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RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Dec 26 2:08 pm FEE 149.00 BY SB
RECORDED FOR SUPERIOR TITLE

SUPPLEMENTARY RESTRICTIONS

THE GOLF COMMUNITY

AT

SARATOGA SPRINGS

Plats 13 and 23

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 The Golf Community neighborhood also referred to as Plats 12 through 29 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.

The Golf Community Lots

The Golf Community lots referred to in these supplementary restrictions are defined as each single family detached lot that is within Saratoga Springs Plats 12 through 29. Separate supplementary deed restrictions will be drafted for the parcels identified on the master plan as being in some type of "attached" residential product as well as the commercial parcel and golf facilities. The parcels subject to the single family detached lot supplementary restrictions include the parcels indicated on the concept master plan as: 12, 13, 14, 15, 16, 18, 19, 23, 24, 25, 26, 28 and 29.

The Lot And House Location

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

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Front setback – 25 feet

Side setbacks – 8 feet/12 feet

Rear setback – 14 feet

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 25 foot setback will prevail. The property setback line along Centennial Boulevard and the other (yet unnamed) collector street to the south of the golf clubhouse, shall in all cases be measured as a front yard setback regardless of the type of home orientation on such a lot.

While rear and side setbacks are depicted as minimums, due to the number of lots that have golf frontage, lake views and other critical house - positioning characteristics that will affect other owners, the Architectural Control Committee will have strict review authority in the placement of the home, and any out-buildings and additions, to consider impacts of such construction on adjacent lots and overall neighborhood appeal. The lot owner may be required, by the ARC, to locate the home in a more restrictive manner than the minimum setbacks cited herein.

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

Home Size And Architectural Design

The Golf Community has been designed to allow for somewhat more independent home design, given that lot sizes are larger 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 23:

Between the Road and lake: all homes of a “rambler” or single-story design shall have a minimum floor area of 2,500 square feet of livable area excluding basement and garage spaces. All homes with multiple floors shall contain a minimum of 3,200 square feet of livable area excluding basement and garage spaces. This includes lots numbered 2301 thru lot 2316

West of the Road: 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 2,800 square feet of livable area excluding basement and garage spaces. This includes lots numbered 2317 thru lot 2325.

House size in Plat 13:

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. All homes with multiple floors shall contain a minimum of 2,800 square feet of livable area excluding basement and garage spaces

Other design criteria in the golf community include:

The ARC 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 in The Golf Community.

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 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.

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.

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

For any lot which has any yard against the golf course, outdoor play structures, exercise equipment, trampolines, children's play sets, or other outdoor erected equipment shall be prohibited. For any lot which does not have yard abutting the golf course, such outdoor structures, as described above, shall be submitted for review by the ACC relative to height, colors and location, as they might intrude upon the living enjoyment of other owners in the subdivision. The ACC may accept the proposal, deny the proposal or approve subject to modifications.

Fencing

The open views in The Golf Community are considered important to all homes. All fencing along any frontage along the golf course shall be black square-tube wrought iron of no greater than 6 feet in height with no openings between pickets being greater than 4 inches. There shall be no greater than 8 feet between iron support posts. Side yard fences shall also be no higher than 6 feet in height.

Any private home fence (as opposed to project perimeter fence) that is along a street right-of-way (a side or rear yard situation – since no fencing of the front yard is permitted) shall be located a minimum of 10 feet from the street right-of-way.

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.

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.

Golf Liability

Given that many homes within The Golf Community are located with property lines adjacent to the course, and despite following accepted course design principles in locating appropriate lots, owners should keep in mind that there may be cases wherein stray golf balls may land on the property of the residence. This is an inherent risk of being located along the course, and owners should design their activity areas, yard uses and homes to account for this inevitability.

SUPPLEMENTARY RESTRICTIONS

THE GOLF COMMUNITY

AT

SARATOGA SPRINGS

Plat 12

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 The Golf Community neighborhood also referred to as Plats 12 through 29 of Saratoga Springs. These supplementary restrictions have been prepared to assist the lot owner and homebuilder in the construction process for those lots. These restrictions are in addition to the master restrictions governing the property, and the more restrictive of the two shall prevail.

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 Golf Community Lots

The Golf Community lots referred to in these supplementary restrictions are defined as each single family detached lot that is within Saratoga Springs Plats 12 through 29. Separate supplementary deed restrictions will be drafted for the parcels identified on the master plan as being in some type of "attached" residential product as well as the commercial parcel and golf facilities. The parcels subject to the single family detached lot supplementary restrictions include the parcels indicated on the concept master plan as: 12, 13, 14, 15, 16, 18, 19, 23, 24, 25, 26, 28 and 29.

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Rear setback – 14 feet

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While rear and side setbacks are depicted as minimums, due to the number of lots that have golf frontage, lake views and other critical house - positioning characteristics that will affect other owners, the Architectural Control Committee will have strict review authority in the placement of the home, and any out-buildings and additions, to consider impacts of such construction on adjacent lots and overall neighborhood appeal. The lot owner may be required, by the ARC, to locate the home in a more restrictive manner than the minimum setbacks cited herein.

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

Home Size And Architectural Design

The Golf Community has been designed to allow for somewhat more independent home design, given that lot sizes are larger 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.

For Plat 12, 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 2,800 square feet of livable area excluding basement and garage spaces.

The ARC 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 in The Golf Community.

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 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.

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.

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

For any lot which has any yard against the golf course, outdoor play structures, exercise equipment, trampolines, children's play sets, or other outdoor erected equipment shall be prohibited. For any lot which does not have yard abutting the golf course, such outdoor structures, as described above, shall be submitted for review by the ACC relative to height, colors and location, as they might intrude upon the living enjoyment of other owners in the subdivision. The ACC may accept the proposal, deny the proposal or approve subject to modifications.

Fencing

The open views in The Golf Community are considered important to all homes. All fencing along any frontage along the golf course shall be black square-tube wrought iron of no greater than 6 feet in height with no openings between pickets being greater than 4 inches. There shall be no greater than 8 feet between iron support posts. Side yard fences shall also be no higher than 6 feet in height.

Any private home fence (as opposed to project perimeter fence) that is along a street right-of-way (a side or rear yard situation – since no fencing of the front yard is permitted) shall be located a minimum of 10 feet from the street right-of-way.

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.

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.

Golf Liability

Given that many homes within The Golf Community are located with property lines adjacent to the course, and despite following accepted course design principles in locating appropriate lots, owners should keep in mind that there will be times when stray golf balls may land on the property of the residence. This is an inherent risk of being located along the course, and owners should design their activity areas, yard uses and homes to account for this inevitability. Lot owners within the golf community plats, (which include plat 12) herein specifically indemnify the developers and golf course operators and players for any liability or damages to their person or property as a result of home location near the golf course.