

Supplementary Restrictions

Waterside Estates

At

Saratoga Springs

## **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 Waterside Estates neighborhood, also referred to as plat 5 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.

## **The Waterside Estates Lots**

The Waterside Estate lots referred to in these supplementary restrictions are defined as each single family lot that is within Saratoga Springs Plat 5. Specifically, the following lots are subject to these restrictions:

Lots: 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, and 517.

## **The Lot and House Location**

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

Front setback - 30 feet  
Side setbacks – 14 feet / 14 feet  
Rear setback – 14 feet

## **Home Size and Architectural Design**

Waterside Estates has been designed to allow for somewhat more independent home design, given that lot sizes are larger and separation between structures is greater. While maintaining greater flexibility of home design the quality of construction is expected to reflect a neighborhood with superior values.

All homes shall contain a minimum of 3,000 square feet of livable area excluding basement and garage spaces.

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

Roof materials shall be suited to the architectural style of the home, however, higher pitched roofs (such as 12/12) 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.

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.

Backyard play structures, exercise equipment, children's play sets, or other outdoor erected equipment shall be reviewed and approved by the ACC prior to acquisition and installation upon any Waterside Estates lot. The ACC shall generally review such equipment relative to it's height, colors and potential intrusion upon the living enjoyment of other owners in the subdivision.

## **Fencing**

Fencing of lots in Waterside Estates is discouraged. The open views are considered important to all homes. If fencing is necessary, all fencing shall be wrought iron, that allows for views but provides the enclosure necessary by the owner. Fence height shall be limited to six (6) feet the project fence along Parkway Boulevard may be higher than six feet to provide traffic screening for the subdivision.

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 height, color, 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.

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

On corner lots or lots that have a street frontage on more than one side, all frontages will be treated as “front” conditions and the 30 foot setback will prevail. The property line along Parkway Boulevard is separated by green space and is not considered a “frontage” and therefore will be treated as a 14 foot setback from property line for the purposes and interpretation of these supplementary restrictions.

Please remember that setbacks are measured from the property line and not the curb line.

### **Utility Lines**

The location (depth) of sewer lines to which the specific homesite would drain, may be critical to the location of the home on the lot and the depth to which downstairs or basement lavatory or kitchen facilities may be constructed. Please have the homes’ architect and/or engineer initially check with Hubble Engineer of Lehi or Franson and Noble Engineers of American Fork to confirm that this critical issue is resolved early in the design process.

### **The Project Walls and Security Entry**

Waterside Estates is intended to provide for a modest security system that will restrict unlimited access to the neighborhood through gates and fence/wall enclosure. Any lot adjoining the project walls/fence or security system shall consider these features a part of the overall homeowners common elements, and therefore to have no special or unique right of use of these features by the individual owner.

Practically this means that there should be no attachments made to the walls or fences without the express written consent by the ACC. Further, there should be no features or structures on the private lot projecting over the project wall nor should any signage, flags, banners or similar features be raised over or hung on these common elements.

Security system access rules for Waterside Estates shall be governed by the Saratoga Springs Owners Association, with implied compliance by each resident and their respective guests of the Waterside Estates neighborhood. There will be an additional fee beyond the standard monthly association fee for the security gate operation and maintenance that would be unique for the Waterside Estate lot owners.