiction or may pursue any other remedy at law or in equity. All costs and all expenses of such proceedings shall be taxed against the offending party or parties and shall be declared by the court to constitute a lien against the Lot(s) and against the Water Rights until paid. Such lien may be enforced in such a manner as the court may order.

This covenant can only be amended in writing, and only with the prior written consent and approval of the Utah County Zoning Administrator, appearing on a document referencing this covenant and recorded in the office of the Utah County Recorder. Any change or amendment without such written consent and approval shall be null and void.

**Sunridge View Subdivision, Plat "C"
Declaration and Dedication of Water**

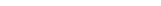
Signed : May J. Moore

Alan Landes, subdivider- water/landowner

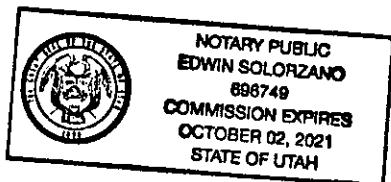
ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH)

On the 2 day of June, 2022, personally appeared before me **Alan Landes** who duly acknowledged to me that he/she/they executed the foregoing Declaration and Dedication of Water.



NOTARY PUBLIC



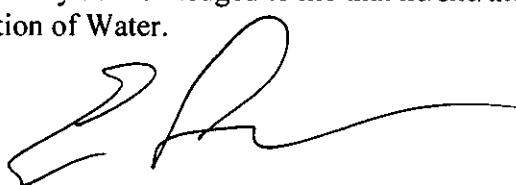
Signed: Alan Landes

Alan Landes, Trustee, subdivider- water/landowner

ACKNOWLEDGMENT

STATE OF UTAH)
: ss
COUNTY OF UTAH)

On the 2 day of JUNE, 2020, personally
appeared before me **Alan Landes, Trustee** who duly acknowledged to me that he/she/they
executed the foregoing Declaration and Dedication of Water.



NOTARY PUBLIC

