

WHEN RECORDED MAIL TO:
WARDLEY PROPERTIES
5296 S. COMMERCE DR. #202
MURRAY, UT 84107

39557-LV

ENT 27455:2015 PG 1 of 6
Jeffery Smith
Utah County Recorder
2015 Apr 03 11:18 AM FEE 24.00 BY EO
RECORDED FOR Magellan Title
ELECTRONICALLY RECORDED

SUPPLEMENTARY RESTRICTIONS

SARATOGA SPRINGS DEVELOPMENT

Plat 16A

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 applies to Plat 16A of Saratoga Springs. These supplementary restrictions have been prepared to assist the lot owner and homebuilder 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.

Where these supplementary restrictions differ with the Master Declaration, the more restrictive shall prevail.

The Lot and House Location

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

Front setback – 25 feet

Side setbacks – 8 feet/12 feet

Rear setback – 25 feet

Out buildings – 10 feet from a neighboring lot line

Out buildings are defined as any shed, free standing garage, or similar storage structure with a roof. Please remember that setbacks are measured from the property line and not the curb line.

Home Size and Architectural Design

Plat 16A has been designed with larger lot sizes to allow for somewhat more independent home design, and that lot(s) have opportunities (both individually and collectively) to take advantage of the greater amenity based views. While maintaining greater flexibility of home design the quality of construction is expected to reflect a neighborhood with superior values.

House size in Plat 16A:

All homes of a "rambler" or single-story design shall have a minimum floor area of 2,000 square feet of livable area excluding basement and garage spaces. All homes with multiple floors shall contain a minimum of 2,600 square feet of livable area excluding basement and garage spaces.

Other design criteria in the Plat 16A area include:

The ACC will look for multiple roof line breaks, off-set roof line breaks and other variations and active architectural design features in reviewing and approving homes.

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

Unless multiple strong Craftsman Style architectural features are readily apparent in the home design, the use of siding (concrete material based or not) -- type products such as board and batten, scallop, planks or shakes, are prohibited. No horizontal siding planks are permitted. Where strong Craftsman style features are present, the use of masonry based products **may** be permitted by the ACC, but only as an accent material in areas such as inset porches, the tops of gable ends, dormers and similar applications. Such materials will not be permitted as the primary siding material on any elevation.

Roof materials shall be suited to the architectural style of the home, however, higher pitched roofs (such as 10/12) are preferred unless the architecture of the home would dictate otherwise. Without specific architectural style demands, roof pitches less than 6/12 will not be permitted.

Out buildings

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. 10' minimum setbacks from a neighboring property will be maintained.

Flags and banners

No flag poles or banners are permitted that fly seasonal, sporting teams or other flags (other than with a builders model home sales program, and then only as permitted by the ACC), with the exception that any home may have one single flagpole with a state and/or national flag, with the pole not exceeding 16' in height, and the flag not more than 6' in length.

Fencing

The open views in these plats are considered important to all homes. All fencing shall be dark colored square-tube wrought iron or black commercial grade square tube aluminum of no greater than 6 feet in height with no openings between pickets being greater than 4 inches. There shall be no greater than 10 feet between iron support posts. Side yard fences shall also be no higher than 6 feet in height. Homes may use stone or brick support columns with the wrought iron, and if stone or brick columns are used they shall be not larger than 2' x 2', no closer than 8' apart, and shall be of the same stone or brick color and style as used on the primary home.

Each 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.

The ACC will consider fence construction details and location prior to approval or denial of any application. If localized screening is necessary, owners are encouraged to use landscape materials as approved by the ACC.

Owners are discouraged from fencing along the top of slope along any of the lake lots, however, if such fencing is required, owners are encouraged to minimize the height.

Special & exclusive fencing variance for Lot 1613:

Given the unique shape of lot 1613, and existence of a city access easement and along it's north and west sides, open fencing (meeting the height and style rules above), may extend along the north and west property lines to within 38' of the Amanda Lane curb. Any fencing for lot 1613 along it's bordering property line with lot 1612 to the south, shall not extend beyond the front of the lot 1613 home. No fencing is permitted connecting any south boundary fence to any west or north boundary fence across the front yard of the home built on lot 1612.

Signature-Notary Attachment

File No. 40273 LH

This "Supplementary Restrictions Saratoga Springs Development Plat 16 A" is being recorded to add the property as per the attached Exhibit "A"

Wardley Development Saratoga Inc.

By *Lynn E. Wardley*
Lynn E. Wardley, President

State of Utah

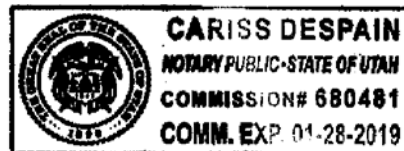
County of Salt Lake

The foregoing instrument was acknowledged before me this 1st day of April 2015 by

Lynn E. Wardley, President of Wardley Development Saratoga Inc.

Cariss Despain

Notary Public



Escrow No.: 40273-LH

EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF SARATOGA SPRINGS 18A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE.

66-446-0612

66-446-0613

66-446-0614

66-446-0616

66-446-0617