

(ADDENDUM 3 TO REPC DATED 5/3/2006)

JAR-CON, INC. & WHITE PICKET FENCE - CCR COMMITTEE  
CONVENANTS, CONDITIONS, & RESTRICTIONS (CCR'S)  
GARDENS AT MILNE LANE

9748878  
6/9/2006 2:36:00 PM \$28.00  
Book - 9306 Pg - 1583-1592  
Gary W. Ott  
Recorder, Salt Lake County, UT  
EQUITY TITLE  
BY: eCASH, DEPUTY - EF 10 P.

The covenants, conditions, and restrictions, of property purchased in this development impose rules for the purpose of enhancing and protecting the value and aesthetics of Lot #1 (7256 Milne Garden Circle) Gardens at Milne Lane, Cottonwood Heights, UT. This document is implemented to inform all buyers, contractors, architecture, and agents, of the CCR's, and to ensure that all standards are complied with.

PLAN SUBMITTAL REQUIREMENTS:

- I. All architectural plans to be approved by Jar-Con Inc. and White Picket Fence (hereafter known as CCR Committee) *prior* to submittal to Cottonwood Heights building department. Plan Submittal requirements to include:
- II.
  - a) 2 (two) sets of blueprints including exterior elevation views
  - b) 2 (two) plot plans with home, driveway, and outbuildings, accurately placed, and to scale.
  - c) CCR Committee Application (this document) completed with appropriate initials and signatures.
- III. Minimum market value of each home must start at \$850,000.00 and above - certified by appraisal.
- IV. Construction must commence within one year from date on Real Estate Purchase Contract. (REPC) Non-Compliance will result in fines of \$500.00 per month until commencement. To be paid to Jar-Con, Inc.
- V. Exteriors to include stone, brick, stucco, and plank board. No aluminum siding. Exterior treatments to maintain variety and harmony with your neighbors' home.

22-29-277-025

Brick color & manufacturer: \_\_\_\_\_

Stucco /Plank Board color & manufacturer: \_\_\_\_\_

Roofing color & material \_\_\_\_\_

- A. No modern or contemporary architecture design
- B. Rambler's must be (minimum) 2100 sq/ft main level
- C. 2-Story Plans must be 2600 sq/ft above ground (minimum)
- D. CertainTeed Presidential Shake Shingle or Better
- E. Exteriors to include stone, brick, stucco, and/or plank board
- F. No aluminum siding
- G. Maintain basements per recorded plat

**PROPERTY SET-BACK REQUIREMENTS:**

- A. 25' front
- B. 8-10' sides. \*20' side for corner lots
- C. 20' rear

**CONSTRUCTION REQUIREMENTS : Applicant initials required for each item:**

1. \_\_\_\_\_ Portable toilet on job site prior to start of construction, to remain on Job-site throughout construction. I understand I will pay \$50.00 per day if absent.
2. \_\_\_\_\_ Trash receptacle on job-site, not on the road. . I understand I will pay \$50.00 per day if absent or if trash blows from receptacle.
3. \_\_\_\_\_ Changes in blueprints must be initialed by applicant and approved by Jar-Con, Inc. and White Picket Fence.
4. \_\_\_\_\_ Any damage to roads, utilities, or property from construction will be the sole responsibility of the applicant. Damage from landscaping, moving, etc. will be the sole responsibility of the homeowner.
5. \_\_\_\_\_ I understand the CCR Committee has 21 days to approve these plans. I, (we) the undersigned, understand that any changes to the approved building plan must be approved in writing by the CCR Committee prior to any work commencing, furthermore I, (we) understand that any time during the construction phase, work may be stopped if there is an unapproved change.
6. \_\_\_\_\_ Non-Compliance with agreements made herein, can result in fines from \$50.00 to \$500.00 to the applicant.

I, the undersigned applicant, understand and fully agree with the terms of these specific issues as well as the conditions and restrictions for this lot:

Mike Underwood \_\_\_\_\_ 6/20/06  
X Applicant Signature Date

Applicant MIKE UNDERWOOD  
Lot # 3, Gardens at Milne Lane Subdivision  
Address 7288 MILNE GARDEN LANE  
City, ST, Zip: COTTONWOOD HEIGHTS, UT, 84121  
Phone (day) \_\_\_\_\_  
Phone (cell) \_\_\_\_\_  
Email \_\_\_\_\_

I, the undersigned contractor/builder, understand all portions of this document and concur with all requirements and representations as made by the applicant:

\_\_\_\_\_  
Contractor/Builder Signature Date

Contractor/Builder \_\_\_\_\_  
Address: \_\_\_\_\_  
City, ST, zip \_\_\_\_\_  
Phone (day) \_\_\_\_\_  
Phone (cell) \_\_\_\_\_  
Email \_\_\_\_\_

Other homes that this contractor/builder has built in this price range: (2 minimum -required)  
Include address, price, and year built, of each home.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

The CCR Committee has reviewed this application and all supporting documentation. As noted below, this application and all supporting documents have been:

\_\_\_\_\_ Approved, as is: \_\_\_\_\_  
Doug Jardine, Jar-Con, Inc. date

\_\_\_\_\_ White Picket Fence \_\_\_\_\_ date

\_\_\_\_\_ Rejected: The following items must be addressed prior to re-submittal of this application.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

(ADDENDUM 3 TO REPC DATED 5/3/2006)

JAR-CON, INC. & WHITE PICKET FENCE - CCR COMMITTEE  
CONVENANTS, CONDITIONS, & RESTRICTIONS (CCR'S)  
GARDENS AT MILNE LANE

APR 11 2006

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X Mike Underwood \_\_\_\_\_ 6/9/06  
Applicant Signature Date

Applicant MIKE UNDERWOOD  
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City, ST, Zip: COTTONWOOD HEIGHTS, UT, 84121  
Phone (day) \_\_\_\_\_  
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I, the undersigned contractor/builder, understand all portions of this document and concur with all requirements and representations as made by the applicant:

\_\_\_\_\_  
Contractor/Builder Signature Date

Contractor/Builder \_\_\_\_\_  
Address: \_\_\_\_\_  
City, ST, zip \_\_\_\_\_  
Phone (day) \_\_\_\_\_  
Phone (cell) \_\_\_\_\_  
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\_\_\_\_\_ Approved, as is: \_\_\_\_\_  
Doug Jardine, Jar-Con, Inc. date

\_\_\_\_\_ date  
White Picket Fence

\_\_\_\_\_ Rejected: The following items must be addressed prior to re-submittal of this application.

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3. \_\_\_\_\_



County of SALT LAKE,  
State of Utah :SS )

The foregoing instrument was acknowledged before me this 8th day of June, 2006 by, **Mike Underwood**, known to me to be the person whose name is subscribed to the within the instrument, and acknowledge that he/she executed the same.

Melissa Troske

Notary Public

My commission expires: 2/09



## Exhibit A

Order Number: 2201705

All of Lot 1, GARDENS ON MILNE LANE, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.