

THE CC&Rs GOVERNING STANSBURY PARK

1. **LAND USE AND BUILDING TYPE:** No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot, other than one detached, single-family dwelling and a private garage for not more than three (3) cars. "Family" is defined to mean person related by blood or marriage or by legal adoption.

2. **ARCHITECTURAL CONTROL:** No building shall be erected, placed, or altered on any lot without the approval of the architectural control committee and compliance with the provisions of Section 6, Article II of these covenants. No fence, wall, swimming pool or other construction shall be erected, placed or altered on any lot without the approval of the architectural control committee.

3. **BUILDING LOCATION:** No building shall be located on any lot nearer to the front line than twenty (20) feet there from, measured to the foundation of such building; nor nearer than ten (10) feet to the rear lot line; nor nearer than six (6) feet to a side lot line, such restrictions not to apply to patio homes to be built on six thousand (6,000) square foot lots. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as part of a building for the purpose of determining such distances, provided, however that this shall not be construed to permit any portion of a building, including such eaves, steps, or open porches, to encroach upon another lot.

4. **EASEMENTS:** Easements for installation and maintenance of utilities and draining facilities are reserved as shown on the recorded plat.

5. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. **TEMPORARY AND OTHER STRUCTURES:** No structures of a temporary nature, trailer, basement house, tent, shack, garage, barn, or other outbuildings shall be used at any time as a residence either temporarily or permanently. No old or secondhand structures shall be moved onto any of said lots, it being the intention hereof that all dwellings and other buildings to be erected on said lots, or within said subdivisions, shall be new construction of good quality workmanship and materials.
Recreation Vehicles can only be stored on an approved concrete pad and cannot extend beyond the front or rear of the residences as described in Article I section 3. Note of wording or change. (Vehicles shall not be parked or stored in yards except said approved concrete pad or driveways.)

7. **SIGNS:** No billboard of any character shall be erected, posted, painted or displayed upon or about any of said property. No sign, except "For Sale" or "For Lease" signs of

customary and reasonable dimensions and design, shall be erected or displayed upon or about said property unless and until the form, dimensions and design of said sign has been submitted to and approved by the architectural control committee. The architectural control committee will have authority to remove "For Sale" or "For Rent" and "For Lease" signs determined by it to be contrary to customary and reasonable dimensions and/or design.

8. OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

9. LIVESTOCK, POULTRY, AGRICULTURE: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. Such animals as are permitted shall be strictly controlled and kept pursuant to County ordinances.

10. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Such trash, rubbish, garbage or other waste shall not be kept except in sanitary containers. No rubbish, trash, papers, junk or debris shall be burned upon any lot.

11. WATER SUPPLY: No individual water-supply system shall be used or permitted to be used on any lot or group of lots unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State Health Department. Approval of such system as installed shall be obtained from such authority.

12. SIGHT DISTANCE AT INTERSECTIONS AND CORNERS: No fence, wall, hedge, or shrub planting which obstructs sightlines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any lot at street corners or curves within the triangular area formed by the front and side lines of such lot. Sightline limitations shall apply on any lot with ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections or obstructions of such sightlines.

13. OVERNIGHT PARKING: No vehicle of any kind, including but not limited to, automobiles, trucks, buses, tractors, trailers, camping vehicles, boats, boat trailers, snowmobiles, mobile homes, two-and three-wheeled motor vehicles, or other wheeled vehicles shall be permitted to be parked on any public street within the subdivision projects between the hours of 2:00 am and 6:00 am of any morning.

14. LANDSCAPING: Within twelve (12) months of occupancy of any home, the homeowner must have substantially completed the landscaping of his lot. Such landscaping shall include, but not be limited to the preparation for and planting of lawn, grass, or other appropriate

ground cover, appropriate shrubbery and the planting of at least one (1) tree in the front yard. All exterior lighting must be "downcast". Park strip landscape must comply with Tooele County Code. Should any homeowner fail to comply with the provisions of this section, the architectural control committee shall have power to obtain an order from the court of proper jurisdiction requiring specific performance, or alternatively may complete the landscaping and require the homeowner to pay a reasonable amount of such completion. The amount owing shall constitute a lien on the homeowner's lot and home until such payment is made. Diseased trees must be removed by the homeowner within a reasonable time after the disease condition is discovered.

15. FENCES:

- A. Materials: Fences or walls shall be of wood, brick, or slump block. No fences or walls of chain link, wire mesh or unapproved materials shall be allowed.
- B. Maintenance: All fences will be properly maintained and kept in good repair.
- C. Height: Fences, walls or hedges shall not exceed six feet and shall not extend beyond the front yard set back at any point except that a fence, wall or hedge not exceeding three feet six inches beyond the front yard set back.
- D. Golf Course Lots: The above restrictive covenants regarding fences shall apply to golf course lots with the additional restriction that no fence, wall or hedge shall extend beyond the rear yard set back except that a fence, wall or hedge not exceeding three feet six inches beyond the front yard set back may extend no more than one-half the area beyond the rear yard set back.
- E. Fences, walls, or hedges must comply with any additional Tooele County ordinances.

16. WATER FRONT LOTS: The above restrictions shall apply to water front lots with the additional restriction that. No fence, wall or hedge shall extend beyond the rear yard set back except that a fence, wall or hedge not exceeding three feet six inches in height may enclose nor more than one-half the area beyond the rear yard set back.

17. BOAT DOCKING FACILITIES: The construction of boat docking facilities is subject to approval of the Stansbury Service Agency. All such structures must be maintained in an attractive, safe condition. Any such structure which is or becomes unsound and a menace or hazard to navigation must be removed or repaired.

Note Number 18 is in discussion. The service agency is allowing limited horsepower electric motors on the lake.

18. FLOATING CRAFT: Only wind or manually powered craft may be operated or maintained on any lake or body of water in the development project.