

Supplementary Restrictions

The Lake Lots

At

Saratoga Springs

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.

Check to make sure that house sewer lateral drains to main line.

Minimum Elevation of the Home

Each lake lot has a portion of its' area that may extend below approved construction elevation levels. The Saratoga Springs Engineers in conjunction with the State of Utah have agreed to an elevation, below which no construction of the home should reach. This elevation is at contour level 4496. Keep all foundations, basements, etc. above the 4496 contour elevation.

Wetlands Delineation

In many instances, the lake lot ownership extends beyond the "toe of slope" and is actually well out into the wetlands shore area of Utah Lake. These wetland areas are specifically intended for preservation and are intended to remain as a continuous natural area. Absolutely no fill, regrading, placing of yard equipment, play equipment, buildings, or construction or any fencing or damage to natural vegetation is allowed in these areas.

There is potential for grade alterations above the wetlands delineation and any such alterations should be closely coordinated with the ACC and the engineers.

There should be no disturbance beyond the wetlands delineation and check before filling above that area.

Home Size and Architectural Design

All lake lots carry a deed restriction that requires a livable area (excluding garage & basement) of 1,800 square feet in the home.

Each architectural plan and site plan requires approval per the process outlined in the Saratoga Springs Conditions, Covenants and Restrictions.

Fencing

Fencing of lakeside lots is discouraged. The open views are considered important to all homes. If fencing is necessary, open fencing such as a wrought iron, that allows for views but provides enclosure, may be permitted. Each fencing proposal must be submitted and approved by the ACC prior to the owners' purchase of materials or installation of any fencing. The ACC will consider fence material, color, location and height 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.

Fencing is discouraged for lake lots. If the ACC approved of any proposal to fence, it must be held 5 feet back from the lakeside trail.