

When Recorded: 9238215

Riverton City Recorder

82705 S 1400 W

Riverton City, UT 84065-2406

COVENANT TO MAINTAIN DRAINAGE AREA

The undersigned, Benson J Whitney, as president of the Home Owners Association for the Monarch Meadows Phase 12 Planned Unit Development as described in exhibit A hereto, for and on behalf of the Home Owners Association for the Monarch Meadows Phase 12 Planned Unit Development, and in consideration for the development approval by Riverton City and services rendered by Riverton City, hereby covenant and agree as follows:

The storm water management system located in the Monarch Meadows Phase 12 Planned Unit Development as recorded with the salt lake county recorder, said storm water management system also described as exhibit B and exhibit C attached hereto, shall at all times hereinafter be maintained and kept open as a storm water management system. Said system to be used for the purpose of storm water management as required by Riverton City for the benefit of the property and the community.

The undersigned Home Owners Association agrees that it shall ensure that it will do nothing to the storm water management system as shown in exhibit B and exhibit C that interferes with the purposes of this agreement and that they shall preserve said system for the purpose of storm water management, as may be applicable, consistent with the items in exhibit B and exhibit C hereto. The undersigned also agree that Riverton city may enforce the terms of this agreement by requiring the Home Owners Association to specifically perform the conditions of this agreement.

This covenant runs with the land; but nothing herein contained shall be deemed or taken to be an abandonment or dedication of such storm water management system area to public use. The storm water management system shall remain as private property. It is understood and agreed that the restrictions on the use of the land shown in exhibit B and exhibit C shall apply to and run with said exhibit B and exhibit C; all successive future owners and occupants have the same duties to maintain the area shown in exhibit B and exhibit C hereto.

Dated 11/16/04
Benson J. Whitney
Benson J. Whitney

STATE OF UTAH
COUNTY OF SALT LAKE } S.S

One the 16 day of NOVEMBER A.D. 2004 personally appeared before me, the undersigned notary public, in and for said county of SALT LAKE in the state of Utah, BENSON J. WHITNEY who after being duly sworn, acknowledged to me that HE IS THE PRESIDENT OF MONARCH MEADOWS 12 HOA, that BENSON J. WHITNEY signed this document freely and voluntarily for the purposes mentioned.

MY COMMISSION EXPIRES JUNE 9, 2007

9238215
12/02/2004 11:31 AM \$79.00
Book - 9068 Pg - 627-630
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
RICHMOND AMERICAN HOMES
849 W LEVOY DR
SLC UT 84123
BY: SEM, DEPUTY - WI 4 P.

Elliott B. Smith
NOTARY PUBLIC
NOTARY PUBLIC
ELLIOTT B. SMITH
849 W. Levoy, Ste. 100
Salt Lake City, Utah 84123
My Commission Expires
June 9, 2007
STATE OF UTAH

BK 9068 PG 627

EXHIBIT A

SURVEYOR'S CERTIFICATE

I, Michael D. Hoffman do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 3616831, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets hereafter to be known as:

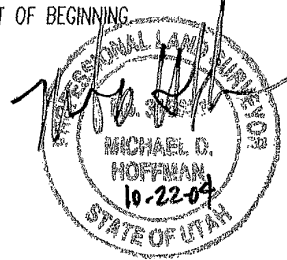
MONARCH MEADOWS PHASE 12 P.U.D.

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 13400 SOUTH STREET, SAID POINT BEING NORTH 89°53'23" WEST ALONG THE SECTION LINE 581.15 FEET AND SOUTH 00°06'37" WEST, 75.00 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 471.61 FEET; THENCE WEST 231.45 FEET; THENCE NORTH 64°47'12" WEST 244.63 FEET; THENCE NORTH 89°53'23" WEST 243.78 FEET TO THE EASTERLY LINE OF MONARCH MEADOWS PARKWAY; THENCE NORTH 00°06'37" EAST ALONG SAID EASTERLY LINE 368.27 FEET TO SAID SOUTHERLY LINE; THENCE SOUTH 89°53'23" EAST ALONG SAID SOUTHERLY LINE 695.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.70 ACRES, 63 LOTS



10-22-04

DATE

MICHAEL D. HOFFMAN, L.S.
LICENSE NO. 3616831

Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

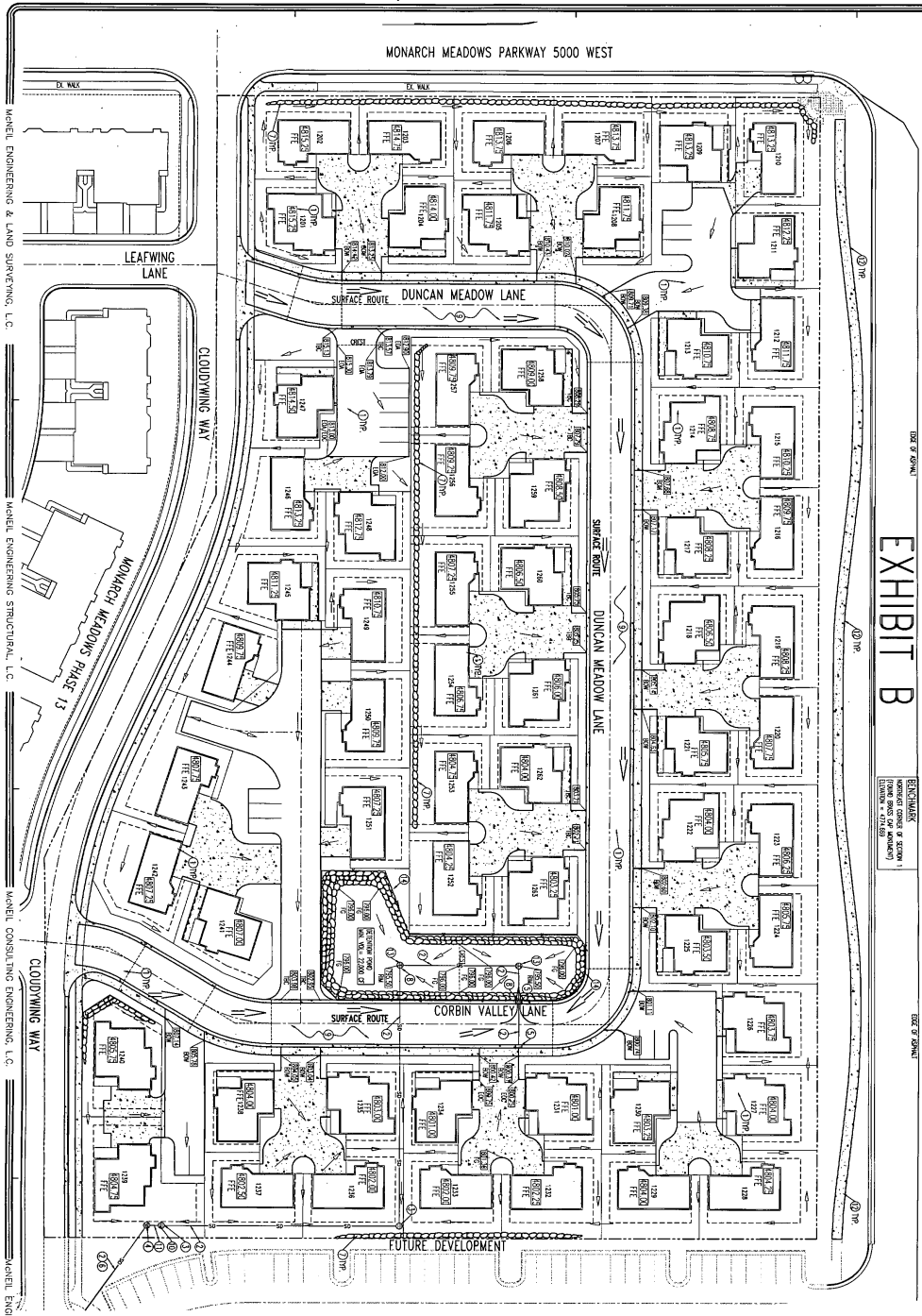
MONARCH MEADOWS PHASE 12 P.U.D.

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereby we have hereunto set our hands this _____ day of _____ A.D., 20____.

FILED AS RECEIVED
CO. RECORDER

[Handwritten signature]

*Homeowners Assoc
CC & R's*



GENERAL NOTES:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH.

CONSTRUCTION NOTES:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH.

UTILITY NOTES:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH.

FOUNDATION NOTES:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH.

FINISHING NOTES:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY AND THE STATE OF UTAH.

EXHIBIT B

REVISIONS & NOTES
 (Please show up location)
 (Date) (By)

DATE OF SHEET

DATE OF SHEET

DATE OF SHEET

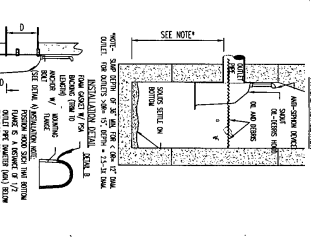
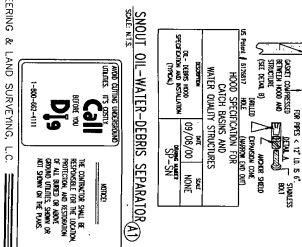
DATE OF SHEET

DATE OF SHEET

DATE OF SHEET

DATE OF SHEET

DATE OF SHEET



REVISIONS

NO.	DATE	DESCRIPTION
1	09/26/09	ISSUED FOR PERMIT
2	10/15/09	REVISED PER CITY COMMENTS
3	11/05/09	REVISED PER ARCHITECT COMMENTS
4	12/15/09	REVISED PER ENGINEER COMMENTS
5	01/15/10	REVISED PER CITY COMMENTS
6	02/15/10	REVISED PER ARCHITECT COMMENTS
7	03/15/10	REVISED PER ENGINEER COMMENTS
8	04/15/10	REVISED PER CITY COMMENTS
9	05/15/10	REVISED PER ARCHITECT COMMENTS
10	06/15/10	REVISED PER ENGINEER COMMENTS
11	07/15/10	REVISED PER CITY COMMENTS
12	08/15/10	REVISED PER ARCHITECT COMMENTS
13	09/15/10	REVISED PER ENGINEER COMMENTS
14	10/15/10	REVISED PER CITY COMMENTS
15	11/15/10	REVISED PER ARCHITECT COMMENTS
16	12/15/10	REVISED PER ENGINEER COMMENTS
17	01/15/11	REVISED PER CITY COMMENTS
18	02/15/11	REVISED PER ARCHITECT COMMENTS
19	03/15/11	REVISED PER ENGINEER COMMENTS
20	04/15/11	REVISED PER CITY COMMENTS
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77	01/15/16	REVISED PER CITY COMMENTS
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89	01/15/17	REVISED PER CITY COMMENTS
90	02/15/17	REVISED PER ARCHITECT COMMENTS
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92	04/15/17	REVISED PER CITY COMMENTS
93	05/15/17	REVISED PER ARCHITECT COMMENTS
94	06/15/17	REVISED PER ENGINEER COMMENTS
95	07/15/17	REVISED PER CITY COMMENTS
96	08/15/17	REVISED PER ARCHITECT COMMENTS
97	09/15/17	REVISED PER ENGINEER COMMENTS
98	10/15/17	REVISED PER CITY COMMENTS
99	11/15/17	REVISED PER ARCHITECT COMMENTS
100	12/15/17	REVISED PER ENGINEER COMMENTS

McNEIL ENGINEERING AND LAND SURVEYING, L.C.
 688 SOUTH 800 EAST MIDVALE, UTAH 84047
 TEL: (801) 255-7700 FAX: (801) 255-8071
 EMAIL: info@mcneileng.com WEB SITE: www.mcneileng.com

MONARCH MEADOWS PHASE 12
RICHMOND AMERICAN HOMES OF UTAH, INC.
 13400 SOUTH MONARCH MEADOWS PARKWAY (5000 WEST)
 RIVERTON, UTAH 84047
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, T4S, R2W, S18E4M

McNEIL ENGINEERING AND LAND SURVEYING
 PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES

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