



# EXHIBIT A

## LONE TREE AT CIRCLE 5 RANCH PROPERTY DESCRIPTION

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BEGINNING AT A POINT WHICH IS S  $02^{\circ}27'43''$  W 2262.64 FEET AND WEST 61.43 FEET FROM THE NORTHWEST CORNER OF SECTION 30, T. 5 S., R. 1 W., S.L.B. & M.; THENCE S  $55^{\circ}15'00''$  E 734.74'; THENCE ALONG THE ARC OF A 803.00' RADIUS CURVE TO THE LEFT 141.89' (CENTRAL ANGLE =  $10^{\circ}07'27''$ ), THE CHORD OF WHICH BEARS S  $40^{\circ}56'06''$  W 141.70'; THENCE S  $35^{\circ}52'22''$  W 1211.79'; THENCE ALONG THE ARC OF A 339.00 FOOT RADIUS CURVE TO THE RIGHT 51.50' (CENTRAL ANGLE =  $08^{\circ}42'15''$ ), THE CHORD OF WHICH BEARS N  $48^{\circ}55'48''$  W 51.45'; THENCE ALONG THE ARC OF A 59.00 FOOT RADIUS CURVE TO THE RIGHT 22.24' (CENTRAL ANGLE =  $21^{\circ}35'35''$ ), THE CHORD OF WHICH BEARS N  $33^{\circ}46'53''$  W 22.10'; THENCE N  $22^{\circ}59'06''$  W 38.98'; THENCE ALONG THE ARC OF A 41.00 FOOT RADIUS CURVE TO THE LEFT 7.21' (CENTRAL ANGLE =  $10^{\circ}04'50''$ ), THE CHORD OF WHICH BEARS N  $28^{\circ}01'30''$  W 7.20'; THENCE ALONG THE ARC OF A 325.00' RADIUS CURVE TO THE RIGHT 391.04' (CENTRAL ANGLE =  $68^{\circ}56'17''$ ), THE CHORD OF WHICH BEARS N  $01^{\circ}24'14''$  E 367.88'; THENCE N  $35^{\circ}52'22''$  E 87.28'; THENCE N  $55^{\circ}15'00''$  W 424.23'; THENCE N  $34^{\circ}45'00''$  E 165.00'; THENCE N  $18^{\circ}38'15''$  E 52.04'; THENCE N  $34^{\circ}45'00''$  E 200.00'; THENCE N  $06^{\circ}51'33''$  E 56.57'; THENCE N  $34^{\circ}45'00''$  E 100.00'; THENCE S  $55^{\circ}15'00''$  E 16.00'; THENCE N  $34^{\circ}45'00''$  E 108.53'; THENCE ALONG THE ARC OF A 35.00' RADIUS CURVE TO THE RIGHT 31.28' (CENTRAL ANGLE =  $51^{\circ}12'21''$ ), THE CHORD OF WHICH BEARS N  $03^{\circ}41'33''$  W 30.25'; THENCE ALONG THE ARC OF A 10.00' RADIUS CURVE TO THE LEFT 13.47' (CENTRAL ANGLE =  $77^{\circ}09'38''$ ), THE CHORD OF WHICH BEARS N  $16^{\circ}40'11''$  W 12.47'; THENCE N  $45^{\circ}33'20''$  E 65.16'; THENCE S  $55^{\circ}15'00''$  E 81.34'; THENCE N  $34^{\circ}45'00''$  E 151.00' TO THE POINT OF BEGINNING.

CONTAINS 18.7035 ACRES (72 BUILDABLE LOTS)

When recorded mail original to:  
Janet Valentine, Eagle Mountain City  
1680 E Heritage Dr.  
Eagle Mountain, UT 84043

Mail copy to:  
Jessa Gagnon, The Ranches, L.C.  
3688 E. Campus Dr., Suite #140  
Eagle Mountain, UT 84043

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RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2003 Jul 29 8:47 am FEE 127.00 BY 55  
RECORDED FOR EAGLE MOUNTAIN CITY

## DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

### LONE TREE AT CIRCLE 5 RANCH

THIS DECLARATION OF Covenants, Conditions and Restrictions is made this 23 day of July, 2003 by The Ranches, L.C., a Utah limited liability corporation (hereinafter "Declarant"), whose project is known as Lone Tree at Circle 5 Ranch. Eagle Mountain City is included as a party Declarant in this Declaration of Covenants, Conditions and Restrictions; Eagle Mountain City is not the record owner of property but is included as a Declarant for the purpose of permitting Eagle Mountain City to enforce certain Covenants, Conditions and Restrictions concerning architectural guidelines and to enforce the provisions of Paragraph 8.11 which restricts the allowable irrigable acreage on each lot.

WHEREAS Lone Tree at Circle 5 Ranch is an area of unique natural beauty, featuring distinctive terrain; and

WHEREAS by subjecting Lone Tree at Circle 5 Ranch to this Declaration, it is the desire, intent and purpose of Declarant to create a community in which beauty shall be substantially preserved, which will enhance the desirability of living on those portions of Lone Tree at Circle 5 Ranch, subject to this Declaration, and which will increase and preserve the attractiveness, quality and value of the lands and improvements therein; and

WHEREAS this Declaration shall apply to the lands described on Exhibit A hereto and to such additional lands as may be hereafter subject to this Declaration in the manner set forth below in Article II.

NOW, THEREFORE, Declarant hereby declares that Lone Tree at Circle 5 Ranch is and shall henceforth be owned, held, conveyed, encumbered, leased, improved, used, occupied and enjoyed subject to the following uniform Covenants, Conditions, Restrictions and Equitable Servitude. That said Covenants, Conditions, Restrictions and Equitable Servitude are in furtherance of, and the same shall constitute, a general plan for the ownership, improvement, sale, use and occupancy of Lone Tree at Circle 5 Ranch and that they are also in furtherance of and designed to accomplish the desires, intentions, and purposes set forth above in the recitals. This Declaration shall run with the real property described on Exhibit A and shall inure to the benefit of and be binding upon every part thereof and every interest therein. Further this Declaration shall inure to the benefit of, be binding upon, and be enforceable by Declarant and its successors in interest and each owner and its successors in interest. Eagle Mountain City is included as an additional Declarant and shall be treated as a Declarant in all circumstances.

These covenants, conditions and restrictions are subject to and, to the extent they are inconsistent with, shall be superseded by, The Ranches Community Declaration including The Ranches Community Design Guidelines, attached thereto as an exhibit, to be recorded by The Ranches, L.C., Declarant of the entire project known as The Ranches, of which Lone Tree at Circle 5 Ranch is a part. The subordination of these Covenants, Conditions and Restrictions to the Community Declaration shall be recorded in the future and is not subject to the approval of any buyers of lots or homes in Lone Tree at Circle 5 Ranch.

## ARTICLE I

### DEFINITIONS

Unless the context otherwise specifies or requires, the following words and phrases when used in the Declaration shall have the meanings hereinafter specified.

SECTION 1.01. **The Ranches Master Homeowners Association Design Review Committee** shall mean the committee created pursuant to Article IX hereof.

SECTION 1.02. **Design Review Committee Rules** shall mean the rules adopted by the Design Review Committee pursuant to Article IX hereof.

SECTION 1.03 **Design Guidelines** shall mean those Community Design Guidelines for The Ranches dated March 1, 2001 and approved by the Eagle Mountain City Council, and attached as an exhibit to The Ranches Community Declaration.

SECTION 1.04. **Assessments** shall mean the sums levied for the purposes set forth in Article X hereof.

SECTION 1.05. **Beneficiary** shall mean a mortgagee under a mortgage, a beneficiary under a deed of trust, or a seller under a title retaining contract, as the case may be.

SECTION 1.06. **Board** shall mean the Board of Trustees of the Ranches Master Homeowners Association, as appropriate.

SECTION 1.07 **Community Declaration** shall mean the Master Covenants, Conditions and Restrictions governing the entire Ranches property.

SECTION 1.08. **Declarant** shall mean The Ranches, L.C. or Eagle Mountain City as the context requires.

SECTION 1.09. **Deed of Trust** shall mean a mortgage, a deed of trust, or a title retaining contract, as the case may be, granted on a Lot to secure the payment of a debt.

SECTION 1.10. **Improvement** shall mean every structure and all appurtenances thereto of every type and kind, including but not limited to, buildings, patios, tennis courts, swimming pools, garages, doghouses, mailboxes, aerials, antennas, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, planting, planted trees and shrubs, poles, signs, exterior air conditioning, water softener fixtures or equipment, pumps, wells, tanks, reservoirs, pipes, lines, meters, towers, and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, or other utilities.

SECTION 1.11. **Lone Tree at Circle 5 Ranch** shall mean Lone Tree at Circle 5 Ranch Subdivision.

SECTION 1.12. **Lot** shall mean any unit of land that is designated on any recorded Subdivision Plat of Lone Tree at Circle 5 Ranch whether or not improved.

SECTION 1.13. **Manager** shall mean any person, firm or corporation employed by the Ranches Master Homeowners Association pursuant to Article XII hereof and delegated duties, powers, or functions by the Association.

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SECTION 1.14. **Mortgage** shall mean any mortgage deed of trust or title retaining contract granted on a Lot to secure the payment of a debt.

SECTION 1.15. **Exterior Materials** shall mean stone, rock, stucco, vinyl or wood siding, finished lumber, brick, or other similar materials but shall not mean cinder block or concrete block or aluminum siding. Exterior residence materials shall be of a noncombustible material as approved by Eagle Mountain City. The determination as to if any specific material constitutes an acceptable Exterior Material as its use is proposed in a given structure in Name of Lone Tree at Circle 5 Ranch shall be made by the Design Review Committee.

SECTION 1.16. **Notice and Hearing** shall mean ten (10) days written notice given and a public hearing at which the person to whom the notice is directed shall have the opportunity to be heard in person or by counsel at his expense.

SECTION 1.17. **Owner** shall mean (1) the person or persons, including Declarant and, holding an aggregate fee simple interest in a Lot or, as the case may be, (2) the purchaser of an aggregate fee simple interest in a Lot under an executory contract sale.

SECTION 1.18. **Person** shall mean a natural individual or any other entity with the legal right to hold title to real property.

SECTION 1.19. **Plans and Specifications** shall mean any and all documents designed to guide or control the construction, or alterations, or improvements, or other proposal in question, including but not limited to documents indicating the size, shape, configuration and/or materials, to be incorporated; all site plans, excavation and grading plans, elevation drawings, floor plans, techniques, samples of exterior colors, plans for utility services, and all other documentation or information relevant to the improvement or proposal in question.

SECTION 1.20. **Record, Recorded, and Recordation** shall mean, with respect to any document, the recordation of such document in the office of the Recorder of Utah County.

SECTION 1.21. **Subdivision** shall mean a parcel of land, which has been shown on a final and recorded subdivision plat consisting of two or more lots.

SECTION 1.22. **Declaration** shall mean this instrument as it may be amended from time to time.

SECTION 1.23. **Period of Declarant's Control** shall mean a period from the date of recording of this Declaration until the later to occur of the events set forth in Article IX.

## ARTICLE II

### SUBJECTION OF LAND TO THIS DECLARATION

SECTION 2.01. Declarant may at any time and from time to time subject additional Real Property to the provisions of this Declaration in accordance with the procedures set out in this Article II. Upon the recording of a Notice of Addition of Real Property containing the provisions set forth below in this Article, the covenants, conditions, restrictions and equitable servitude's contained in this Declaration shall apply to such additional Real Property in the same manner as to the Real Property originally subject

to this Declaration and thereafter, the rights, privileges, duties and liabilities of all persons subject to this Declaration shall be the same with respect to all additional Real Property, as with respect to all additional Real Property, as with respect to the property originally covered by this Declaration.

The Notice of Addition of Real Property referred to herein above shall contain the following provisions:

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- A. A reference to this Declaration, which reference shall state the date of recordation hereof and the book and page numbers wherein this Declaration is recorded.
- B. A statement that the provisions of this Declaration shall apply to the additional Real Property as set forth herein.
- C. A complete adequate legal description of the added land; and
- D. Declarant's written consent.

### ARTICLE III

#### BASIC BUILDING RESTRICTIONS

**SECTION 3.01. Use of Property.** Each Lot shall be used solely for single family residential purposes.

**SECTION 3.02. Design Review Committee Approval.** The Plans and Specifications, including the location of all improvements must be approved in writing by the Design Review Committee prior to commencement of any construction in accordance with and subject to the provisions of Article IX hereof.

**SECTION 3.03. Architecture - Elevation Articulation Ratio (EAR).** The Elevation Articulation Ratio is intended to establish a measure of acceptable architectural material and massing for an elevation. This ratio shall be established for all elevations of a dwelling as well as averaged in order to meet the minimum requirements. For lots 8-40 and 45-72 the EAR shall be meet the criteria of Design Guidelines as recorded by the County Recorder in Utah County, Utah for "Entry-Level Neighborhoods", found on page 36, paragraph 6.4.2.2 of the Design Guidelines. For lots 1-7 and 41-44 the EAR shall be meet the criteria of Design Guidelines as recorded by the County Recorder in Utah County, Utah for "Second Time Move-up Neighborhood", found on page 38, paragraph 6.4.2.3.2 of the Design Guidelines, (except that the exterior elevations shall consist of stucco with brick/rock accents totaling approximately 15-25% of the exterior surface area of the home).

**SECTION 3.04. Property Line Setbacks.** Any structures to be constructed on a Lot shall comply with the following minimum property line setbacks.

|             |   |  |
|-------------|---|--|
| Front yard  | - | 15' (Front facing garages require a 25' setback) |
| Rear yard   | - | 25', unless waived to 20' by the MHOA            |
| Side yards  | - | 5' on each side                                  |
| Corner Lots | - | 15' on front and side facing public street       |

**SECTION 3.05. Floor Space.** For lots 8-40 and 45-72 the minimum size of each single story, bi-level or tri-level dwelling unit shall meet the criteria of Design Guidelines as recorded by the County Recorder in Utah County, Utah for "Entry-Level Neighborhoods" as found on page 36, paragraph 6.4.2.2.A of the Design Guidelines, except that finished livable space above grade must exceed 900 square feet and a minimum footprint not less than 900 square feet.

For lots 1-7 and 41-44 the minimum size of each single story, bi-level or tri-level dwelling unit shall meet the criteria of Design Guidelines as recorded by the County Recorder in Utah County, Utah for "Second Time Move-up Neighborhood" as found on page 38, paragraph 6.4.2.3.2.A of the Design

Guidelines, except that finished livable space above grade must exceed 1200 square feet and a minimum footprint not less than 1000 square feet.

**SECTION 3.06. Exterior Materials.** All exterior surfaces of any building shall be of materials and of colors approved by the Design Review Committee and as specified in Article 1.15 of this Declaration, and in accordance with Section VI: Architecture Guidelines found on pages 29-41 of the Design Guidelines and in accordance with Section 3.03 above. Colors of exterior materials shall be in accordance with the Design Review Committee's approved color palette. White and off-white colors are prohibited, including (but not limited to) trim, shutters, railing, porch columns, doors and garage doors.

**SECTION 3.07. Roofs.** All roofs shall be constructed in accordance with the Design Guidelines as set forth on page 33, paragraph 6.4.1.3.C and page 37, paragraph 6.4.2.2.E. Roof colors shall be in accordance with the Design Review Committee's approved color palette

**SECTION 3.08. Roof Overhangs.** Shall be constructed as set forth on page 33, paragraph 6.4.1.3.C of the Design Guidelines.

**SECTION 3.09. Height.** No building shall exceed thirty-five feet in height measured from the highest natural ground level adjacent to such building to the highest point of the ridge line of such building. See page 29, paragraph 6.3.1.A of the Design Guidelines.

**SECTION 3.10. Garages.** All Garages must meet the criteria of Design Guidelines as found on page 33, paragraph 6.4.1.3.D and page 37, paragraph 6.4.2.2.A.

**SECTION 3.11. Garage Doors.** Garage doors and colors shall be as required in the Design Guidelines, page 30, paragraph 6.3.1.E and page 33, paragraph 6.4.1.3.D, and approved by the Architectural Review Board. Garage doors shall be colored as per Section 3.06 above and shall blend with the color of the home (no white).

**SECTION 3.12. Porches and Covered Entries.** When front porches and/or covered entries are required, they shall face a public street. Front porches/covered entries shall measure a minimum of eighty (80) square feet and shall be a minimum of six (6) feet deep. See page 34, paragraph 6.4.1.3.E of the Design Guidelines. Porch railings shall be colored as per Section 3.06 above.

**SECTION 3.13. Foundations.** A maximum of sixteen (16) inches of exposed concrete foundation shall be permitted. A maximum of twenty (20) inches of exposed concrete shall be permitted on elevations where the grade slopes along the dwelling. Requirements are specifically addressed on page 29, paragraph 6.3.1.B of the Design Guidelines.

**SECTION 3.14. Windows.** A minimum of one window on each elevation of a dwelling shall be required. Criteria are set forth on page 30 paragraph 6.3.1.D of the Design Guidelines. Exterior window colors shall be in accordance with the Design Review Committee's approved color palette. White window frames are discouraged but acceptable.

**SECTION 3.15. Decks.** Decks shall be integrated with the architecture of the main dwelling. See page 30, paragraph 6.3.1.C of the Design Guidelines for further information.

**SECTION 3.16. Construction Time Requirement.** Construction must be commenced within 18 months of the closing on the lot purchase from the Declarant. In the event this is not done, the Developer may repurchase the lot at the original purchase contract price paid by the Purchaser. In addition, if not completed within seven months of the start date, a fine may be levied by the Architectural Review Committee at its discretion.

