



## CC&R's for ZIONS GATE EST 2

Provided by	Terra Title Company
Recipients	ginger@lawrealestategroup.com valerie@terratitle.com
Date	5/4/2026

*You have requested the company provide a preliminary draft disclosure of Covenants, Conditions and Restrictions (CC&Rs) for the above-name subdivision. Attached is the information in our file which pertains to or is associated with CC&R's which is being provided as a courtesy and without cost. The documents have not been verified or examined. A more thorough examination of the county records may disclose more or less information through an insured product at a cost to you, but you have not requested one and one is not being provided. Rely on the information at your own risk. You may want to contact the home owner's association, its officers, managers, or directors, for a complete list of all of the CC&Rs or seek legal advice regarding the effect of the CC&Rs on you.*

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**DOC # 20140031452**

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Russell Shirts Washington County Recorder  
10/14/2014 03:17:59 PM Fee \$ 36.00  
By BLACKMORE VINCENT



**DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS**

**OF:**

**Zion's Gate Estates Phase I**

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**DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS**

**OF:**

**Zion Gate Estates Phase I**

**KNOW ALL MEN BY THESE PRESENTS: That DRP MANAGEMENT, INC. , A Utah Corporation, and Uintah Investment, LLC. A Utah Limited Liability Company, (hereinafter referred to as the "Developer"), is the owner of the the following described property, hereinafter referred to as "the Property", located in Hurricane, Washington County, Utah, to wit.**

**Legal Property Description:**

**BEGINNING AT A POINT N 008'08" E 427.02 FEET ALONG THE EAST SECTION LINE OF SECTION 36 FROM THE SOUTHEAST CORNER OF SECTION 36 ,TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 7342'23" W 462.00 FEET TO THE SOUTHEASTERLY CORNER OF ZION'S GATE R.V. AMENDED, RECORDED AS ENTRY NO. 20080049203 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE N 1233'46" W 914.49 FEET ALONG THE EAST BOUNDARY OF SAID DEVELOPMENT AND IT'S EXTENSION TO A POINT ON THE SOUTH BOUNDARY OF ROCK HAMPTON SUBDIVISION PHASE 1; THENCE EAST 644.16 FEET ALONG SAID SUBDIVISION BOUNDARY TO A POINT ON SAID EAST SECTION LINE; THENCE S 008'08" W 762.98 FEET ALONG SAID EAST SECTION LINE TO THE POINT OF BEGINNING.**

**WHEREAS, It is the intention of the Developer to include all of the property in said plat, to divide the property into lots as shown on said plat, and to dedicate the streets shown on said plat to the City of Hurricane. The easements indicated on said plat are hereby perpetually reserved for public utilities and for any other uses as designated thereon or set forth herein, and no structures other than for such utility or other indicated purposes are to be erected within the lines of said easements; and**

**WHEREAS, certain covenants and restrictions must be established and observed in order to insure harmonious relationships, protect property values, eliminate hazardous conditions, and preserve the natural beauty of the area.**

**NOW, THEREFORE, the Developer hereby declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved, subject to the following limitations, covenants, conditions and restrictions, all of which are declared and agreed to be furtherance of a plan for the subdivision, improvement and the sale of the property and are established and agreed upon for the purposes of enhancing and protecting the value, desirability and attractiveness of the property and every lot, part or portion thereof. The acceptance of any deed to or conveyance of any lot, part or portion of the property by the grantees herein named or by their legal representatives, heirs, executors, administrators, successors or assigns, shall constitute their covenant and agreement with the Developer and its successors or assigns, and with each other to accept, hold, improve, use and convey the property described and conveyed in or by such deed of conveyance subject to said covenants, conditions and restrictions as follows, to wit:**

**ARTICLE I**  
**DEFINITIONS**

1. **OWNER:** Owner shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property , including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.
2. **DEVELOPER:** Developer shall mean and refer to DRP MANAGEMENT, INC. , A Utah Corporation, and Uintah Investment, LLC. A Utah Limited Liability Company,, and its successors and assigns.
3. **RESIDENCE:** Residence shall mean and refer to the family dwelling constructed in the platted area of each lot.
4. **DECLARATION:** Declaration shall mean and refer to the Declaration of Protective Covenants, Conditions and Restrictions.
5. **DEVELOPMENT:** Development shall mean and refer to the property, and any additions thereto, including all future phases and improvements thereon.
6. **LOT:** Lot shall mean and refer to any plot of land shown upon any recorded subdivision map of the property.
7. **CONVEYANCE:** Conveyance shall mean and refer to actual conveyance of fee title to any lot owner by a Warranty Deed or any other document title.
8. **YARDS:** The yard area of all lots shall be defined as follows: Front yard shall mean and refer to that portion of the lot which is located between the front lot and a perpendicular line running from the front corners of the residence to the side lines; Back yard shall mean and refer to that portion of the lot which is located between the back lot line and a perpendicular line running from the back corners of the residence to the side lot lines; Side yards shall mean and refer to that portion of the lot which is located between the residence and the side lot line and the front and back yards. On a corner lot both sides of the residence facing the streets shall be deemed the front of the residence for the purposes of defining the front corners of the residence.
9. **OPEN SPACE AND PARKING:** Those parcels of land on the plat which are labeled "open space" and "parking" are under the ownership and control of the Developer. The "parking area" is intending as parking for the "open space" use.. No lot owner is granted any shared ownership in the parking or open space. These parcels of land are exclusively by the Developer or his assign.

**ARTICLE II**

1. **AMENDMENT:** The developer reserves the right to amend this declaration as it may deem necessary, from time to time during the development phase of the subdivision, as defined herein, for the purpose of bringing this declaration into compliance with the rules and regulations of any lending institution or governmental agency created for the purpose of making, underwriting, purchasing, or guaranteeing the repayment of loans for the purchase or construction of residential housing. This right of Developer to amend shall not require the vote or approval of any lot owner, and shall be independent of all other rights granted to or reserved by the Developer in this declaration and shall continue until all lots in the subdivision, have been conveyed.
2. **AVAILABILITY:** Upon request, and during normal business hours, the Developer shall make available to all lot owners, lenders and the holders and insures first mortgages on any lot residence located thereon, for the purpose of inspection or photocopying, current copies of this declaration, the Articles of Incorporation, and By-laws and other rules and regulations, (if applicable) governing the Development.

**ARTICLE III**  
**GENERAL RESTRICTIONS**

1. **LAND USE AND BUILDING TYPE:** All lots shall be used for single family residential purposes. No resident's use of a lot shall endanger the health or disturb the reasonable enjoyment of any other owner or resident. The only buildings or structures permitted to be erected, placed or permitted to be located on any lot within the subdivision shall be a single family dwelling, or other approved structure as defined herein. All construction shall be of new materials. All structures shall be constructed in accordance with the zoning and building ordinances of the City of Hurricane, Utah, in effect from time to time. "Family" is defined to mean persons related by blood or marriage, by legal adoption, or by enforced law.
2. **MINIMUM SQUARE FOOTAGE AND MULTILEVEL RESTRICTIONS:** In no event shall the total finished square living area of any residence constructed on any lot within the subdivision, exclusive or porches, balconies, patios, and garages, be less than 900 square feet. The minimum total finished square footage of living area on the first level above ground and located within the area of a foundation for any residence constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, shall not be less than 900 square feet. No more than two stories above ground will be allowed under any condition.
3. **GARAGES:** All residences constructed on any lot in the subdivision shall be constructed with a fully enclosed, private attached garage, built to accommodate not less than one (1), nor more than three (3) vehicles. The minimum size size for any such garage shall be 12 feet by 20 feet. The height of the garage door headers shall not exceed 9 feet. All garages shall be constructed of the same exterior materials as and in harmony and be architecturally compatible with the residence constructed on the lot. Plans for the construction of a detached garage shall first be submitted to the Architectural Control Committee for approval, according to the same procedures set forth herein for the approval of dwelling plans and shall in all respects comply with the provisions of this declaration with respect to the construction of residence.
4. **LOT SIZE:** Lot sizes as described on the recorded plat of the subdivision are considered minimum lot sizes and no persons shall further subdivide any lot other than as shown on the recorded plat of said subdivision.
5. **BUILDING LOCATION:** All buildings shall be located on all lots so as not to be in violation of Hurricane City ordinances with respect of minimum setbacks. The above notwithstanding, in no event shall any portion of any building, including eaves or steps, encroach upon any other lot, except herein stated. Minimum setback from the back of curb shall be 25 feet for garage, 19 feet for home, minimum setback from adjacent lots shall be 5 feet on one side 10 feet on the other. Aggregate 15 feet, and minimum setback in the rear shall be 10 feet.
6. **DRIVEWAYS AND WALKWAYS:** The primary driveway, that is the driveway leading from the street to

- the garage, and primary walkways, that is walkways leading from the street or driveway to the entrance of the residence, shall be constructed of concrete, tile or brick pavers. All other driveways and walkways shall be constructed of a material commonly used for such purposes, however, in no event shall a driveway or walkway be constructed of dirt, sand, clay or road base material.
7. **EXTERIOR MATERIALS:** Exterior finish construction materials will be stucco with accents of brick, stone or tile or other finishes approved by The Architectural Control Committee. The Architectural Control Committee reserves the right to suggest modifications to enhance the appearance of the structure. The following restrictions shall apply to all exterior construction materials: (1) stone or stone veneer shall not be used on or more than 50% of the exposed front exterior surface; (2) Stucco or metal shall be used on soffit and fascia, other materials shall be approved by the Architectural Control Committee; (3) all exterior materials shall be new materials, with the exception of brick or brick veneer, which may be constructed of used brick; (4) the side of any structure shall be constructed of the same materials and match architecturally with the exposed front exterior surface of the structure. The Architectural Control Committee, said approval to be based on the appearance and style of the structure reserving to The Architectural Control Committee the right to suggest modifications to enhance the appearance of the structure.
  8. **ROOFING MATERIAL:** Roofing material shall be limited to cement tile shingle. No asphalt shingles, wood shake or metal roofs will be allowed.
  9. **ARCHITECTURAL RESTRICTIONS:** The following architectural restrictions shall apply to all dwelling units built on all lots: (1) the front exterior face of each dwelling shall be broken up with architectural accents per plans; (3) all roof surfaces shall have a minimum slope 5/12.
  10. **EASEMENTS:** Easements for installation and maintenance of any and all utilities and drainage facilities are reserved as shown or stated on the recorded plat. Within these easements no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere within the installation, maintenance or replacement of utilities, or which may change the direction or flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. The title holder of each lot from time to time grant rights over, across, on, under and upon these easements for such additional uses of services as may be provided from time to time by a public authority or private utility company. Developer or any public authority shall have the right of access to such easements for the purpose of installing, repairing, maintaining, removing, or replacing any such utilities or portions thereof and for removing and clearing any vegetation which could interfere with such utilities or drainage as aforesaid.
  11. **TEMPORARY OR OTHER STRUCTURES:** No structure of a temporary nature and no trailer, bus, tent, shack, or other outbuildings shall be used at any time as a residence, either temporarily or permanently, nor shall any such structures be erected or placed on any lot at any time. No old or second-hand structure shall be moved onto any said lots, it being the intention that all dwellings and other be erected on said lots, or within said subdivision, shall be new construction of good quality, workmanship, and materials.
  12. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, part or portion of the property, nor shall anything be done thereon which may become an annoyance to the neighborhood.
  13. **OIL AND MINING OPERATIONS:** No oil drilling, quarrying or mining operations of any kind shall be permitted upon or in any lot, part or portion of the property, nor shall any oil well, gas well, tank, tunnel, mineral excavation or shaft be permitted upon or in such lot, part or portion of the property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot or portion of the property.
  14. **ANIMALS:** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, part or portion of the property except that dogs, cats or other domesticated household pets may be kept in a residence constructed on a lot, or on a lot in a suitable enclosure and they are not kept, bred or maintained for any commercial purpose. Such animals as are permitted shall be strictly controlled and kept pursuant to all applicable laws and ordinances.

15. **GARBAGE AND REFUSE DISPOSAL:** No lot, part or portion of the property, shall be used or maintained as dumping ground for rubbish, rubble, trash, garbage or other waste. Such trash, rubbish, rubble, garbage or other waste shall not be kept except in sanitary containers.
16. **BUILDING MATERIALS:** No lot, part or portion of the property, shall be used or maintained as a storage for building materials except during a construction phase. Once a dwelling is occupied or made available for sale, all building materials shall be removed or stored inside such dwelling.
17. **WATER SUPPLY:** No individual water supply system shall be used or permitted to be used on any lot, part or portion of the property.
18. **SEWAGE DISPOSAL:** No individual sewage disposal system shall be permitted on any lot, part or portion of the property.
19. **BOATS AND RECREATIONAL AND MOTOR VEHICLES:** No boats, motorcycles, trailers, buses, motorhomes, campers or other vehicles shall be parked or stored upon any lot except in the side or back yard area. In no event shall any such vehicles be parked on the driveway or in the front yard area of any lot or on any street located within the subdivision for more than a 24 hour period. All such vehicles shall be properly registered and licensed, or meet such other governmental approval as may be required.
20. **ANTENNA:** No external radio, television, dish (larger than 3-foot diameter) or other antenna of any kind or nature, or device for the reception or transmission of radio, microwaves or other similar signals shall be constructed or maintained on any lot or residence in such a manner as to extend above the height of the residence in such a manner as to extend above the height of the residence on the lot nor shall such devices be located on any lot or any residence on any lot so as to be visible from the street fronting said lot. Satellite dishes (larger than 3-foot diameter) shall only be allowed in the backyard areas and only if screened from the view of other lots.
21. **SAFE CONDITION:** Without limiting any other provision of this declaration, each owner shall maintain and keep such owner's lot at all times in a safe, sound, and sanitary condition and repair and shall correct any condition or refrain from any activity which might interfere with the reasonable enjoyment by other owners of their respective lots.
22. **SITE DISTANCE AT INTERSECTIONS:** No structure, fence, wall hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street lines or in the case of a rounded property corner from the property lines extended. No tree shall be permitted to remain within such intersections unless, the foliage line is maintained at such height to prevent obstruction of such sight lines.
23. **LANDSCAPING:** Landscaping in the front yard will be completed before Certificate of Occupancy is issued by the City of Hurricane. Landscaping shall include, but is not limited to, the planting of lawn, grass, trees, or other appropriate ground cover or shrubbery. No poisonous or noxious plants or vegetation shall be allowed, including, plants such as oleanders. The planting of trees, shrubs, and grass are encouraged. Landscaping using a desert or arid motif is permitted. All property owners whose residence abuts 3400 West will be responsible and maintain landscaped property behind wall on their property. Homeowners adjacent to retention basin shall be required to maintain trees installed by developer. All landscaping and yards shall be kept and maintained in an orderly and slightly manner, free of weeds and garbage. Should any lot owner fail to comply to with the provisions of this section, the Architectural Control Committee shall have the right to seek an order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof, and shall also have the authority to complete, clean-up, or restore the landscaping and require the lot owner to pay a reasonable amount for such completion or clean up. All attorney's fees and costs incurred in any such action, and all expenses incurred in connection with such completion shall constitute a lien on such lot owner's lot, and shall also be a personal obligation of said lot owner, enforceable at law, until such payment thereof is made.

24. **EXCAVATIONS AND FILL:** Any excavation and fill shall be approved by Architectural Control Committee.
25. **OUTSIDE LIGHTING REQUIREMENTS:** Any light used to illuminate garages, patios, parking areas, driveways, walkways, or for any other purpose shall be so arranged as to reflect light downwards.
26. **DAMAGE TO STREET, CURB OR GUTTER:** Any damage inflicted on existing improvements such as curbs, gutters, streets, concrete sidewalks, and such by the purchasers or owner and/or their agents of any lot must be required within ninety (90) days after such damage is discovered, and the expense of such repair shall be borne by purchaser or owner.
27. **STORAGE OR UTILITY BUILDINGS:** All storage or utility buildings , or such structures intended for such uses larger than 180 square feet, must be built in the same architectural style and constructed from the same exterior construction materials as the residential dwelling on the lot. Plans for the construction of such buildings shall be submitted to the Architectural Control Committee in the same manner as with residential structures and be subject to its approval as set forth in this declaration. All structures smaller than 180 square feet shall be behind a solid approved fence.
28. **DOMESTRUCTURES:** No dome structures of any type are allowed.
29. **MOBILE, MODULAR, AND PRE-FAB HOMES:** No mobile, manufactured modular or pre-fab home shall be placed on any lot, part or portion of the property.
30. **WALLS AND OTHER BARRIERS:** Walls, fences and barriers shall be constructed of materials manufactured for such purposes and erected in a proper and safe manner. Prior to construction, plans for walls, fences, and barriers shall be submitted to the Architectural Control Committee for approval. Permitted materials shall be concrete colored block, matching the developments color blend. No wire mesh or chain link is allowed as a fencing material. Walls and fences shall not exceed three (3) feet in height in the front yard, back to the 25 foot setback line. Back walls and fences in the side and back yards shall not exceed six (6) feet in height. All walls and fences must comply in all respects with Hurricane City ordinances. All walls, fences, and barriers shall be kept and maintained in a visually pleasing manner and a state of good repair, and the owner's failure to do so may result in action by the Architectural Control Committee to enforce conditions herein contained. Further, it is mutually agreed and binding upon the owners of each lot, that any required repair or maintenance of any wall or structure which is a part of the common wall , or party wall, between dwelling units, will be kept in good repair and the cost of such repair will be shared equally between the owners of the adjoining properties affected by said repair of maintenance.
31. **ROOF MOUNTED HEAT PUMPS AND SOLAR PANELS:** Solar panels, heat pumps, and/or air conditioning units shall be allowed to be mounted on roofs only if they are placed on the side or back slope of the home essentially hidden from the street in front of the lot.
32. **CONSTRUCTION COMPLETION:** Once construction on a residence is commenced construction shall proceed in a substantial manner until the residence is completed. Construction shall be completed, that is the residence shall be certified for occupancy within 12 months from the start of construction.
33. **LEASES:** In a lease or rental agreement between a lot owner and lessee, lessor shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of the declaration, and that any failure by the lessee to comply to these terms of this Declaration shall be a default under the terms of the lease. Furthermore, all such leases shall be in writing and include language to the effect that the lessee has received a copy of this Declaration and has read and understands them, and agrees to be bound by their terms. In no event shall a lease agreement shall be for a term less than 30 days.

34. **SIGNS:** No billboard or sign of any character shall be erected, posted, painted, or displayed upon or about any lot, part or portion of the property. No sign of any kind, except signs for the advertisement of a lot or residence for sale or rent, limited to one sign per lot of not more than five square feet in size shall be used, placed or displayed to the public view on any lot, part or portion of the property. The above notwithstanding, signs used by the Developer to advertise the development and/or initial sale of any lot, part or portion of the property shall be excluded from this restriction. During construction a sign, not more than 16 square feet in size, will be allowed to identify pertinent information for construction. Any such sign shall be removed upon the completion of construction, as defined herein. The Architectural Control Committee shall have the power to remove or cause the removal of any billboard or sign erected in violation to this section, and any cost or expense incurred in conjunction with such removal shall be borne by the lot owner.
35. **INOPERABLE MOTOR VEHICLES:** No type of motor vehicle which is inoperable for any reason shall be permitted to be parked upon any street, lot, part or portion of the property, except in an approved enclosed garage. In the event any inoperable motor vehicle remains outside upon any street, lot, part or portion of the property for a period exceeding 30 days the Developer, or Architectural Control Committee may remove the inoperable motor vehicle after a 10 day written notice. The cost and expense of such removal shall be borne by the lot owner on which or in front of which the inoperable vehicle was parked. For the purpose of this section, "inoperable motor vehicle" shall mean any motor vehicle which is unable to be operated in a normal manner upon the streets under its own power, or is unlicensed or unregistered for a period of not less than 90 days.
36. **TRUCKS AND TRAILERS:** Trailers and motorhomes with a length in excess of 50 feet and trucks of a gross vehicle weight over 10,000 pounds are not allowed to be placed, parked, or stored upon any street, lot, part or portion of the property.

**ARTICLE IV**  
**DURATION, ENFORCEMENT, AMENDMENT**

1. **DURATION OF RESTRICTIONS:** The covenants and restrictions contained herein shall run with and bind the land for a period of 50 years from the date this document is recorded, after which such time said covenants and restrictions shall be automatically extended for successive periods of 10 years each, subject to amendment as herein set forth. During the development phase (defined below) the covenants and restrictions contained herein may be modified, amended or repealed in whole or in part at any time from time to time by the developer or his successors or assigns, by recorded instrument. The "development" phase shall be the time from the date of the recording of the plat of the first phase of the subdivision until such time as Developer transfers legal title to more than 90% of the number of lots in all phases of the subdivision to bona fide purchasers. Upon completion of the development phase, as defined above, the covenants and restrictions contained herein may be amended by a recorded instrument signed by no less than the owners of 75% of the number of lots. Any amendment after the completion of the development phase shall require a 30 day written notice of any such proposed amendment to be sent to every owner of any lot, part or portion of the property.
2. **NOTICES:** Any notice required under the provisions of this document to be sent to any lot owner shall be deemed to have been properly sent when mailed, postage prepaid, to the last known address of such owner.
3. **CONSTRUCTION AND SEVERABILITY:** All other restrictions, covenants and conditions contained in the document shall be construed together. Invalidation of any one of said restrictions, covenants or conditions, or any part thereof shall in no way affect the enforceability or applicability of any of the remaining restrictions, covenants or conditions, or parts thereof.

4. **VIOLATION CONSTITUTES NUISANCE:** Every act or omission whereby any restriction, covenant or conditions in this document set forth is violated in whole or in part, is declared to be and shall constitute a nuisance, and may be abated by appropriate legal action by the Developer or any owner or owners from time to time of any lot or portion of the property. Remedies herunder shall be deemed cululative and not exclusive.
  
5. **ENFORCEMENT:** Each and all other restrictions, covenants and conditions contained in this document is and are for the benefit of the developer, and of the owner or owners from time to time of any lot part or portion of the property, each such restrictive covenant and condition shall insure to the benefit and pass with each and every lot, part or portion of the property, and shall apply to and be binding upon each and every successor in interest. Said restrictions, covenants and conditions are and shall be deemed covenants of equitable servitude, and the actual or threatened breach thereof or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings at law or in equity by the developer, owner or owners or the Architectural Control Committee from time to time of any lot part or portion of the property provided, however, that no such breach shall affect or impair the lien of any bona fide mortgage or trust deed which shall have been given in good faith and for value, except that any subsequent owner of said lot, part or portion of the property shall be bound and obligated by said restrictions, covenants and conditions, whether such ownership is obtained by foreclosure at trustee's sale, or otherwise.
  
6. **RIGHT TO ENFORCE:** The provisions contained in this declaration shall bind and shall enure to the benefit of and be enforceable by the Developer, by the Architectural Control Committee, by the owner or owners from time to time any lot, part or portion of the property, their and each of their legal representatives, heirs, successors, or assigns, and their failure to enforce any of said restrictions, covenants, or conditions shall in no event be deemed a waiver of the right to do so thereafter. In the event any covenant, condition or restriction contained herein is inconsistent or in conflict with restrictions set forth in the subdivision, building, zoning or other ordinances of the City of Hurricane, the ordinances shall govern so long as the restrictions contained in said ordinances are more restrictive than the terms of this declaration. Where the terms of this declaration are more restrictive than those contained in the ordinances contained in the City of Hurricane the covenants, conditions and restrictions contained in this declaration shall govern.

- 7. ARCHITECTURAL CONTROL COMMITTEE:** The Architectural Control Committee which is vested with the powers described herein shall consist initially of at least three persons appointed by the developer, without regard as to whether or not said persons reside within the development. In the event any member of the Architectural Control Committee is unable to serve or act upon matters brought before the Architectural Control Committee, for whatever reason, the Developer may appoint temporary members of the Architectural Control Committee to act in their stead. Prior to the commencement of any excavation, construction or remodeling of any structure or of any addition of any structure, there shall first be filed with the Architectural Control Committee two complete sets of building plans and specifications together with a site or plot plan indicating the exact part of the building site which the building site improvements will cover, and no such work shall commence unless and until the Architectural Control Committee shall endorse one set of such plans its written approval that such plans are in compliance with the covenants, conditions and restrictions herein set forth and with the standards herein or hereafter established by said committee pursuant hereto. Said committee shall have the right to refuse to approve any such plans or specifications and shall have the right in so doing, to take into considerations the suitability of the proposed building, the materials of which it is to be built, the site upon which it is proposed to be erected, the harmony thereof with the surroundings and the effect of said building or other structures so planned and the outlook from adjacent or neighboring property. The committee may promulgate and maintain a list of standards for guidance in approving or disapproving plans and specifications pursuant to this section. The second set of such plans shall be filed as a permanent record with the Architectural Control Committee. In event said committee fails to approve or disapprove in writing any such plans within 15 days after their submission thereof to the committee, then such approval shall be deemed to have been given. The Developer shall have the right to appoint all members of the Architectural Control Committee until such time as title to more than 90% of the number of lots in the development have been conveyed to bona fide purchasers. When title to more than 90% of all of the lots in the development has been conveyed by the Developer, a majority of the owners of lots, parts or portions of the property subject to this declaration shall elect and appoint members of the Architectural Control Committee which committee shall thereafter be vested with the powers described herein and shall have jurisdiction over all the properties subject to this declaration.
- 8. The Developer shall have all rights to modify add or delete any of the CC & R's as he/ she deems necessary for the development.**
- 9. ASSIGNMENT OF POWERS:** Any and all rights and power of the Developer herein contained may be delegated, transferred or assigned. Wherever the term "developer" is used herein it includes Developer and its successors and assigns.
- 10. AMENDMENT:** Except as otherwise provided herein, this declaration may be amended by an instrument signed by not less than seventy five percent of the owners of all lots, which amendment shall be effective upon recordation in the office of the recorder of Washington County, State of Utah. Prior to any material amendment to this declaration, written notice shall be sent to all lot owners and all holders of first mortgage liens, as heretofore provided.

upon recordation in the office of the recorder of Washington County, State of Utah. Prior to any material amendment to this declaration, written notice shall be sent to all lot owners and all holders of first mortgage liens, as heretofore provided.

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IN WITNESS WHEREOF, the undersigned has hereunto executed this document this 29<sup>th</sup> day of September, 2014.

DRP MANAGEMENT, INC.



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**DOC # 20190022758**

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By DANYALE BLACKMORE



**DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS**

**OF:**

Zions Gate Phase III

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**DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS**

**OF:**

**Zion Gate Estates Phase I**

**KNOW ALL MEN BY THESE PRESENTS: That DRP MANAGEMENT, INC. , A Utah Corporation, and Uintah Investment, LLC. A Utah Limited Liability Company, (hereinafter referred to as the "Developer"), is the owner of the the following described property, hereinafter referred to as "the Property", located in Hurricane, Washington County, Utah, to wit.**

**Legal Property Description:**

**BEGINNING AT A POINT N 008'08" E 427.02 FEET ALONG THE EAST SECTION LINE OF SECTION 36 FROM THE SOUTHEAST CORNER OF SECTION 36 ,TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 7342'23" W 462.00 FEET TO THE SOUTHEASTERLY CORNER OF ZION'S GATE R.V. AMENDED, RECORDED AS ENTRY NO. 20080049203 OFFICIAL WASHINGTON COUNTY RECORDS; THENCE N 1233'46" W 914.49 FEET ALONG THE EAST BOUNDARY OF SAID DEVELOPMENT AND ITS EXTENSION TO A POINT ON THE SOUTH BOUNDARY OF ROCK HAMPTON SUBDIVISION PHASE 1; THENCE EAST 644.16 FEET ALONG SAID SUBDIVISION BOUNDARY TO A POINT ON SAID EAST SECTION LINE; THENCE S 008'08" W 762.98 FEET ALONG SAID EAST SECTION LINE TO THE POINT OF BEGINNING.**

**WHEREAS, It is the intention of the Developer to include all of the property in said plat, to divide the property into lots as shown on said plat, and to dedicate the streets shown on said plat to the City of Hurricane. The easements indicated on said plat are hereby perpetually reserved for public utilities and for any other uses as designated thereon or set forth herein, and no structures other than for such utility or other indicated purposes are to be erected within the lines of said easements; and**

**WHEREAS, certain covenants and restrictions must be established and observed in order to insure harmonious relationships, protect property values, eliminate hazardous conditions, and preserve the natural beauty of the era.**

**NOW, THEREFORE, the Developer hereby declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved, subject to the following limitations, covenants, conditions and restrictions, all of which are declared and agreed to be furtherance of a plan for the subdivision, improvement and the sale of the property and are established and agreed upon for the purposes of enhancing and protecting the value, desirability and attractiveness of the property and every lot, part or portion thereof. The acceptance of any deed to or conveyance of any lot, part or portion of the property by the grantees herein named or by their legal representatives, heirs, executors, administrators, successors or assigns, shall constitute their covenant and agreement with the Developer and its successors or assigns, and with each other to accept, hold, improve, use and convey the property described and conveyed in or by such deed of conveyance subject to said covenants, conditions and restrictions as follows, to wit:**

1. **OWNER:** Owner shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property , including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.
2. **DEVELOPER:** Developer shall mean and refer to **DRP MANAGEMENT, INC.** , A Utah Corporation, and **Uintah Investment, LLC.** A Utah Limited Liability Company,, and its successors and assigns.
3. **RESIDENCE:** Residence shall mean and refer to the family dwelling constructed in the platted area of each lot.
4. **DECLARATION:** Declaration shall mean and refer to the **Declaration of Protective Covenants, Conditions and Restrictions.**
5. **DEVELOPMENT:** Development shall mean and refer to the property, and any additions thereto, including all future phases and improvements thereon.
6. **LOT:** Lot shall mean and refer to any plot of land shown upon any recorded subdivision map of the property.
7. **CONVEYANCE:** Conveyance shall mean and refer to actual conveyance of fee title to any lot owner by a Warranty Deed or any other document title.
8. **YARDS:** The yard area of all lots shall be defined as follows: Front yard shall mean and refer to that portion of the lot which is located between the front lot and a perpendicular line running from the front corners of the residence to the side lines; Back yard shall mean and refer to that portion of the lot which is located between the back lot line and a perpendicular line running from the back corners of the residence to the side lot lines; Side yards shall mean and refer to that portion of the lot which is located between the residence and the side lot line and the front and back yards. On a corner lot both sides of the residence facing the streets shall be deemed the front of the residence for the purposes of defining the front corners of the residence.
9. **OPEN SPACE AND PARKING:** Those parcels of land on the plat which are labeled “open space” and “parking” are under the ownership and control of the Developer. The “parking area” is intending as parking for the “open space” use.. No lot owner is granted any shared ownership in the parking or open space. These parcels of land are exclusively by the Developer or his assign.

1. **AMENDMENT:** The developer reserves the right to amend this declaration as it may deem necessary, from time to time during the development phase of the subdivision, as defined herein, for the purpose of bringing this declaration into compliance with the rules and regulations of any lending institution or governmental agency created for the purpose of making, underwriting, purchasing, or guaranteeing the repayment of loans for the purchase or construction of residential housing. This right of Developer to amend shall not require the vote or approval of any lot owner, and shall be independent of all other rights granted to or reserved by the Developer in this declaration and shall continue until all lots in the subdivision, have been conveyed.
2. **AVAILABILITY:** Upon request, and during normal business hours, the Developer shall make available to all lot owners, lenders and the holders and insures first mortgages on any lot residence located thereon, for the purpose of inspection or photocopying, current copies of this declaration, the Articles of Incorporation, and By-laws and other rules and regulations, (if applicable) governing the Development.

**ARTICLE III**  
**GENERAL RESTRICTIONS**

1. **LAND USE AND BUILDING TYPE:** All lots shall be used for single family residential purposes. No resident's use of a lot shall endanger the health or disturb the reasonable enjoyment of any other owner or resident. The only buildings or structures permitted to be erected, placed or permitted to be located on any lot within the subdivision shall be a single family dwelling, or other approved structure as defined herein. All construction shall be of new materials. All structures shall be constructed in accordance with the zoning and building ordinances of the City of Hurricane, Utah, in effect from time to time. "Family" is defined to mean persons related by blood or marriage, by legal adoption, or by enforced law.
2. **MINIMUM SQUARE FOOTAGE AND MULTILEVEL RESTRICTIONS:** In no event shall the total finished square living area of any residence constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, be less than 900 square feet. The minimum total finished square footage of living area on the first level above ground and located within the area of a foundation for any residence constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, shall not be less than 900 square feet. No more than two stories above ground will be allowed under any condition.
3. **GARAGES:** All residences constructed on any lot in the subdivision shall be constructed with a fully enclosed, private attached garage, built to accommodate not less than one (1), nor more than three (3) vehicles. The minimum size size for any such garage shall be 12 feet by 20 feet. The height of the garage door headers shall not exceed 9 feet. All garages shall be constructed of the same exterior materials as and in harmony and be architecturally compatible with the residence constructed on the lot. Plans for the construction of a detached garage shall first be submitted to the Architectural Control Committee for approval, according to the same procedures set forth herein for the approval of dwelling plans and shall in all respects comply with the provisions of this declaration with respect to the construction of residence.
4. **LOT SIZE:** Lot sizes as described on the recorded plat of the subdivision are considered minimum lot sizes and no persons shall further subdivide any lot other than as shown on the recorded plat of said subdivision.
5. **BUILDING LOCATION:** All buildings shall be located on all lots so as not to be in violation of Hurricane City ordinances with respect of minimum setbacks. The above notwithstanding, in no event shall any portion of any building, including eaves or steps, encroach upon any other lot, except herein stated. Minimum setback from the back of curb shall be 25 feet for garage, 19 feet for home, minimum setback from adjacent lots shall be 5 feet on one side 10 feet on the other. Aggregate 15 feet, and minimum setback in the rear shall be 10 feet.
6. **DRIVEWAYS AND WALKWAYS:** The primary driveway, that is the driveway leading from the street to  
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the garage, and primary walkways, that is walkways leading from the street or driveway to the entrance of the residence, shall be constructed of concrete, tile or brick pavers. All other driveways and walkways shall be constructed of a material commonly used for such purposes, however, in no event shall a driveway or walkway be constructed of dirt, sand, clay or road base material.
7. **EXTERIOR MATERIALS:** Exterior finish construction materials will be stucco with accents of brick, stone or tile or other finishes approved by The Architectural Control Committee. The Architectural

Control Committee reserves the right to suggest modifications to enhance the appearance of the structure. The following restrictions shall apply to all exterior construction materials: (1)stone or stone veneer shall not be used on or more than 50% of the exposed front exterior surface; (2) Stucco or metal shall be used on soffit and fascia, other materials shall be approved by the Architectural Control Committee; (3)all exterior materials shall be new materials, with the exception of brick or brick veneer, which may be constructed of used brick; (4)the side of any structure shall be constructed of the same materials and match architecturally with the exposed front exterior surface of the structure. The Architectural Control Committee, said approval to be based on the appearance and style of the structure reserving to The Architectural Control Committee the right to suggest modifications to enhance the appearance of the structure.

8. **ROOFING MATERIAL:** Roofing material shall be limited to cement tile shingle. No asphalt shingles, wood shake or metal roofs will be allowed.
  9. **ARCHITECTURAL RESTRICTIONS:** The following architectural restrictions shall apply to all dwelling units built on all lots: (1) the front exterior face of each dwelling shall be broken up with architectural accents per plans; (3) all roof surfaces shall have a minimum slope 5/12.
  10. **EASEMENTS:** Easements for installation and maintenance of any and all utilities and drainage facilities are reserved as shown or stated on the recorded plat. Within these easements no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere within the installation, maintenance or replacement of utilities, or which may change the direction or flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. The title holder of each lot from time to time grant rights over, across, on, under and upon these easements for such additional uses of services as may be provided from time to time by a public authority or private utility company. Developer or any public authority shall have the right of access to such easements for the purpose of installing, repairing, maintaining, removing, or replacing any such utilities or portions thereof and for removing and clearing any vegetation which could interfere with such utilities or drainage as aforesaid.
  11. **TEMPORARY OR OTHER STRUCTURES:** No structure of a temporary nature and no trailer, bus, tent, shack, or other outbuildings shall be used at any time as a residence, either temporarily or permanently, nor shall any such structures be erected or placed on any lot at any time. No old or second-hand structure shall be moved onto any said lots, it being the intention that all dwellings and other be erected on said lots, or within said subdivision, shall be new construction of good quality, workmanship, and materials.
  12. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, part or portion of the property, nor shall anything be done thereon which may become an annoyance to the neighborhood.
  13. **OIL AND MINING OPERATIONS:** No oil drilling, quarrying or mining operations of any kind shall be permitted upon or in any lot, part or portion of the property, nor shall any oil well, gas well, tank, tunnel, mineral excavation or shaft be permitted upon or in such lot, part or portion of the property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot or portion of the property.
  14. **ANIMALS:** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, part or portion of the property except that dogs, cats or other domesticated household pets may be kept in a residence constructed on a lot, or on a lot in a suitable enclosure and they are not kept, bred or maintained for any commercial purpose. Such animals as are permitted shall be strictly controlled and kept pursuant to all applicable laws and ordinances.
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15. **GARBAGE AND REFUSE DISPOSAL:** No lot, part or portion of the property, shall be used or maintained as dumping ground for rubbish, rubble, trash, garbage or other waste. Such trash, rubbish, rubble, garbage or other waste shall not be kept except in sanitary containers.
  16. **BUILDING MATERIALS:** No lot, part or portion of the property, shall be used or maintained as a storage for building materials except during a construction phase. Once a dwelling is occupied or made available for sale, all building materials shall be removed or stored inside such dwelling.
  17. **WATER SUPPLY:** No individual water supply system shall be used or permitted to be used on any lot, part or portion of the property.

18. **SEWAGE DISPOSAL:** No individual sewage disposal system shall be permitted on any lot, part or portion of the property.
19. **BOATS AND RECREATIONAL AND MOTOR VEHICLES:** No boats, motorcycles, trailers, buses, motorhomes, campers or other vehicles shall be parked or stored upon any lot except in the side or back yard area. In no event shall any such vehicles be parked on the driveway or in the front yard area of any lot or on any street located within the subdivision for more than a 24 hour period. All such vehicles shall be properly registered and licensed, or meet such other governmental approval as may be required.
20. **ANTENNA:** No external radio, television, dish (larger than 3-foot diameter) or other antenna of any kind or nature, or device for the reception or transmission of radio, microwaves or other similar signals shall be constructed or maintained on any lot or residence in such a manner as to extend above the height of the residence in such a manner as to extend above the height of the residence on the lot nor shall such devices be located on any lot or any residence on any lot so as to be visible from the street fronting said lot. Satellite dishes (larger than 3-foot diameter) shall only be allowed in the backyard areas and only if screened from the view of other lots.
21. **SAFE CONDITION:** Without limiting any other provision of this declaration, each owner shall maintain and keep such owner's lot at all times in a safe, sound, and sanitary condition and repair and shall correct any condition or refrain from any activity which might interfere with the reasonable enjoyment by other owners of their respective lots.
22. **SITE DISTANCE AT INTERSECTIONS:** No structure, fence, wall hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street lines or in the case of a rounded property corner from the property lines extended. No tree shall be permitted to remain within such intersections unless, the foliage line is maintained at such height to prevent obstruction of such sight lines.
23. **LANDSCAPING:** Landscaping in the front yard will be completed before Certificate of Occupancy is issued by the City of Hurricane. Landscaping shall include, but is not limited to, the planting of lawn, grass, trees, or other appropriate ground cover or shrubbery. No poisonous or noxious plants or vegetation shall be allowed, including, plants such as oleanders. The planting of trees, shrubs, and grass are encouraged. Landscaping using a desert or arid motif is permitted. All property owners whose residence abuts 3400 West will be responsible and maintain landscaped property behind wall on their property. Homeowners adjacent to retention basin shall be required to maintain trees installed by developer. All landscaping and yards shall be kept and maintained in an orderly and slightly manner, free of weeds and garbage. Should any lot owner fail to comply to with the provisions of this section, the Architectural Control Committee shall have the right to seek an order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof, and shall also have the authority to complete, clean-up, or restore the landscaping and require the lot owner to pay a reasonable amount for such completion or clean up. All attorney's fees and costs incurred in any such action, and all expenses incurred in connection with such completion shall constitute a lien on such lot owner's lot, and shall also be a personal obligation of said lot owner, enforceable at law, until such payment thereof is made.

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24. **EXCAVATIONS AND FILL:** Any excavation and fill shall be approved by Architectural Control Committee.
25. **OUTSIDE LIGHTING REQUIREMENTS:** Any light used to illuminate garages, patios, parking areas, driveways, walkways, or for any other purpose shall be so arranged as to reflect light downwards.
26. **DAMAGE TO STREET, CURB OR GUTTER:** Any damage inflicted on existing improvements such as curbs, gutters, streets, concrete sidewalks, and such by the purchasers or owner and/or their agents of any lot must be required within ninety (90) days after such damage is discovered, and the expense of such repair shall be borne by purchaser or owner.
27. **STORAGE OR UTILITY BUILDINGS:** All storage or utility buildings, or such structures intended for such uses larger than 180 square feet, must be built in the same architectural style and constructed from the same exterior construction materials as the residential dwelling on the lot. Plans for the construction

of such buildings shall be submitted to the Architectural Control Committee in the same manner as with residential structures and be subject to its approval as set forth in this declaration. All structures smaller than 180 square feet shall be behind a solid approved fence.

28. **DOMESTRUCTURES:** No dome structures of any type are allowed.
29. **MOBILE, MODULAR, AND PRE-FAB HOMES:** No mobile, manufactured modular or pre-fab home shall be placed on any lot, part or portion of the property.
30. **WALLS AND OTHER BARRIERS:** Walls, fences and barriers shall be constructed of materials manufactured for such purposes and erected in a proper and safe manner. Prior to construction, plans for walls, fences, and barriers shall be submitted to the Architectural Control Committee for approval. Permitted materials shall be concrete colored block, matching the developments color blend. No wire mesh or chain link is allowed as a fencing material. Walls and fences shall not exceed three (3) feet in height in the front yard, back to the 25 foot setback line. Back walls and fences in the side and back yards shall not exceed six (6) feet in height. All walls and fences must comply in all respects with Hurricane City ordinances. All walls, fences, and barriers shall be kept and maintained in a visually pleasing manner and a state of good repair, and the owner's failure to do so may result in action by the Architectural Control Committee to enforce conditions herein contained. Further, it is mutually agreed and binding upon the owners of each lot, that any required repair or maintenance of any wall or structure which is a part of the common wall, or party wall, between dwelling units, will be kept in good repair and the cost of such repair will be shared equally between the owners of the adjoining properties affected by said repair of maintenance.
31. **ROOF MOUNTED HEAT PUMPS AND SOLAR PANELS:** Solar panels, heat pumps, and/or air conditioning units shall be allowed to be mounted on roofs only if they are placed on the side or back slope of the home essentially hidden from the street in front of the lot.
32. **CONSTRUCTION COMPLETION:** Once construction on a residence is commenced construction shall proceed in a substantial manner until the residence is completed. Construction shall be completed, that is the residence shall be certified for occupancy within 12 months from the start of construction.
33. **LEASES:** In a lease or rental agreement between a lot owner and lessee, lessor shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of the declaration, and that any failure by the lessee to comply to these terms of this Declaration shall be a default under the terms of the lease. Furthermore, all such leases shall be in writing and include language to the effect that the lessee has received a copy of this Declaration and has read and understands them, and agrees to be bound by their terms. In no event shall a lease agreement shall be for a term less than 30 days.

34. **SIGNS:** No billboard or sign of any character shall be erected, posted, painted, or displayed upon or about any lot, part or portion of the property. No sign of any kind, except signs for the advertisement of a lot or residence for sale or rent, limited to one sign per lot of not more than five square feet in size shall be used, placed or displayed to the public view on any lot, part or portion of the property. The above notwithstanding, signs used by the Developer to advertise the development and/or initial sale of any lot, part or portion of the property shall be excluded from this restriction. During construction a sign, not more than 16 square feet in size, will be allowed to identify pertinent information for construction. Any such sign shall be removed upon the completion of construction, as defined herein. The Architectural Control Committee shall have the power to remove or cause the removal of any billboard or sign erected in violation to this section, and any cost or expense incurred in conjunction with such removal shall be borne by the lot owner.

35. **INOPERABLE MOTOR VEHICLES:** No type of motor vehicle which is inoperable for any reason shall be permitted to be parked upon any street, lot, part or portion of the property, except in an approved enclosed garage. In the event any inoperable motor vehicle remains outside upon any street, lot, part or portion of the property for a period exceeding 30 days the Developer, or Architectural Control Committee may remove the inoperable motor vehicle after a 10 day written notice. The cost and expense of such removal shall be borne by the lot owner on which or in front of which the inoperable vehicle was parked. For the purpose of this section, "inoperable motor vehicle" shall mean any motor vehicle which is unable to be operated in a normal manner upon the streets under its own power, or is unlicensed or unregistered for a period of not less than 90 days.
36. **TRUCKS AND TRAILERS:** Trailers and motorhomes with a length in excess of 50 feet and trucks of a gross vehicle weight over 10,000 pounds are not allowed to be placed, parked, or stored upon any street, lot, part or portion of the property.

**ARTICLE IV**  
**DURATION, ENFORCEMENT, AMENDMENT**

1. **DURATION OF RESTRICTIONS:** The covenants and restrictions contained herein shall run with and bind the land for a period of 50 years from the date this document is recorded, after which such time said covenants and restrictions shall be automatically extended for successive periods of 10 years each, subject to amendment as herein set forth. During the development phase (defined below) the covenants and restrictions contained herein may be modified, amended or repealed in whole or in part at any time from time to time by the developer or his successors or assigns, by recorded instrument. The "development" phase shall be the time from the date of the recording of the plat of the first phase of the subdivision until such time as Developer transfers legal title to more than 90% of the number of lots in all phases of the subdivision to bona fide purchasers. Upon completion of the development phase, as defined above, the covenants and restrictions contained herein may be amended by a recorded instrument signed by no less than the owners of 75% of the number of lots. Any amendment after the completion of the development phase shall require a 30 day written notice of any such proposed amendment to be sent to every owner of any lot, part or portion of the property.
  2. **NOTICES:** Any notice required under the provisions of this document to be sent to any lot owner shall be deemed to have been properly sent when mailed, postage prepaid, to the last know address of such owner.
  3. **CONSTRUCTION AND SEVERABILITY:** All other restrictions, covenants and conditions contained in the document shall be construed together. Invalidation of any one of said restrictions, covenants or conditions, or any part thereof shall in no way affect the enforceability or applicability of any of the remaining restrictions, covenants or conditions, or parts thereof.
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4. **VIOLATION CONSTITUTES NUISANCE:** Every act or omission whereby any restriction, covenant or conditions in this document set forth is violated in whole or in part, is declared to be and shall constitute a nuisance, and may be abated by appropriate legal action by the Developer or any owner or owners from time to time of any lot or portion of the property. Remedies herunder shall be deemed cululative and not exclusive.
  5. **ENFORCEMENT:** Each and all other restrictions, covenants and conditions contained in this document is and are for the benefit of the developer, and of the owner or owners from time to time of any lot part or portion of the property, each such restrictive covenant and condition shall insure to the benefit and pass with each and every lot, part or portion of the property, and shall apply to and be binding upon each and every successor in interest. Said restrictions, covenants and conditions are and shall be deemed covenants

of equitable servitude, and the actual or threatened breach thereof or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings at law or in equity by the developer, owner or owners or the Architectural Control Committee from time to time of any lot part or portion of the property provided, however, that no such breach shall affect or impair the lien of any bona fide mortgage or trust deed which shall have been given in good faith and for value, except that any subsequent owner of said lot, part or portion of the property shall be bound and obligated by said restrictions, covenants and conditions, whether such ownership is obtained by foreclosure at trustee's sale, or otherwise.

6. **RIGHT TO ENFORCE:** The provisions contained in this declaration shall bind and shall enure to the benefit of and be enforceable by the Developer, by the Architectural Control Committee, by the owner or owners from time to time any lot, part or portion of the property, their and each of their legal representatives, heirs, successors, or assigns, and their failure to enforce any of said restrictions, covenants, or conditions shall in no event be deemed a waiver of the right to do so thereafter. In the event any covenant, condition or restriction contained herein is inconsistent or in conflict with restrictions set forth in the subdivision, building, zoning or other ordinances of the City of Hurricane, the ordinances shall govern so long as the restrictions contained in said ordinances are more restrictive than the terms of this declaration. Where the terms of this declaration are more restrictive than those contained in the ordinances contained in the City of Hurricane the covenants, conditions and restrictions contained in this declaration shall govern.

7. **ARCHITECTURAL CONTROL COMMITTEE:** The Architectural Control Committee which is vested with the powers described herein shall consist initially of at least three persons appointed by the developer, without regard as to whether or not said persons reside within the development. In the event any member of the Architectural Control Committee is unable to serve or act upon matters brought before the Architectural Control Committee, for whatever reason, the Developer may appoint temporary members of the Architectural Control Committee to act in their stead. Prior to the commencement of any excavation, construction or remodeling of any structure or of any addition of any structure, there shall first be filed with the Architectural Control Committee two complete sets of building plans and specifications together with a site or plot plan indicating the exact part of the building site which the building site improvements will cover, and no such work shall commence unless and until the Architectural Control Committee shall endorse one set of such plans its written approval that such plans are in compliance with the covenants, conditions and restrictions herein set forth and with the standards herein or hereafter established by said committee pursuant hereto. Said committee shall have the right to refuse to approve any such plans or specifications and shall have the right in so doing, to take into considerations the suitability of the

proposed building, the materials of which it is to be built, the site upon which it is proposed to be erected, the harmony thereof with the surroundings and the effect of said building or other structures so planned and the outlook from adjacent or neighboring property. The committee may promulgate and maintain a list of standards for guidance in approving or disapproving plans and specifications pursuant to this section. The second set of such plans shall be filed as a permanent record with the Architectural Control Committee. In event said committee fails to approve or disapprove in writing any such plans within 15 days after their submission thereof to the committee, then such approval shall be deemed to have been given. The Developer shall have the right to appoint all members of the Architectural Control Committee until such time as title to more than 90% of the number of lots in the development have been conveyed to bona fide purchasers. When title to more than 90% of all of the lots in the development has been conveyed by the Developer, a majority of the owners of lots, parts or portions of the property subject to this declaration shall elect and appoint members of the Architectural Control Committee which committee shall thereafter be vested with the powers described herein and shall have jurisdiction over all the properties subject to this declaration.

8. The Developer shall have all rights to modify add or delete any of the CC & R's as he/ she deems necessary for the development.
9. **ASSIGNMENT OF POWERS:** Any and all rights and power of the Developer herein contained may be delegated, transferred or assigned. Wherever the term "developer" is used herein it includes Developer and its successors and assigns.
10. **AMENDMENT:** Except as otherwise provided herein, this declaration may be amended by an instrument signed by not less than seventy five percent of the owners of all lots, which amendment shall be effective upon recordation in the office of the recorder of Washington County, State of Utah. Prior to any material amendment to this declaration, written notice shall be sent to all lot owners and all holders of first mortgage liens, as heretofore provided.



## Additional Possible CC&R's for ZIONS GATE EST 2

Provided by	Terra Title Company
Recipients	ginger@lawrealestategroup.com valerie@terratitle.com
Date	5/4/2026

*This second group of attached documents appear to be associated with the CC&R's of the requested Subdivision but may or may not be applicable to the specific property or phase of the Subdivision. They are provided for free as a convenience in the event they could affect the property in question.*

*You have requested the company provide a preliminary draft disclosure of Covenants, Conditions and Restrictions (CC&Rs) for the above-named subdivision. Attached is the information from our file which we believe pertains to or is associated with the CC&R's being provided as a courtesy and without cost. The documents have not been verified or examined. A more thorough examination of the county records may disclose more or less information through an insured product at a cost to you, but you have not requested one and one is not being provided. Rely on the information at your own risk. You may want to contact the home owner's association, its officers, managers, or directors, for a complete list of all of the CC&Rs or seek legal advice regarding the effect of the CC&Rs on you.*

When Recorded mail to:  
Ruesch & Reeve, PLLC  
86 N. 3400 W.  
Hurricane UT 84737

**FIRST AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS  
OF ZIONS GATE ESTATES PHASE IV**

This First Amendment to Declaration of Protective Covenants, Conditions and Restrictions of Zions Gate Estates Phase IV ("First Amendment") is executed pursuant to the provisions of the Declaration of Protective Covenants, Conditions and Restrictions of Zions Gate Estates Phase IV, as described in Recital A hereof by DRP MANAGEMENT, INC., a Utah corporation, MJS REAL PROPERTIES, LLC, and UINTAH INVESTMENT, LLC, a Utah limited liability company ("Developer").

A. On February 18, 2021 Developer caused to be recorded with the Recorder of Washington County, Utah, a Declaration of Protective Covenants, Conditions and Restrictions of Zions Gate Estates Phase IV as Doc No. 20210011544 (the "Declaration") and related Plat covering the real property and improvements constituting Zions Gate Estates Phase IV in Washington County, Utah, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Project"); and

B. Pursuant to Article II, Section 1, "[t]he developer reserves the right to amend this declaration as it may deem necessary, from time to time during the development phase of the subdivision..."; and

C. The Developer desires to amend the Declaration, as set forth below.

D. This Amendment shall take effect upon the date it is recorded in the records of the Washington County Recorder (the "Amendment Date").

E. This Amendment shall be binding against all of the property described in the Declaration and any annexation, expansion or supplement thereto. Namely, the property more particularly described in the attached Exhibit "A."

NOW THEREFORE, the Declaration is hereby amended as follows:

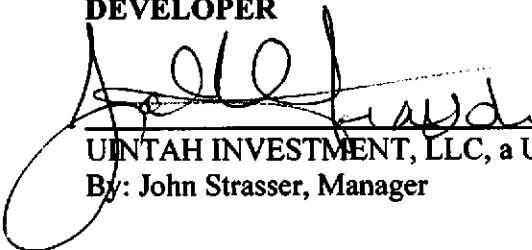
1. Article III, numbered paragraph 3 is hereby amended and restated as follows:

3. GARAGES: All residences constructed on any lot in the subdivision shall be constructed with a fully enclosed, private attached garage, built to accommodate not less than one (1), nor more than three (3) vehicles. The minimum size for any such garage shall be 12 feet by 20 feet. All garages shall be constructed of the same exterior materials as and in harmony and be architecturally compatible with the residence constructed on the lot. Plans for the Construction of a detached garage shall first be submitted to the Architectural Control Committee for approval, according to the same procedures set forth herein for the approval of dwelling plans and shall in all respects comply with the provisions of this declaration with respect to the construction of residence.

***SIGNATURES ON FOLLOWING PAGE***

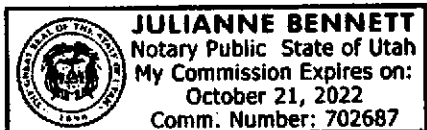


**DEVELOPER**

  
UINTAH INVESTMENT, LLC, a Utah limited liability company  
By: John Strasser, Manager

STATE OF UTAH )  
                  Salt Lake Co :SS  
COUNTY OF WASHINGTON )

On this 4<sup>th</sup> day of February, 2022, personally appeared before me John Strasser, who being duly sworn, says that he is the Manager the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its articles of organization, operating agreement, or by authority of a resolution of its members, and said John Strasser acknowledged to me that said limited liability company executed the same.



  
Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**ALL OF LOTS 101 through 138 OF ZION'S GATE ESTATES, PHASE 4, according to the official plat thereof, as recorded in the office of the County Recorder, Washington County, State of Utah.**

**Tax Parcel No's: H-ZIGE-4-101 through H-ZIGE-4-138**

Restrictive Page 1 of 15

Russell Shirts Washington County Recorder

07/12/2019 03:11:02 PM Fee \$40.00 By

SUTHERLAND TITLE COMPANY

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS  
OF:

Zions Gate Estates Phase III

**ACCOMODATION RECORDING ONLY:**  
Sutherland Title Company makes no  
representation as to the condition of title and  
assumes no liability or responsibility for the  
validity, sufficiency, or effect of this recording.

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KNOW ALL MEN BY THESE PRESENTS: That DRP MANAGEMENT, INC., A Utah Corporation, and Uintah Investment, LLC. A Utah Limited Liability Company, (hereinafter referred to as the "Developer"), is the owner of the following described property, hereinafter referred to as "the Property", located in Hurricane, Washington County, Utah, to wit.

Legal Property Description:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°08'08"E, ALONG THE SECTION LINE, 1,190.00 FEET; THENCE N90°00'00"W, 644.16 FEET TO THE NORTHWEST CORNER OF ZIONS GATE ESTATES-PHASE 1 SUBDIVISION; THENCE S12°33'46"E, ALONG THE WEST LINE OF SAID PHASE 1, 255.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S12°33'46"E, ALONG SAID LINE, 203.46 FEET TO THE NORTHEAST CORNER OF ZIONS GATE R.V. AMENDED; THENCE DEPARTING SAID PHASE 1, AND RUNNING ALONG THE NORTH BOUNDARY LINE OF SAID ZIONS GATE R.V. AMENDED THE FOLLOWING FIVE (5) COURSES: S72°37'28"W, 29.65 FEET; THENCE S73°42'23"W, 574.00 FEET; THENCE S86°24'30"W, 39.09 FEET; THENCE S88°05'35"W, 136.41 FEET; THENCE N90°00'00"W, 696.34 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 3700 WEST STREET; THENCE DEPARTING SAID ZIONS GATE R.V. AMENDED AND RUNNING N00°02'00"W, ALONG SAID 3700 WEST STREET RIGHT-OF-WAY LINE, 188.04 FEET; THENCE N89°52'11"E, 92.98 FEET; THENCE S00°02'00"E, 40.79 FEET; THENCE N89°58'00"E, 45.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 89°58'00" (RADIUS POINT BEARS N89°58'00"E); THENCE SOUTHEASTERLY ALONG SAID CURVE, 31.40 FEET; THENCE N90°00'00"E, 158.36 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 90°02'00"; THENCE NORTHEASTERLY ALONG SAID CURVE, 31.43 FEET; THENCE N89°58'00"E, 45.00 FEET; THENCE S00°02'00"E, 0.05 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 89°58'00" (RADIUS POINT BEARS N89°58'00"E); THENCE SOUTHEASTERLY ALONG SAID CURVE, 31.40 FEET; THENCE N90°00'00"E, 52.02 FEET; THENCE N00°00'00"E, 60.21 FEET; THENCE N82°48'15"E, 417.65 FEET; THENCE N75°53'42"E, 555.80 FEET TO THE POINT OF BEGINNING. CONTAINING 6.39 ACRES.

WHEREAS, it is the intention of the Developer to include all of the property in said plat, to divide the property into lots as shown on said plat, and to dedicate the streets shown on said plat to the City of Hurricane. The easements indicated on said plat are hereby perpetually reserved for public utilities and for any other uses as designated thereon or set forth herein, and no structures other than for such utility or other indicated purposes are to be erected within the lines of said easements; and

WHEREAS, certain covenants and restrictions must be established and observed in order to ensure harmonious relationships, protect property values, eliminate hazardous conditions, and preserve the natural beauty of the area.

NOW, THEREFORE, the Developer hereby declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved, subject to the following limitations, covenants, conditions and restrictions, all of which are declared and agreed to be furtherance of a plan for the subdivision, improvement and the sale of the property and are established and agreed upon for the purposes of enhancing and protecting the value, desirability and attractiveness of the property and every lot, part or portion thereof. The acceptance of any deed to or conveyance of any lot, part or portion of the property by the grantees herein named or by their legal representatives, heirs, executors, administrators, successors or assigns, shall constitute their covenant and agreement with the Developer and its successors or assigns, and with each other to accept, hold,

improve, use and convey the property described and conveyed in or by such deed of conveyance subject to said covenants, conditions and restrictions as follows, to wit:

ARTICLE I  
DEFINITIONS

1. OWNER: Owner shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.
2. DEVELOPER: Developer shall mean and refer to DRP MANAGEMENT, INC. , A Utah Corporation, and Uintah Investment, LLC. A Utah Limited Liability Company, and its successors and assigns.
3. RESIDENCE: Residence shall mean and refer to the family dwelling constructed in the platted area of each lot.
4. DECLARATION: Declaration shall mean and refer to the Declaration of Protective Covenants, Conditions and Restrictions.
5. DEVELOPMENT: Development shall mean and refer to the property, and any additions thereto, including all future phases and improvements thereon.
6. LOT: Lot shall mean and refer to any plot of land shown upon any recorded subdivision map of the property.
7. CONVEYANCE: Conveyance shall mean and refer to actual conveyance of fee title to any lot owner by a Warranty Deed or any other document title.
8. YARDS: The yard area of all lots shall be defined as follows: Front yard shall mean and refer to that portion of the lot which is located between the front lot and a perpendicular line running from the front corners of the residence to the side lines; Back yard shall mean and refer to that portion of the lot which is located between the back lot line and a perpendicular line running from the back corners of the residence to the side lot lines; Side yards shall mean and refer to that portion of the lot which is located between the residence and the side lot line and the front and back yards. On a corner lot both sides of the residence facing the streets shall be deemed the front of the residence for the purposes of defining the front corners of the residence.
9. OPEN SPACE AND PARKING: Those parcels of land on the plat which are labeled "open space" and "parking" are under the ownership and control of the Developer. The "parking area" is intending as parking for the "open space" use.. No lot owner is granted any shared ownership in the parking or open space. These parcels of land are exclusively by the Developer or his assign.

ARTICLE II

1. AMENDMENT: The developer reserves the right to amend this declaration as it may deem necessary, from time to time during the development phase of the subdivision, as defined herein, for the purpose of bringing this declaration into compliance with the rules and regulations of any lending institution or governmental agency created for the purpose of making, underwriting, purchasing, or guaranteeing the

repayment of loans for the purchase or construction of residential housing. This right of Developer to amend shall not require the vote or approval of any lot owner, and shall be independent of all other rights granted to or reserved by the Developer in this declaration and shall continue until all lots in the subdivision, have been conveyed.

2. AVAILABILITY: Upon request, and during normal business hours, the Developer shall make available to all lot owners, lenders and the holders and insures first mortgages on any lot residence located thereon, for the purpose of inspection or photocopying, current copies of this declaration, the Articles of Incorporation, and By-laws and other rules and regulations, (if applicable) governing the Development.

### ARTICLE III GENERAL RESTRICTIONS

1. LAND USE AND BUILDING TYPE: All lots shall be used for single family residential purposes. No resident's use of a lot shall endanger the health or disturb the reasonable enjoyment of any other owner or resident. The only buildings or structures permitted to be erected, placed or permitted to be located on any lot within the subdivision shall be a single family dwelling, or other approved structure as defined herein. All construction shall be of new materials. All structures shall be constructed in accordance with the zoning and building ordinances of the City of Hurricane, Utah, in effect from time to time. "Family" is defined to mean persons related by blood or marriage, by legal adoption, or by enforced law.

2. MINIMUM SQUARE FOOTAGE AND MULTILEVEL RESTRICTIONS: In no event shall the total finished square living area of any residence constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, be less than 900 square feet. The minimum total finished square footage of living area on the first level above ground and located within the area of a foundation for any residence constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, shall not be less than 900 square feet. No more than two stories above ground will be allowed under any condition.

3. GARAGES: All residences constructed on any lot in the subdivision shall be constructed with a fully enclosed, private attached garage, built to accommodate not less than one (1), nor more than three (3) vehicles. The minimum size for any such garage shall be 12 feet by 20 feet. The height of the garage door headers shall not exceed 9 feet. All garages shall be constructed of the same exterior materials as and in harmony and be architecturally compatible with the residence constructed on the lot. Plans for the construction of a detached garage shall first be submitted to the Architectural Control Committee for approval, according to the same procedures set forth herein for the approval of dwelling plans and shall in all respects comply with the provisions of this declaration with respect to the construction of residence.

4. LOT SIZE: Lot sizes as described on the recorded plat of the subdivision are considered minimum lot sizes and no persons shall further subdivide any lot other than as shown on the recorded plat of said subdivision.

5. BUILDING LOCATION: All buildings shall be located on all lots so as not to be in violation of Hurricane City ordinances with respect of minimum setbacks. The above notwithstanding, in no event shall any portion of any building, including eaves or steps, encroach upon any other lot, except herein stated. Minimum setback from the back of curb shall be 25 feet for garage, 19 feet for home, minimum setback from adjacent lots shall be 5 feet on one side 10 feet on the other. Aggregate 15 feet, and minimum

setback in the rear shall be 10 feet.

6. DRIVEWAYS AND WALKWAYS: The primary driveway, that is the driveway leading from the street to the garage, and primary walkways, that is walkways leading from the street or driveway to the entrance of the residence, shall be constructed of concrete, tile or brick pavers. All other driveways and walkways shall be constructed of a material commonly used for such purposes, however, in no event shall a driveway or walkway be constructed of dirt, sand, clay or road base material.

7. EXTERIOR MATERIALS: Exterior finish construction materials will be stucco with accents of brick, stone or tile or other finishes approved by The Architectural Control Committee. The Architectural Control Committee reserves the right to suggest modifications to enhance the appearance of the structure. The following restrictions shall apply to all exterior construction materials: (1) stone or stone veneer shall not be used on or more than 50% of the exposed front exterior surface; (2) Stucco or metal shall be used on soffit and fascia, other materials shall be approved by the Architectural Control Committee; (3) all exterior materials shall be new materials, with the exception of brick or brick veneer, which may be constructed of used brick; (4) the side of any structure shall be constructed of the same materials and match architecturally with the exposed front exterior surface of the structure. The Architectural Control Committee, said approval to be based on the appearance and style of the structure reserving to The Architectural Control Committee the right to suggest modifications to enhance the appearance of the structure.

8. ROOFING MATERIAL: Roofing material shall be limited to cement tile shingle. No asphalt shingles, wood shake or metal roofs will be allowed.

9. ARCHITECTURAL RESTRICTIONS: The following architectural restrictions shall apply to all dwelling units built on all lots: (1) the front exterior face of each dwelling shall be broken up with architectural accents per plans; (3) all roof surfaces shall have a minimum slope 5/12.

10. EASEMENTS: Easements for installation and maintenance of any and all utilities and drainage facilities are reserved as shown or stated on the recorded plat. Within these easements no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere within the installation, maintenance or replacement of utilities, or which may change the direction or flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. The title holder of each lot from time to time grant rights over, across, on, under and upon these easements for such additional uses of services as may be provided from time to time by a public authority or private utility company. Developer or any public authority shall have the right of access to such easements for the purpose of installing, repairing, maintaining, removing, or replacing any such utilities or portions thereof and for removing and clearing any vegetation which could interfere with such utilities or drainage as aforesaid.

11. TEMPORARY OR OTHER STRUCTURES: No structure of a temporary nature and no trailer, bus, tent, shack, or other outbuildings shall be used at any time as a residence, either temporarily or permanently, nor shall any such structures be erected or placed on any lot at any time. No old or second-hand structure shall be moved onto any said lots, it being the intention that all dwellings and other be erected on said lots, or within said subdivision, shall be new construction of good quality, workmanship, and materials.

12. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, part or portion of the

property, nor shall anything be done thereon which may become an annoyance to the neighborhood.

13. OIL AND MINING OPERATIONS: No oil drilling, quarrying or mining operations of any kind shall be permitted upon or in any lot, part or portion of the property, nor shall any oil well, gas well, tank, tunnel, mineral excavation or shaft be permitted upon or in such lot, part or portion of the property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot or portion of the property.

14. ANIMALS: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, part or portion of the property except that dogs, cats or other domesticated household pets may be kept in a residence constructed on a lot, or on a lot in a suitable enclosure and they are not kept, bred or maintained for any commercial purpose. Such animals as are permitted shall be strictly controlled and kept pursuant to all applicable laws and ordinances.

15. GARBAGE AND REFUSE DISPOSAL: No lot, part or portion of the property, shall be used or maintained as dumping ground for rubbish, rubble, trash, garbage or other waste. Such trash, rubbish, rubble, garbage or other waste shall not be kept except in sanitary containers.

16. BUILDING MATERIALS: No lot, part or portion of the property, shall be used or maintained as a storage for building materials except during a construction phase. Once a dwelling is occupied or made available for sale, all building materials shall be removed or stored inside such dwelling.

17. WATER SUPPLY: No individual water supply system shall be used or permitted to be used on any lot, part or portion of the property. 18. SEWAGE DISPOSAL: No individual sewage disposal system shall be permitted on any lot, part or portion of the property.

19. BOATS AND RECREATIONAL AND MOTOR VEHICLES: No boats, motorcycles, trailers, buses, motorhomes, campers or other vehicles shall be parked or stored upon any lot except in the side or back yard area. In no event shall any such vehicles be parked on the driveway or in the front yard area of any lot or on any street located within the subdivision for more than a 24 hour period. All such vehicles shall be properly registered and licensed, or meet such other governmental approval as may be required.

20. ANTENNA: No external radio, television, dish (larger than 3-foot diameter) or other antenna of any kind or nature, or device for the reception or transmission of radio, microwaves or other similar signals shall be constructed or maintained on any lot or residence in such a manner as to extend above the height of the residence in such a manner as to extend above the height of the residence on the lot nor shall such devices be located on any lot or any residence on any lot so as to be visible from the street fronting said lot. Satellite dishes (larger than 3-foot diameter) shall only be allowed in the backyard areas and only if screened from the view of other lots.

21. SAFE CONDITION: Without limiting any other provision of this declaration, each owner shall maintain and keep such owner's lot at all times in a safe, sound, and sanitary condition and repair and shall correct any condition or refrain from any activity which might interfere with the reasonable enjoyment by other owners of their respective lots.

22. SITE DISTANCE AT INTERSECTIONS: No structure, fence, wall hedge, or shrub planting which

obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street lines or in the case of a rounded property corner from the property lines extended. No tree shall be permitted to remain within such intersections unless, the foliage line is maintained at such height to prevent obstruction of such sight lines.

23. LANDSCAPING: Landscaping in the front yard will be completed before Certificate of Occupancy is issued by the City of Hurricane. Landscaping shall include, but is not limited to, the planting of lawn, grass, trees, or other appropriate ground cover or shrubbery. No poisonous or noxious plants or vegetation shall be allowed, including, plants such as oleanders. The planting of trees, shrubs, and grass are encouraged. Landscaping using a desert or arid motif is permitted. All property owners whose residence abuts 3400 West will be responsible and maintain landscaped property behind wall on their property. Homeowners adjacent to retention basin shall be required to maintain trees installed by developer. All landscaping and yards shall be kept and maintained in an orderly and slightly manner, free of weeds and garbage. Should any lot owner fail to comply to with the provisions of this section, the Architectural Control Committee shall have the right to seek an order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof, and shall also have the authority to complete, clean-up, or restore the landscaping and require the lot owner to pay a reasonable amount for such completion or clean up. All attorney's fees and costs incurred in any such action, and all expenses incurred in connection with such completion shall constitute a lien on such lot owner's lot, and shall also be a personal obligation of said lot owner, enforceable at law, until such payment thereof is made.

24. EXCAVATIONS AND FILL: Any excavation and fill shall be approved by Architectural Control Committee.

25. OUTSIDE LIGHTING REQUIREMENTS: Any light used to illuminate garages, patios, parking areas, driveways, walkways, or for any other purpose shall be so arranged as to reflect light downwards.

26. DAMAGE TO STREET, CURB OR GUTTER: Any damage inflicted on existing improvements such as curbs, gutters, streets, concrete sidewalks, and such by the purchasers or owner and/or their agents of any lot must be required within ninety (90) days after such damage is discovered, and the expense of such repair shall be borne by purchaser or owner.

27. STORAGE OR UTILITY BUILDINGS: All storage or utility buildings , or such structures intended for such uses larger than 180 square feet, must be built in the same architectural style and constructed from the same exterior construction materials as the residential dwelling on the lot. Plans for the construction of such buildings shall be submitted to the Architectural Control Committee in the same manner as with residential structures and be subject to its approval as set forth in this declaration. All structures smaller than 180 square feet shall be behind a solid approved fence.

28. DOME STRUCTURES: No dome structures of any type are allowed.

29. MOBILE, MODULAR, AND PRE-FAB HOMES: No mobile, manufactured modular or pre-fab home shall be placed on any lot, part or portion of the property.

30. WALLS AND OTHER BARRIERS: Walls, fences and barriers shall be constructed of materials manufactured for such purposes and erected in a proper and safe manner. Prior to construction, plans for

walls, fences, and barriers shall be submitted to the Architectural Control Committee for approval. Permitted materials shall be concrete colored block, matching the developments color blend. No wire mesh or chain link is allowed as a fencing material. Walls and fences shall not exceed three (3) feet in height in the front yard, back to the 25 foot setback line. Back walls and fences in the side and back yards shall not exceed six (6) feet in height. All walls and fences must comply in all respects with Hurricane City ordinances. All walls, fences, and barriers shall be kept and maintained in a visually pleasing manner and a state of good repair, and the owner's failure to do so may result in action by the Architectural Control Committee to enforce conditions herein contained. Further, it is mutually agreed and binding upon the owners of each lot, that any required repair or maintenance of any wall or structure which is a part of the common wall, or party wall, between dwelling units, will be kept in good repair and the cost of such repair will be shared equally between the owners of the adjoining properties affected by said repair of maintenance.

31. ROOF MOUNTED HEAT PUMPS AND SOLAR PANELS: Solar panels, heat pumps, and/or air conditioning units shall be allowed to be mounted on roofs only if they are placed on the side or back slope of the home essentially hidden from the street in front of the lot.

32. CONSTRUCTION COMPLETION: Once construction on a residence is commenced construction shall proceed in a substantial manner until the residence is completed. Construction shall be completed, that is the residence shall be certified for occupancy within 12 months from the start of construction.

33. LEASES: In a lease or rental agreement between a lot owner and lessee, lessor shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of the declaration, and that any failure by the lessee to comply to these terms of this Declaration shall be a default under the terms of the lease. Furthermore, all such leases shall be in writing and include language to the effect that the lessee has received a copy of this Declaration and has read and understands them, and agrees to be bound by their terms. In no event shall a lease agreement shall be for a term less than 30 days.

34. SIGNS: No billboard or sign of any character shall be erected, posted, painted, or displayed upon or about any lot, part or portion of the property. No sign of any kind, except signs for the advertisement of a lot or residence for sale or rent, limited to one sign per lot of not more than five square feet in size shall be used, placed or displayed to the public view on any lot, part or portion of the property. The above notwithstanding, signs used by the Developer to advertise the development and/or initial sale of any lot, part or portion of the property shall be excluded from this restriction. During construction a sign, not more than 16 square feet in size, will be allowed to identify pertinent information for construction. Any such sign shall be removed upon the completion of construction, as defined herein. The Architectural Control Committee shall have the power to remove or cause the removal of any billboard or sign erected in violation to this section, and any cost or expense incurred in conjunction with such removal shall be borne by the lot owner.

35. INOPERABLE MOTOR VEHICLES: No type of motor vehicle which is inoperable for any reason shall be permitted to be parked upon any street, lot, part or portion of the property. except in an approved enclosed garage. In the event any inoperable motor vehicle remains outside upon any street, lot, part or portion of the property for a period exceeding 30 days the Developer, or Architectural Control Committee may remove the inoperable motor vehicle after a 10 day written notice. The cost and expense of such removal shall be borne by the lot owner on which or in front of which the inoperable vehicle was parked. For the purpose of this section, "inoperable motor vehicle" shall mean any motor vehicle which is unable

to be operated in a normal manner upon the streets under its own power, or is unlicensed or unregistered for a period of not less than 90 days.

36. TRUCKS AND TRAILERS: Trailers and motorhomes with a length in excess of 50 feet and trucks of a gross vehicle weight over 10,000 pounds are not allowed to be placed, parked, or stored upon any street, lot, part or portion of the property.

ARTICLE IV  
DURATION, ENFORCEMENT, AMENDMENT

1. DURATION OF RESTRICTIONS: The covenants and restrictions contained herein shall run with and bind the land for a period of 50 years from the date this document is recorded, after which such time said covenants and restrictions shall be automatically extended for successive periods of 10 years each, subject to amendment as herein set forth. During the development phase (defined below) the covenants and restrictions contained herein may be modified, amended or repealed in whole or in part at any time from time to time by the developer or his successors or assigns, by recorded instrument. The "development" phase shall be the time from the date of the recording of the plat of the first phase of the subdivision until such time as Developer transfers legal title to more than 90% of the number of lots in all phases of the subdivision to bona fide purchasers. Upon completion of the development phase, as defined above, the covenants and restrictions contained herein may be amended by a recorded instrument signed by no less than the owners of 75% of the number of lots. Any amendment after the completion of the development phase shall require a 30 day written notice of any such proposed amendment to be sent to every owner of any lot, part or portion of the property.

2. NOTICES: Any notice required under the provisions of this document to be sent to any lot owner shall be deemed to have been properly sent when mailed, postage prepaid, to the last know address of such owner.

3. CONSTRUCTION AND SEVERABILITY: All other restrictions, covenants and conditions contained in the document shall be construed together. Invalidation of any one of said restrictions, covenants or conditions, or any part thereof shall in no way affect the enforceability or applicability of any of the remaining restrictions, covenants or conditions, or parts thereof.

4. VIOLATION CONSTITUTES NUISANCE: Every act or omission whereby any restriction, covenant or condition in this document set forth is violated in whole or in part, is declared to be and shall constitute a nuisance, and may be abated by appropriate legal action by the Developer or any owner or owners from time to time of any lot or portion of the property. Remedies hereunder shall be deemed cululative and not exclusive.

5. ENFORCEMENT: Each and all other restrictions, covenants and conditions contained in this document is and are for the benefit of the developer, and of the owner or owners from time to time of any lot part or portion of the property, each such restrictive covenant and condition shall insure to the benefit and pass with each and every lot, part or portion of the property, and shall apply to and be binding upon each and every successor in interest. Said restrictions, covenants and conditions are and shall be deemed covenants of equitable servitude, and the actual or threatened breach thereof or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings at law or in equity by the developer, owner or owners or the Architectural Control Committee from time to time of any lot part or portion of the property provided, however, that no such breach shall affect or impair the lien of any bona

vide mortgage or trust deed which shall have been given in good faith and for value, except that any subsequent owner of said lot, part or portion of the property shall be bound and obligated by said restrictions, covenants and conditions, whether such ownership is obtained by foreclosure at trustee's sale, or otherwise.

6. RIGHT TO ENFORCE: The provisions contained in this declaration shall bind and shall inure to the benefit of and be enforceable by the Developer, by the Architectural Control Committee, by the owner or owners from time to time any lot, part or portion of the property, their and each of their legal representatives, heirs, successors, or assigns, and their failure to enforce any of said restrictions, covenants, or conditions shall in no event be deemed a waiver of the right to do so thereafter. In the event any covenant, condition or restriction contained herein is inconsistent or in conflict with restrictions set forth in the subdivision, building, zoning or other ordinances of the City of Hurricane, the ordinances shall govern so long as the restrictions contained in said ordinances are more restrictive than the terms of this declaration. Where the terms of this declaration are more restrictive than those contained in the ordinances contained in the City of Hurricane the covenants, conditions and restrictions contained in this declaration shall govern.

7. ARCHITECTURAL CONTROL COMMITTEE: The Architectural Control Committee which is vested with the powers described herein shall consist initially of at least three persons appointed by the developer, without regard as to whether or not said persons reside within the development. In the event any member of the Architectural Control Committee is unable to serve or act upon matters brought before the Architectural Control Committee, for whatever reason, the Developer may appoint temporary members of the Architectural Control Committee to act in their stead. Prior to the commencement of any excavation, construction or remodeling of any structure or of any addition of any structure, there shall first be filed with the Architectural Control Committee two complete sets of building plans and specifications together with a site or plot plan indicating the exact part of the building site which the building site improvements will cover, and no such work shall commence unless and until the Architectural Control Committee shall endorse one set of such plans its written approval that such plans are in compliance with the covenants, conditions and restrictions herein set forth and with the standards herein or hereafter established by said committee pursuant hereto. Said committee shall have the right to refuse to approve any such plans or specifications and shall have the right in so doing, to take into considerations the suitability of the proposed building, the materials of which it is to be built, the site upon which it is proposed to be erected, the harmony thereof with the surroundings and the effect of said building or other structures so planned and the outlook from adjacent or neighboring property. The committee may promulgate and maintain a list of standards for guidance in approving or disapproving plans and specifications pursuant to this section. The second set of such plans shall be filed as a permanent record with the Architectural Control Committee. In event said committee fails to approve or disapprove in writing any such plans within 15 days after their submission thereof to the committee, then such approval shall be deemed to have been given. The Developer shall have the right to appoint all members of the Architectural Control Committee until such time as title to more than 90% of the number of lots in the development have been conveyed to bona fide purchasers. When title to more than 90% of all of the lots in the development has been conveyed by the Developer, a majority of the owners of lots, parts or portions of the property subject to this declaration shall elect and appoint members of the Architectural Control Committee which committee shall thereafter be vested with the powers described herein and shall have jurisdiction over all the properties subject to this declaration.

8. The Developer shall have all rights to modify add or delete any of the CC & R's as he/ she deems necessary for the development.

9. ASSIGNMENT OF POWERS: Any and all rights and power of the Developer herein contained may be delegated, transferred or assigned. Wherever the term "developer" is used herein it includes Developer and its successors and assigns.

10. AMENDMENT: Except as otherwise provided herein, this declaration may be amended by an instrument signed by not less than seventy five percent of the owners of all lots, which amendment shall be effective upon recordation in the office of the recorder of Washington County, State of Utah. Prior to any material amendment to this declaration, written notice shall be sent to all lot owners and all holders of first mortgage liens, as heretofore provided.

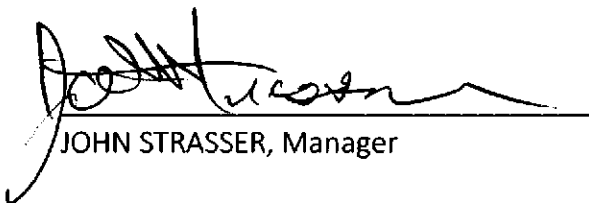
OWNER(S):

DRP MANAGEMENT, INC.



DON R. PARKER, President

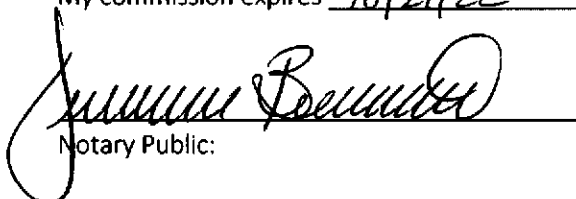
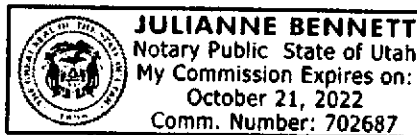
UINTAH INVESTMENTS, LLC

  
JOHN STRASSER, Manager

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 2019, by DON R. PARKER, who being by me duly sworn did say that he is the President of DRP MANAGEMENT, INC., a corporation, and that he executed the within instrument on behalf of said corporation by authority of a resolution of its board of directors and duly acknowledged to me that said corporation executed the same.

My commission expires 10/21/22. Witness my hand and official seal.

  
Notary Public:

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 2019, by JOHN STRASSER the signer(s) of the foregoing instrument, who being by me duly sworn did say that he is the Manager of UINTAH INVESTMENT, LLC, and that JOHN STRASSER executed the within instrument by authority of its Operating Agreement and said JOHN STRASSER duly acknowledged to me that he/she/they executed the same.

My commission expires 10/21/22. Witness my hand and official seal.

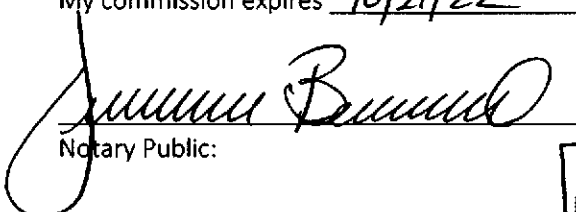
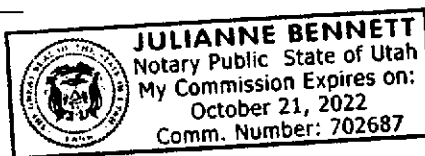
  
Notary Public:

EXHIBIT "A"  
LEGAL DESCRIPTION

Lots 58-100, ZION'S GATE ESTATES, PHASE 3, according to the official plat thereof, as recorded in the office of the County Recorder, Washington County, State of Utah.

Lot 58 Tax Parcel No.: H-ZIGE-3-58	Lot 59 Tax Parcel No.: H-ZIGE-3-59
Lot 60 Tax Parcel No.: H-ZIGE-3-60	Lot 61 Tax Parcel No.: H-ZIGE-3-61
Lot 62 Tax Parcel No.: H-ZIGE-3-62	Lot 63 Tax Parcel No.: H-ZIGE-3-63
Lot 64 Tax Parcel No.: H-ZIGE-3-64	Lot 65 Tax Parcel No.: H-ZIGE-3-65
Lot 66 Tax Parcel No.: H-ZIGE-3-66	Lot 67 Tax Parcel No.: H-ZIGE-3-67
Lot 68 Tax Parcel No.: H-ZIGE-3-68	Lot 69 Tax Parcel No.: H-ZIGE-3-69
Lot 70 Tax Parcel No.: H-ZIGE-3-70	Lot 71 Tax Parcel No.: H-ZIGE-3-71
Lot 72 Tax Parcel No.: H-ZIGE-3-72	Lot 73 Tax Parcel No.: H-ZIGE-3-73
Lot 74 Tax Parcel No.: H-ZIGE-3-74	Lot 75 Tax Parcel No.: H-ZIGE-3-75
Lot 76 Tax Parcel No.: H-ZIGE-3-76	Lot 77 Tax Parcel No.: H-ZIGE-3-77
Lot 78 Tax Parcel No.: H-ZIGE-3-78	Lot 79 Tax Parcel No.: H-ZIGE-3-79
Lot 80 Tax Parcel No.: H-ZIGE-3-80	Lot 81 Tax Parcel No.: H-ZIGE-3-81
Lot 82 Tax Parcel No.: H-ZIGE-3-82	Lot 83 Tax Parcel No.: H-ZIGE-3-83
Lot 84 Tax Parcel No.: H-ZIGE-3-84	Lot 85 Tax Parcel No.: H-ZIGE-3-85
Lot 86 Tax Parcel No.: H-ZIGE-3-86	Lot 87 Tax Parcel No.: H-ZIGE-3-87
Lot 88 Tax Parcel No.: H-ZIGE-3-88	Lot 89 Tax Parcel No.: H-ZIGE-3-89
Lot 90 Tax Parcel No.: H-ZIGE-3-90	Lot 91 Tax Parcel No.: H-ZIGE-3-91
Lot 92 Tax Parcel No.: H-ZIGE-3-92	Lot 93 Tax Parcel No.: H-ZIGE-3-93
Lot 94 Tax Parcel No.: H-ZIGE-3-94	Lot 95 Tax Parcel No.: H-ZIGE-3-95
Lot 96 Tax Parcel No.: H-ZIGE-3-96	Lot 97 Tax Parcel No.: H-ZIGE-3-97
Lot 98 Tax Parcel No.: H-ZIGE-3-98	Lot 99 Tax Parcel No.: H-ZIGE-3-99
Lot 100 Tax Parcel No.: H-ZIGE-3-100	

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**DOC # 20210011544**

Restrictive Page 1 of 15  
Gary Christensen Washington County Recorder  
02/18/2021 11:15:10 AM Fee \$ 40.00  
By BLACKMORE VINCENT J



DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS  
OF:

Zions Gate Estates Phase IV

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KNOW ALL MEN BY THESE PRESENTS: That DRP MANAGEMENT, INC., A Utah Corporation, and Uintah Investment, LLC. A Utah Limited Liability Company, (hereinafter referred to as the "Developer"), is the owner of the following described property, hereinafter referred to as "the Property", located in Hurricane, Washington County, Utah, to wit.

Legal Property Description:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 41, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°08'08"E ALONG THE SECTION LINE, 939.23 FEET; THENCE N89°51'52"W 587.99 FEET TO THE POINT OF BEGINNING; RUNNING ALONG THE NORTH BOUNDARY OF THE ZION'S GATE ESTATES PHASE 3 SUBDIVISION THE FOLLOWING NINE (9) COURSES: S75°53'42"W 555.80 FEET; THENCE S82°48'15"W 417.65 FEET; THENCE S00°00'00"W 60.21 FEET; THENCE N90°00'00"W 52.02 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 31.40 FEET (CHORD BEARS: N45°01'00"W 28.28 FEET); THENCE N00°02'00"W 0.05 FEET; THENCE S89°58'00"W 45.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 31.43 FEET (CHORD BEARS: S44°59'00"W 28.29 FEET); THENCE N90°00'00"W 79.18 FEET; THENCE DEPARTING SAID SUBDIVISION BOUNDARY AND RUNNING N00°02'00"W 229.53 FEET; THENCE N89°58'00"E 99.19 FEET; THENCE N00°02'00"W 108.47 FEET; THENCE N89°58'02"E 45.00 FEET; THENCE S00°02'00"E 78.04 FEET; THENCE N84°30'26"E 222.98 FEET; THENCE N89°58'02"E 53.00 FEET; THENCE N00°01'58"W 76.82 FEET; THENCE N89°58'02"E 237.75 FEET; THENCE N00°01'58"W 45.10 FEET; THENCE EASTERLY ALONG THE ARC OF A 94.97 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 16.73 FEET (CHORD BEARS: N82°14'56"E 16.70 FEET); THENCE N77°12'13"E 38.08 FEET; THENCE N00°01'58"W 83.20 FEET TO THE SOUTH BOUNDARY OF THE ROCK HAMPTON PHASE 2 SUBDIVISION; THENCE N90°00'00"E ALONG SAID BOUNDARY, 471.49 FEET; THENCE DEPARTING SAID SUBDIVISION BOUNDARY AND RUNNING S12°39'42"E 118.84 FEET; THENCE WESTERLY ALONG THE ARC OF A 521.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 66.52 FEET (CHORD BEARS: S80°57'17"W 66.48 FEET); THENCE S12°33'46"E 125.99 FEET TO THE POINT OF BEGINNING.  
AREA CONTAINS: 315,676 SQUARE FEET OR 7.247 ACRES

WHEREAS, it is the intention of the Developer to include all of the property in said plat, to divide the property into lots as shown on said plat, and to dedicate the streets shown on said plat to the City of Hurricane. The easements indicated on said plat are hereby perpetually reserved for public utilities and for any other uses as designated thereon or set forth herein, and no structures other than for such utility or other indicated purposes are to be erected within the lines of said easements; and

WHEREAS, certain covenants and restrictions must be established and observed in order to ensure harmonious relationships, protect property values, eliminate hazardous conditions, and preserve the natural beauty of the area.

NOW, THEREFORE, the Developer hereby declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved, subject to the following limitations, covenants, conditions and restrictions, all of which are declared and agreed to be furtherance of a plan for the subdivision, improvement and the sale of the property and are established and agreed upon for the purposes of enhancing and protecting the value, desirability and attractiveness of the property and every lot, part or portion thereof. The acceptance of any deed to or conveyance of any lot, part or portion of the property by the grantees herein named or by their legal representatives, heirs, executors, administrators, successors or assigns, shall constitute their covenant and agreement with the Developer and its successors or assigns, and with each other to accept, hold,

improve, use and convey the property described and conveyed in or by such deed of conveyance subject to said covenants, conditions and restrictions as follows, to wit:

ARTICLE I  
DEFINITIONS

1. OWNER: Owner shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

2. DEVELOPER: Developer shall mean and refer to DRP MANAGEMENT, INC. , A Utah Corporation, and Uintah Investment, LLC. A Utah Limited Liability Company, and its successors and assigns.

3. RESIDENCE: Residence shall mean and refer to the family dwelling constructed in the platted area of each lot.

4. DECLARATION: Declaration shall mean and refer to the Declaration of Protective Covenants, Conditions and Restrictions.

5. DEVELOPMENT: Development shall mean and refer to the property, and any additions thereto, including all future phases and improvements thereon.

6. LOT: Lot shall mean and refer to any plot of land shown upon any recorded subdivision map of the property.

7. CONVEYANCE: Conveyance shall mean and refer to actual conveyance of fee title to any lot owner by a Warranty Deed or any other document title.

8. YARDS: The yard area of all lots shall be defined as follows: Front yard shall mean and refer to that portion of the lot which is located between the front lot and a perpendicular line running from the front corners of the residence to the side lines; Back yard shall mean and refer to that portion of the lot which is located between the back lot line and a perpendicular line running from the back corners of the residence to the side lot lines; Side yards shall mean and refer to that portion of the lot which is located between the residence and the side lot line and the front and back yards. On a corner lot both sides of the residence facing the streets shall be deemed the front of the residence for the purposes of defining the front corners of the residence.

9. OPEN SPACE AND PARKING: Those parcels of land on the plat which are labeled "open space" and "parking" are under the ownership and control of the Developer. The "parking area" is intending as parking for the "open space" use. No lot owner is granted any shared ownership in the parking or open space. These parcels of land are exclusively by the Developer or his assign.

ARTICLE II

1. AMENDMENT: The developer reserves the right to amend this declaration as it may deem necessary, from time to time during the development phase of the subdivision, as defined herein, for the purpose of bringing this declaration into compliance with the rules and regulations of any lending institution or governmental agency created for the purpose of making, underwriting, purchasing, or guaranteeing the

repayment of loans for the purchase or construction of residential housing. This right of Developer to amend shall not require the vote or approval of any lot owner, and shall be independent of all other rights granted to or reserved by the Developer in this declaration and shall continue until all lots in the subdivision, have been conveyed.

2. AVAILABILITY: Upon request, and during normal business hours, the Developer shall make available to all lot owners, lenders and the holders and insures first mortgages on any lot residence located thereon, for the purpose of inspection or photocopying, current copies of this declaration, the Articles of Incorporation, and By-laws and other rules and regulations, (if applicable) governing the Development.

### ARTICLE III GENERAL RESTRICTIONS

1. LAND USE AND BUILDING TYPE: All lots shall be used for single family residential purposes. No resident's use of a lot shall endanger the health or disturb the reasonable enjoyment of any other owner or resident. The only buildings or structures permitted to be erected, placed or permitted to be located on any lot within the subdivision shall be a single family dwelling, or other approved structure as defined herein. All construction shall be of new materials. All structures shall be constructed in accordance with the zoning and building ordinances of the City of Hurricane, Utah, in effect from time to time. "Family" is defined to mean persons related by blood or marriage, by legal adoption, or by enforced law.

2. MINIMUM SQUARE FOOTAGE AND MULTILEVEL RESTRICTIONS: In no event shall the total finished square living area of any residence constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, be less than 900 square feet. The minimum total finished square footage of living area on the first level above ground and located within the area of a foundation for any residence constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, shall not be less than 900 square feet. No more than two stories above ground will be allowed under any condition.

3. GARAGES: All residences constructed on any lot in the subdivision shall be constructed with a fully enclosed, private attached garage, built to accommodate not less than one (1), nor more than three (3) vehicles. The minimum size for any such garage shall be 12 feet by 20 feet. The height of the garage door headers shall not exceed 9 feet. All garages shall be constructed of the same exterior materials as and in harmony and be architecturally compatible with the residence constructed on the lot. Plans for the construction of a detached garage shall first be submitted to the Architectural Control Committee for approval, according to the same procedures set forth herein for the approval of dwelling plans and shall in all respects comply with the provisions of this declaration with respect to the construction of residence.

4. LOT SIZE: Lot sizes as described on the recorded plat of the subdivision are considered minimum lot sizes and no persons shall further subdivide any lot other than as shown on the recorded plat of said subdivision.

5. BUILDING LOCATION: All buildings shall be located on all lots so as not to be in violation of Hurricane City ordinances with respect of minimum setbacks. The above notwithstanding, in no event shall any portion of any building, including eaves or steps, encroach upon any other lot, except herein stated. Minimum setback from the back of curb shall be 25 feet for garage, 19 feet for home, minimum setback from adjacent lots shall be 5 feet on one side 10 feet on the other. Aggregate 15 feet, and minimum

setback in the rear shall be 10 feet.

6. DRIVEWAYS AND WALKWAYS: The primary driveway, that is the driveway leading from the street to the garage, and primary walkways, that is walkways leading from the street or driveway to the entrance of the residence, shall be constructed of concrete, tile or brick pavers. All other driveways and walkways shall be constructed of a material commonly used for such purposes, however, in no event shall a driveway or walkway be constructed of dirt, sand, clay or road base material.

7. EXTERIOR MATERIALS: Exterior finish construction materials will be stucco with accents of brick, stone or tile or other finishes approved by The Architectural Control Committee. The Architectural Control Committee reserves the right to suggest modifications to enhance the appearance of the structure. The following restrictions shall apply to all exterior construction materials: (1) stone or stone veneer shall not be used on or more than 50% of the exposed front exterior surface; (2) Stucco or metal shall be used on soffit and fascia, other materials shall be approved by the Architectural Control Committee; (3) all exterior materials shall be new materials, with the exception of brick or brick veneer, which may be constructed of used brick; (4) the side of any structure shall be constructed of the same materials and match architecturally with the exposed front exterior surface of the structure. The Architectural Control Committee, said approval to be based on the appearance and style of the structure reserving to The Architectural Control Committee the right to suggest modifications to enhance the appearance of the structure.

8. ROOFING MATERIAL: Roofing material shall be limited to cement tile shingle. No asphalt shingles, wood shake or metal roofs will be allowed.

9. ARCHITECTURAL RESTRICTIONS: The following architectural restrictions shall apply to all dwelling units built on all lots: (1) the front exterior face of each dwelling shall be broken up with architectural accents per plans; (3) all roof surfaces shall have a minimum slope 5/12.

10. EASEMENTS: Easements for installation and maintenance of any and all utilities and drainage facilities are reserved as shown or stated on the recorded plat. Within these easements no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere within the installation, maintenance or replacement of utilities, or which may change the direction or flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. The title holder of each lot from time to time grant rights over, across, on, under and upon these easements for such additional uses of services as may be provided from time to time by a public authority or private utility company. Developer or any public authority shall have the right of access to such easements for the purpose of installing, repairing, maintaining, removing, or replacing any such utilities or portions thereof and for removing and clearing any vegetation which could interfere with such utilities or drainage as aforesaid.

11. TEMPORARY OR OTHER STRUCTURES: No structure of a temporary nature and no trailer, bus, tent, shack, or other outbuildings shall be used at any time as a residence, either temporarily or permanently, nor shall any such structures be erected or placed on any lot at any time. No old or second-hand structure shall be moved onto any said lots, it being the intention that all dwellings and other be erected on said lots, or within said subdivision, shall be new construction of good quality, workmanship, and materials.

12. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, part or portion of the

property, nor shall anything be done thereon which may become an annoyance to the neighborhood.

13. OIL AND MINING OPERATIONS: No oil drilling, quarrying or mining operations of any kind shall be permitted upon or in any lot, part or portion of the property, nor shall any oil well, gas well, tank, tunnel, mineral excavation or shaft be permitted upon or in such lot, part or portion of the property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot or portion of the property.

14. ANIMALS: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, part or portion of the property except that dogs, cats or other domesticated household pets may be kept in a residence constructed on a lot, or on a lot in a suitable enclosure and they are not kept, bred or maintained for any commercial purpose. Such animals as are permitted shall be strictly controlled and kept pursuant to all applicable laws and ordinances.

15. GARBAGE AND REFUSE DISPOSAL: No lot, part or portion of the property, shall be used or maintained as dumping ground for rubbish, rubble, trash, garbage or other waste. Such trash, rubbish, rubble, garbage or other waste shall not be kept except in sanitary containers.

16. BUILDING MATERIALS: No lot, part or portion of the property, shall be used or maintained as a storage for building materials except during a construction phase. Once a dwelling is occupied or made available for sale, all building materials shall be removed or stored inside such dwelling.

17. WATER SUPPLY: No individual water supply system shall be used or permitted to be used on any lot, part or portion of the property. 18. SEWAGE DISPOSAL: No individual sewage disposal system shall be permitted on any lot, part or portion of the property.

19. BOATS AND RECREATIONAL AND MOTOR VEHICLES: No boats, motorcycles, trailers, buses, motorhomes, campers or other vehicles shall be parked or stored upon any lot except in the side or back yard area. In no event shall any such vehicles be parked on the driveway or in the front yard area of any lot or on any street located within the subdivision for more than a 24 hour period. All such vehicles shall be properly registered and licensed, or meet such other governmental approval as may be required.

20. ANTENNA: No external radio, television, dish (larger than 3-foot diameter) or other antenna of any kind or nature, or device for the reception or transmission of radio, microwaves or other similar signals shall be constructed or maintained on any lot or residence in such a manner as to extend above the height of the residence in such a manner as to extend above the height of the residence on the lot nor shall such devices be located on any lot or any residence on any lot so as to be visible from the street fronting said lot. Satellite dishes (larger than 3-foot diameter) shall only be allowed in the backyard areas and only if screened from the view of other lots.

21. SAFE CONDITION: Without limiting any other provision of this declaration, each owner shall maintain and keep such owner's lot at all times in a safe, sound, and sanitary condition and repair and shall correct any condition or refrain from any activity which might interfere with the reasonable enjoyment by other owners of their respective lots.

22. SITE DISTANCE AT INTERSECTIONS: No structure, fence, wall hedge, or shrub planting which

obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street lines or in the case of a rounded property corner from the property lines extended. No tree shall be permitted to remain within such intersections unless, the foliage line is maintained at such height to prevent obstruction of such sight lines.

23. LANDSCAPING: Landscaping in the front yard will be completed before Certificate of Occupancy is issued by the City of Hurricane. Landscaping shall include, but is not limited to, the planting of lawn, grass, trees, or other appropriate ground cover or shrubbery. No poisonous or noxious plants or vegetation shall be allowed, including, plants such as oleanders. The planting of trees, shrubs, and grass are encouraged. Landscaping using a desert or arid motif is permitted. All property owners whose residence abuts 3400 West will be responsible and maintain landscaped property behind wall on their property. Homeowners adjacent to retention basin shall be required to maintain trees installed by developer. All landscaping and yards shall be kept and maintained in an orderly and slightly manner, free of weeds and garbage. Should any lot owner fail to comply to with the provisions of this section, the Architectural Control Committee shall have the right to seek an order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof, and shall also have the authority to complete, clean-up, or restore the landscaping and require the lot owner to pay a reasonable amount for such completion or clean up. All attorney's fees and costs incurred in any such action, and all expenses incurred in connection with such completion shall constitute a lien on such lot owner's lot, and shall also be a personal obligation of said lot owner, enforceable at law, until such payment thereof is made.

24. EXCAVATIONS AND FILL: Any excavation and fill shall be approved by Architectural Control Committee.

25. OUTSIDE LIGHTING REQUIREMENTS: Any light used to illuminate garages, patios, parking areas, driveways, walkways, or for any other purpose shall be so arranged as to reflect light downwards.

26. DAMAGE TO STREET, CURB OR GUTTER: Any damage inflicted on existing improvements such as curbs, gutters, streets, concrete sidewalks, and such by the purchasers or owner and/or their agents of any lot must be required within ninety (90) days after such damage is discovered, and the expense of such repair shall be borne by purchaser or owner.

27. STORAGE OR UTILITY BUILDINGS: All storage or utility buildings, or such structures intended for such uses larger than 180 square feet, must be built in the same architectural style and constructed from the same exterior construction materials as the residential dwelling on the lot. Plans for the construction of such buildings shall be submitted to the Architectural Control Committee in the same manner as with residential structures and be subject to its approval as set forth in this declaration. All structures smaller than 180 square feet shall be behind a solid approved fence.

28. DOME STRUCTURES: No dome structures of any type are allowed.

29. MOBILE, MODULAR, AND PRE-FAB HOMES: No mobile, manufactured modular or pre-fab home shall be placed on any lot, part or portion of the property.

30. WALLS AND OTHER BARRIERS: Walls, fences and barriers shall be constructed of materials manufactured for such purposes and erected in a proper and safe manner. Prior to construction, plans for

walls, fences, and barriers shall be submitted to the Architectural Control Committee for approval. Permitted materials shall be concrete colored block, matching the developments color blend. No wire mesh or chain link is allowed as a fencing material. Walls and fences shall not exceed three (3) feet in height in the front yard, back to the 25 foot setback line. Back walls and fences in the side and back yards shall not exceed six (6) feet in height. All walls and fences must comply in all respects with Hurricane City ordinances. All walls, fences, and barriers shall be kept and maintained in a visually pleasing manner and a state of good repair, and the owner's failure to do so may result in action by the Architectural Control Committee to enforce conditions herein contained. Further, it is mutually agreed and binding upon the owners of each lot, that any required repair or maintenance of any wall or structure which is a part of the common wall , or party wall, between dwelling units, will be kept in good repair and the cost of such repair will be shared equally between the owners of the adjoining properties affected by said repair of maintenance.

31. ROOF MOUNTED HEAT PUMPS AND SOLAR PANELS: Solar panels, heat pumps, and/or air conditioning units shall be allowed to be mounted on roofs only if they are placed on the side or back slope of the home essentially hidden from the street in front of the lot.

32. CONSTRUCTION COMPLETION: Once construction on a residence is commenced construction shall proceed in a substantial manner until the residence is completed. Construction shall be completed, that is the residence shall be certified for occupancy within 12 months from the start of construction.

33. LEASES: In a lease or rental agreement between a lot owner and lessee, lessor shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of the declaration, and that any failure by the lessee to comply to these terms of this Declaration shall be a default under the terms of the lease. Furthermore, all such leases shall be in writing and include language to the effect that the lessee has received a copy of this Declaration and has read and understands them, and agrees to be bound by their terms. In no event shall a lease agreement shall be for a term less than 30 days.

34. SIGNS: No billboard or sign of any character shall be erected, posted, painted, or displayed upon or about any lot, part or portion of the property. No sign of any kind, except signs for the advertisement of a lot or residence for sale or rent, limited to one sign per lot of not more that five square feet in size shall be used, placed or displayed to the public view on any lot, part or portion of the property. The above notwithstanding, signs used by the Developer to advertise the development and/or initial sale of any lot, part or portion of the property shall be excluded from this restriction, During construction a sign, not more than 16 square feet in size, will be allowed to identify pertinent information for construction. Any such sign shall be removed upon the completion of construction, as defined herein. The Architectural Control Committee shall have the power to remove or cause the removal of any billboard or sign erected in violation to this section, and any cost or expense incurred in conjunction with such removal shall be borne by the lot owner.

35. INOPERABLE MOTOR VEHICLES: No type of motor vehicle which is inoperable for any reason shall be permitted to be parked upon any street, lot, part or portion of the property. except in an approved enclosed garage. In the event any inoperable motor vehicle remains outside upon any street, lot, part or portion of the property for a period exceeding 30 days the Developer, or Architectural Control Committee may remove the inoperable motor vehicle after a 10 day written notice. The cost and expense of such removal shall be borne by the lot owner on which or in front of which the inoperable vehicle was parked. For the purpose of this section, "inoperable motor vehicle" shall mean any motor vehicle which is unable

to be operated in a normal manner upon the streets under its own power, or is unlicensed or unregistered for a period of not less than 90 days.

36. TRUCKS AND TRAILERS: Trailers and motorhomes with a length in excess of 50 feet and trucks of a gross vehicle weight over 10,000 pounds are not allowed to be placed, parked, or stored upon any street, lot, part or portion of the property.

ARTICLE IV  
DURATION, ENFORCEMENT, AMENDMENT

1. DURATION OF RESTRICTIONS: The covenants and restrictions contained herein shall run with and bind the land for a period of 50 years from the date this document is recorded, after which such time said covenants and restrictions shall be automatically extended for successive periods of 10 years each, subject to amendment as herein set forth. During the development phase (defined below) the covenants and restrictions contained herein may be modified, amended or repealed in whole or in part at any time from time to time by the developer or his successors or assigns, by recorded instrument. The "development" phase shall be the time from the date of the recording of the plat of the first phase of the subdivision until such time as Developer transfers legal title to more than 90% of the number of lots in all phases of the subdivision to bona fide purchasers. Upon completion of the development phase, as defined above, the covenants and restrictions contained herein may be amended by a recorded instrument signed by no less than the owners of 75% of the number of lots. Any amendment after the completion of the development phase shall require a 30 day written notice of any such proposed amendment to be sent to every owner of any lot, part or portion of the property.

2. NOTICES: Any notice required under the provisions of this document to be sent to any lot owner shall be deemed to have been properly sent when mailed, postage prepaid, to the last know address of such owner.

3. CONSTRUCTION AND SEVERABILITY: All other restrictions, covenants and conditions contained in the document shall be construed together. Invalidation of any one of said restrictions, covenants or conditions, or any part thereof shall in no way affect the enforceability or applicability of any of the remaining restrictions, covenants or conditions, or parts thereof.

4. VIOLATION CONSTITUTES NUISANCE: Every act or omission whereby any restriction, covenant or condition in this document set forth is violated in whole or in part, is declared to be and shall constitute a nuisance, and may be abated by appropriate legal action by the Developer or any owner or owners from time to time of any lot or portion of the property. Remedies hereunder shall be deemed cumulative and not exclusive.

5. ENFORCEMENT: Each and all other restrictions, covenants and conditions contained in this document is and are for the benefit of the developer, and of the owner or owners from time to time of any lot part or portion of the property, each such restrictive covenant and condition shall insure to the benefit and pass with each and every lot, part or portion of the property, and shall apply to and be binding upon each and every successor in interest. Said restrictions, covenants and conditions are and shall be deemed covenants of equitable servitude, and the actual or threatened breach thereof or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings at law or in equity by the developer, owner or owners or the Architectural Control Committee from time to time of any lot part or portion of the property provided, however, that no such breach shall affect or impair the lien of any bona

fide mortgage or trust deed which shall have been given in good faith and for value, except that any subsequent owner of said lot, part or portion of the property shall be bound and obligated by said restrictions, covenants and conditions, whether such ownership is obtained by foreclosure at trustee's sale, or otherwise.

6. RIGHT TO ENFORCE: The provisions contained in this declaration shall bind and shall inure to the benefit of and be enforceable by the Developer, by the Architectural Control Committee, by the owner or owners from time to time any lot, part or portion of the property, their and each of their legal representatives, heirs, successors, or assigns, and their failure to enforce any of said restrictions, covenants, or conditions shall in no event be deemed a waiver of the right to do so thereafter. In the event any covenant, condition or restriction contained herein is inconsistent or in conflict with restrictions set forth in the subdivision, building, zoning or other ordinances of the City of Hurricane, the ordinances shall govern so long as the restrictions contained in said ordinances are more restrictive than the terms of this declaration. Where the terms of this declaration are more restrictive than those contained in the ordinances contained in the City of Hurricane the covenants, conditions and restrictions contained in this declaration shall govern.

7. ARCHITECTURAL CONTROL COMMITTEE: The Architectural Control Committee which is vested with the powers described herein shall consist initially of at least three persons appointed by the developer, without regard as to whether or not said persons reside within the development. In the event any member of the Architectural Control Committee is unable to serve or act upon matters brought before the Architectural Control Committee, for whatever reason, the Developer may appoint temporary members of the Architectural Control Committee to act in their stead. Prior to the commencement of any excavation, construction or remodeling of any structure or of any addition of any structure, there shall first be filed with the Architectural Control Committee two complete sets of building plans and specifications together with a site or plot plan indicating the exact part of the building site which the building site improvements will cover, and no such work shall commence unless and until the Architectural Control Committee shall endorse one set of such plans its written approval that such plans are in compliance with the covenants, conditions and restrictions herein set forth and with the standards herein or hereafter established by said committee pursuant hereto. Said committee shall have the right to refuse to approve any such plans or specifications and shall have the right in so doing, to take into considerations the suitability of the proposed building, the materials of which it is to be built, the site upon which it is proposed to be erected, the harmony thereof with the surroundings and the effect of said building or other structures so planned and the outlook from adjacent or neighboring property. The committee may promulgate and maintain a list of standards for guidance in approving or disapproving plans and specifications pursuant to this section. The second set of such plans shall be filed as a permanent record with the Architectural Control Committee. In event said committee fails to approve or disapprove in writing any such plans within 15 days after their submission thereof to the committee, then such approval shall be deemed to have been given. The Developer shall have the right to appoint all members of the Architectural Control Committee until such time as title to more than 90% of the number of lots in the development have been conveyed to bona fide purchasers. When title to more than 90% of all of the lots in the development has been conveyed by the Developer, a majority of the owners of lots, parts or portions of the property subject to this declaration shall elect and appoint members of the Architectural Control Committee which committee shall thereafter be vested with the powers described herein and shall have jurisdiction over all the properties subject to this declaration.

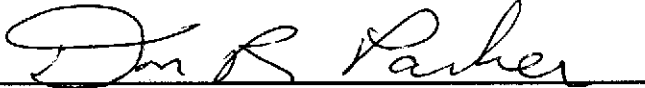
8. The Developer shall have all rights to modify add or delete any of the CC & R's as he/she deems necessary for the development.

9. ASSIGNMENT OF POWERS: Any and all rights and power of the Developer herein contained may be delegated, transferred or assigned. Wherever the term "developer" is used herein it includes Developer and its successors and assigns.

10. AMENDMENT: Except as otherwise provided herein, this declaration may be amended by an instrument signed by not less than seventy five percent of the owners of all lots, which amendment shall be effective upon recordation in the office of the recorder of Washington County, State of Utah. Prior to any material amendment to this declaration, written notice shall be sent to all lot owners and all holders of first mortgage liens, as heretofore provided.

WITNESS, the hand of said grantor this 11<sup>th</sup> day of February, 2021.

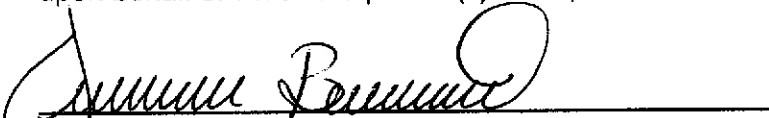
DRP MANAGEMENT, INC.



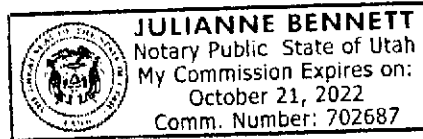
DON R. PARKER  
President

State of Utah  
County of Salt Lake

On this 11<sup>th</sup> day of February, 2021, personally appeared before me, the undersigned Notary Public, personally appeared DON R. PARKER who is the President of DRP MANAGEMENT, INC., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

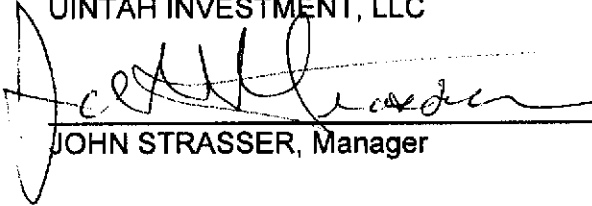


Notary Public  
My commission expires: October 21, 2022



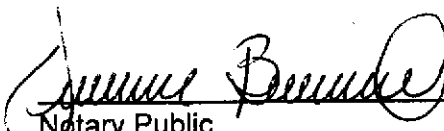
WITNESS, the hand of said grantor this 12<sup>th</sup> day of February, 2021.

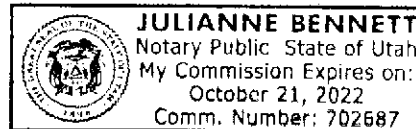
UINTAH INVESTMENT, LLC

  
\_\_\_\_\_  
JOHN STRASSER, Manager

State of Utah  
County of Salt Lake

On this 12<sup>th</sup> day of February, 2021, personally appeared before me, the undersigned Notary Public, personally appeared JOHN STRASSER who is the Manager of UINTAH INVESTMENT, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: October 21, 2022



Restrictive Page 1 of 17

Gary Christensen Washington County Recorder

06/06/2022 11:20:49 AM Fee \$40.00 By

SUTHERLAND TITLE COMPANY

WHEN RECORDED RETURN TO:

Sutherland Title Company

920 WoodOak Lane #100

Salt Lake City, UT 84117

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS  
OF:

Zions Gate Estates Phase V

**ACCOMODATION RECORDING ONLY:**

Sutherland Title Company makes no  
representation as to the condition of title and  
assumes no liability or responsibility for the  
validity, sufficiency, or effect of this recording.

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KNOW ALL MEN BY THESE PRESENTS: That DRP MANAGEMENT, INC., A Utah Corporation, and MJS Real Properties, LLC. A Utah Limited Liability Company, (hereinafter referred to as the "Developer"), is the owner of the following described property, hereinafter referred to as "the Property", located in Hurricane, Washington County, Utah, to wit.

Legal Property Description:

COMMENCING AT THE SOUTHEAST CONER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°08'08"E, ALONG THE SECTION LINE, 1,190.00 FEET; THENCE WEST, 1,047.88 FEET TO THE POINT OF BEGINNING; THENCE RUNNING ALONG THE BOUNDARY LINE OF ZION'S GATE PHASE 4 FOLLOWING THIRTEEN (13) COURSES; THENCE S00°01'58"E 83.20 FEET; THENCE S77°12'13"W 38.08 FEET TO A POINT OF CURVATURE OF A 95.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT 16.73 FEET; THROUGH A CENTRAL ANGLE OF 10°05'14" (LONG CHORD BEARS: S82°14'56"W 16.70 FEET); THENCE S00°01'58"E 45.10 FEET; THENCE S89°58'02"W 237.75 FEET; THENCE S00°01'58"E 76.82 FEET; THENCE S89°58'02"W 53.00 FEET; THENCE S84°30'26"W 222.98 FEET; THENCE N00°02'00"W 78.04 FEET; THENCE S89°58'02"W 45.00 FEET; THENCE S00°02'00"E 108.47 FEET; THENCE S89°58'00"W 99.19 FEET; THENCE S00°02'00"E 229.53 FEET; THENCE DEPARTING SAID PHASE 4, AND RUNNING ALONG THE NORTH BOUNDARY LINE OF ZION'S GATE PHASE 3 ALONG THE FOLLOWING FIVE (5) COURSES: THENCE WEST 79.18 FEET TO A POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT 31.40 FEET; THROUGH A CENTRAL ANGLE OF 89°58'00" (LONG CHORD BEARS: N45°01'00"W 28.28 FEET); THENCE S89°58'00"W 45.00 FEET; THENCE N00°02'00"W 40.79 FEET; THENCE S89°52'11"W 92.98 FEET; THENCE DEPARTING SAID PHASE 3, AND RUNNING ALONG THE EAST BOUNDARY LINE OF 3700 WEST STREET N00°02'00"W 436.81 FEET; THENCE DEPARTING 3700 WEST AND RUNNING EAST 947.75 FEET ALONG THE SOUTH BOUNDARY LINE OF THE FOLLOWING TWO SUBDIVISIONS OF STONE GARDENS & ROCK HAMPTON SUBDIVISION, PHASE 2 TO THE POINT OF BEGINNING.

CONTAINING 5.617 ACRES.

WHEREAS, it is the intention of the Developer to include all of the property in said plat, to divide the property into lots as shown on said plat, and to dedicate the streets shown on said plat to the City of Hurricane. The easements indicated on said plat are hereby perpetually reserved for public utilities and for any other uses as designated thereon or set forth herein, and no structures other than for such utility or other indicated purposes are to be erected within the lines of said easements; and

WHEREAS, certain covenants and restrictions must be established and observed in order to ensure harmonious relationships, protect property values, eliminate hazardous conditions, and preserve the natural beauty of the era.

NOW, THEREFORE, the Developer hereby declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved, subject to the following limitations, covenants, conditions and restrictions, all of which are declared and agreed to be furtherance of a plan for the subdivision, improvement and the sale of the property and are established and agreed upon for the purposes of enhancing and protecting the value, desirability and attractiveness of the property and every lot, part or portion thereof. The acceptance of any deed to or conveyance of any lot, part or portion of the property by the grantees herein named or by their legal representatives, heirs, executors, administrators, successors or assigns, shall constitute their covenant and agreement with the Developer and its successors or assigns, and with each other to accept, hold,

improve, use and convey the property described and conveyed in or by such deed of conveyance subject to said covenants, conditions and restrictions as follows, to wit:

ARTICLE I  
DEFINITIONS

1. OWNER: Owner shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.
2. DEVELOPER: Developer shall mean and refer to DRP MANAGEMENT, INC. , A Utah Corporation, and Uintah Investment, LLC. A Utah Limited Liability Company, and its successors and assigns.
3. RESIDENCE: Residence shall mean and refer to the family dwelling constructed in the platted area of each lot.
4. DECLARATION: Declaration shall mean and refer to the Declaration of Protective Covenants, Conditions and Restrictions.
5. DEVELOPMENT: Development shall mean and refer to the property, and any additions thereto, including all future phases and improvements thereon.
6. LOT: Lot shall mean and refer to any plot of land shown upon any recorded subdivision map of the property.
7. CONVEYANCE: Conveyance shall mean and refer to actual conveyance of fee title to any lot owner by a Warranty Deed or any other document title.
8. YARDS: The yard area of all lots shall be defined as follows: Front yard shall mean and refer to that portion of the lot which is located between the front lot and a perpendicular line running from the front corners of the residence to the side lines; Back yard shall mean and refer to that portion of the lot which is located between the back lot line and a perpendicular line running from the back corners of the residence to the side lot lines; Side yards shall mean and refer to that portion of the lot which is located between the residence and the side lot line and the front and back yards. On a corner lot both sides of the residence facing the streets shall be deemed the front of the residence for the purposes of defining the front corners of the residence.
9. OPEN SPACE AND PARKING: Those parcels of land on the plat which are labeled "open space" and "parking" are under the ownership and control of the Developer. The "parking area" is intending as parking for the "open space" use. No lot owner is granted any shared ownership in the parking or open space. These parcels of land are exclusively by the Developer or his assign.

ARTICLE II

1. AMENDMENT: The developer reserves the right to amend this declaration as it may deem necessary, from time to time during the development phase of the subdivision, as defined herein, for the purpose of bringing this declaration into compliance with the rules and regulations of any lending institution or governmental agency created for the purpose of making, underwriting, purchasing, or guaranteeing the

repayment of loans for the purchase or construction of residential housing. This right of Developer to amend shall not require the vote or approval of any lot owner, and shall be independent of all other rights granted to or reserved by the Developer in this declaration and shall continue until all lots in the subdivision, have been conveyed.

2. AVAILABILITY: Upon request, and during normal business hours, the Developer shall make available to all lot owners, lenders and the holders and insures first mortgages on any lot residence located thereon, for the purpose of inspection or photocopying, current copies of this declaration, the Articles of Incorporation, and By-laws and other rules and regulations, (if applicable) governing the Development.

### ARTICLE III GENERAL RESTRICTIONS

1. LAND USE AND BUILDING TYPE: All lots shall be used for single family residential purposes. No resident's use of a lot shall endanger the health or disturb the reasonable enjoyment of any other owner or resident. The only buildings or structures permitted to be erected, placed or permitted to be located on any lot within the subdivision shall be a single family dwelling, or other approved structure as defined herein. All construction shall be of new materials. All structures shall be constructed in accordance with the zoning and building ordinances of the City of Hurricane, Utah, in effect from time to time. "Family" is defined to mean persons related by blood or marriage, by legal adoption, or by enforced law.

2. MINIMUM SQUARE FOOTAGE AND MULTILEVEL RESTRICTIONS: In no event shall the total finished square living area of any residence constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, be less than 900 square feet. The minimum total finished square footage of living area on the first level above ground and located within the area of a foundation for any residence constructed on any lot within the subdivision, exclusive of porches, balconies, patios, and garages, shall not be less than 900 square feet. No more than two stories above ground will be allowed under any condition.

3. GARAGES: All residences constructed on any lot in the subdivision shall be constructed with a fully enclosed, private attached garage, built to accommodate not less than one (1), nor more than three (3) vehicles. The minimum size for any such garage shall be 10 feet by 20 feet. The height of the garage door headers shall not exceed 14 feet. All garages shall be constructed of the same exterior materials as and in harmony and be architecturally compatible with the residence constructed on the lot. Plans for the construction of a detached garage shall first be submitted to the Architectural Control Committee for approval, according to the same procedures set forth herein for the approval of dwelling plans and shall in all respects comply with the provisions of this declaration with respect to the construction of residence.

4. LOT SIZE: Lot sizes as described on the recorded plat of the subdivision are considered minimum lot sizes and no persons shall further subdivide any lot other than as shown on the recorded plat of said subdivision.

5. BUILDING LOCATION: All buildings shall be located on all lots so as not to be in violation of Hurricane City ordinances with respect of minimum setbacks. The above notwithstanding, in no event shall any portion of any building, including eaves or steps, encroach upon any other lot, except herein stated. Minimum setback from the back of curb shall be 25 feet for garage, 19 feet for home, minimum setback from adjacent lots shall be 5 feet on one side 10 feet on the other. Aggregate 15 feet, and minimum

setback in the rear shall be 10 feet.

6. DRIVEWAYS AND WALKWAYS: The primary driveway, that is the driveway leading from the street to the garage, and primary walkways, that is walkways leading from the street or driveway to the entrance of the residence, shall be constructed of concrete, tile or brick pavers. All other driveways and walkways shall be constructed of a material commonly used for such purposes, however, in no event shall a driveway or walkway be constructed of dirt, sand, clay or road base material.

7. EXTERIOR MATERIALS: Exterior finish construction materials will be stucco with accents of brick, stone or tile or other finishes approved by The Architectural Control Committee. The Architectural Control Committee reserves the right to suggest modifications to enhance the appearance of the structure. The following restrictions shall apply to all exterior construction materials: (1) stone or stone veneer shall not be used on or more than 50% of the exposed front exterior surface; (2) Stucco or metal shall be used on soffit and fascia, other materials shall be approved by the Architectural Control Committee; (3) all exterior materials shall be new materials, with the exception of brick or brick veneer, which may be constructed of used brick; (4) the side of any structure shall be constructed of the same materials and match architecturally with the exposed front exterior surface of the structure. The Architectural Control Committee, said approval to be based on the appearance and style of the structure reserving to The Architectural Control Committee the right to suggest modifications to enhance the appearance of the structure.

8. ROOFING MATERIAL: Roofing material shall be limited to cement tile shingle. No asphalt shingles, wood shake or metal roofs will be allowed.

9. ARCHITECTURAL RESTRICTIONS: The following architectural restrictions shall apply to all dwelling units built on all lots: (1) the front exterior face of each dwelling shall be broken up with architectural accents per plans; (3) all roof surfaces shall have a minimum slope 4/12.

10. EASEMENTS: Easements for installation and maintenance of any and all utilities and drainage facilities are reserved as shown or stated on the recorded plat. Within these easements no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere within the installation, maintenance or replacement of utilities, or which may change the direction or flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. The title holder of each lot from time to time grant rights over, across, on, under and upon these easements for such additional uses of services as may be provided from time to time by a public authority or private utility company. Developer or any public authority shall have the right of access to such easements for the purpose of installing, repairing, maintaining, removing, or replacing any such utilities or portions thereof and for removing and clearing any vegetation which could interfere with such utilities or drainage as aforesaid.

11. TEMPORARY OR OTHER STRUCTURES: No structure of a temporary nature and no trailer, bus, tent, shack, or other outbuildings shall be used at any time as a residence, either temporarily or permanently, nor shall any such structures be erected or placed on any lot at any time. No old or second-hand structure shall be moved onto any said lots, it being the intention that all dwellings and other be erected on said lots, or within said subdivision, shall be new construction of good quality, workmanship, and materials.

12. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, part or portion of the

property, nor shall anything be done thereon which may become an annoyance to the neighborhood.

13. OIL AND MINING OPERATIONS: No oil drilling, quarrying or mining operations of any kind shall be permitted upon or in any lot, part or portion of the property, nor shall any oil well, gas well, tank, tunnel, mineral excavation or shaft be permitted upon or in such lot, part or portion of the property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot or portion of the property.

14. ANIMALS: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, part or portion of the property except that dogs, cats or other domesticated household pets may be kept in a residence constructed on a lot, or on a lot in a suitable enclosure and they are not kept, bred or maintained for any commercial purpose. Such animals as are permitted shall be strictly controlled and kept pursuant to all applicable laws and ordinances.

15. GARBAGE AND REFUSE DISPOSAL: No lot, part or portion of the property, shall be used or maintained as dumping ground for rubbish, rubble, trash, garbage or other waste. Such trash, rubbish, rubble, garbage or other waste shall not be kept except in sanitary containers.

16. BUILDING MATERIALS: No lot, part or portion of the property, shall be used or maintained as a storage for building materials except during a construction phase. Once a dwelling is occupied or made available for sale, all building materials shall be removed or stored inside such dwelling.

17. WATER SUPPLY: No individual water supply system shall be used or permitted to be used on any lot, part or portion of the property.

18. SEWAGE DISPOSAL: No individual sewage disposal system shall be permitted on any lot, part or portion of the property.

19. BOATS AND RECREATIONAL AND MOTOR VEHICLES: No boats, motorcycles, trailers, buses, motorhomes, campers or other vehicles shall be parked or stored upon any lot except in the side or back yard area. In no event shall any such vehicles be parked on the driveway or in the front yard area of any lot or on any street located within the subdivision for more than a 24 hour period. All such vehicles shall be properly registered and licensed, or meet such other governmental approval as may be required.

20. ANTENNA: No external radio, television, dish (larger than 3-foot diameter) or other antenna of any kind or nature, or device for the reception or transmission of radio, microwaves or other similar signals shall be constructed or maintained on any lot or residence in such a manner as to extend above the height of the residence in such a manner as to extend above the height of the residence on the lot nor shall such devices be located on any lot or any residence on any lot so as to be visible from the street fronting said lot. Satellite dishes (larger than 3-foot diameter) shall only be allowed in the backyard areas and only if screened from the view of other lots.

21. SAFE CONDITION: Without limiting any other provision of this declaration, each owner shall maintain and keep such owner's lot at all times in a safe, sound, and sanitary condition and repair and shall correct any condition or refrain from any activity which might interfere with the reasonable enjoyment by other owners of their respective lots.

22. SITE DISTANCE AT INTERSECTIONS: No structure, fence, wall hedge, or shrub planting which

obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street lines or in the case of a rounded property corner from the property lines extended. No tree shall be permitted to remain within such intersections unless, the foliage line is maintained at such height to prevent obstruction of such sight lines.

23. LANDSCAPING: Landscaping in the front yard will be completed before Certificate of Occupancy is issued by the City of Hurricane. Landscaping shall include, but is not limited to, the planting of lawn, grass, trees, or other appropriate ground cover or shrubbery. No poisonous or noxious plants or vegetation shall be allowed, including, plants such as oleanders. The planting of trees, shrubs, and grass are encouraged. Landscaping using a desert or arid motif is permitted. All property owners whose residence abuts 3400 West will be responsible and maintain landscaped property behind wall on their property. Homeowners adjacent to retention basin shall be required to maintain trees installed by developer. All landscaping and yards shall be kept and maintained in an orderly and slightly manner, free of weeds and garbage. Should any lot owner fail to comply to with the provisions of this section, the Architectural Control Committee shall have the right to seek an order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof, and shall also have the authority to complete, clean-up, or restore the landscaping and require the lot owner to pay a reasonable amount for such completion or clean up. All attorney's fees and costs incurred in any such action, and all expenses incurred in connection with such completion shall constitute a lien on such lot owner's lot, and shall also be a personal obligation of said lot owner, enforceable at law, until such payment thereof is made.

24. EXCAVATIONS AND FILL: Any excavation and fill shall be approved by Architectural Control Committee.

25. OUTSIDE LIGHTING REQUIREMENTS: Any light used to illuminate garages, patios, parking areas, driveways, walkways, or for any other purpose shall be so arranged as to reflect light downwards.

26. DAMAGE TO STREET, CURB OR GUTTER: Any damage inflicted on existing improvements such as curbs, gutters, streets, concrete sidewalks, and such by the purchasers or owner and/or their agents of any lot must be required within ninety (90) days after such damage is discovered, and the expense of such repair shall be borne by purchaser or owner.

27. STORAGE OR UTILITY BUILDINGS: All storage or utility buildings, or such structures intended for such uses larger than 180 square feet, must be built in the same architectural style and constructed from the same exterior construction materials as the residential dwelling on the lot. Plans for the construction of such buildings shall be submitted to the Architectural Control Committee in the same manner as with residential structures and be subject to its approval as set forth in this declaration. All structures smaller than 180 square feet shall be behind a solid approved fence.

28. DOME STRUCTURES: No dome structures of any type are allowed.

29. MOBILE, MODULAR, AND PRE-FAB HOMES: No mobile, manufactured modular or pre-fab home shall be placed on any lot, part or portion of the property.

30. WALLS AND OTHER BARRIERS: Walls, fences and barriers shall be constructed of materials manufactured for such purposes and erected in a proper and safe manner. Prior to construction, plans for

walls, fences, and barriers shall be submitted to the Architectural Control Committee for approval. Permitted materials shall be concrete colored block, matching the developments color blend. No wire mesh or chain link is allowed as a fencing material. Walls and fences shall not exceed three (3) feet in height in the front yard, back to the 25 foot setback line. Back walls and fences in the side and back yards shall not exceed six (6) feet in height. All walls and fences must comply in all respects with Hurricane City ordinances. All walls, fences, and barriers shall be kept and maintained in a visually pleasing manner and a state of good repair, and the owner's failure to do so may result in action by the Architectural Control Committee to enforce conditions herein contained. Further, it is mutually agreed and binding upon the owners of each lot, that any required repair or maintenance of any wall or structure which is a part of the common wall, or party wall, between dwelling units, will be kept in good repair and the cost of such repair will be shared equally between the owners of the adjoining properties affected by said repair of maintenance.

31. ROOF MOUNTED HEAT PUMPS AND SOLAR PANELS: Solar panels, heat pumps, and/or air conditioning units shall be allowed to be mounted on roofs only if they are placed on the side or back slope of the home essentially hidden from the street in front of the lot.

32. CONSTRUCTION COMPLETION: Once construction on a residence is commenced construction shall proceed in a substantial manner until the residence is completed. Construction shall be completed, that is the residence shall be certified for occupancy within 12 months from the start of construction.

33. LEASES: In a lease or rental agreement between a lot owner and lessee, lessor shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of the declaration, and that any failure by the lessee to comply to these terms of this Declaration shall be a default under the terms of the lease. Furthermore, all such leases shall be in writing and include language to the effect that the lessee has received a copy of this Declaration and has read and understands them, and agrees to be bound by their terms. In no event shall a lease agreement shall be for a term less than 30 days.

34. SIGNS: No billboard or sign of any character shall be erected, posted, painted, or displayed upon or about any lot, part or portion of the property. No sign of any kind, except signs for the advertisement of a lot or residence for sale or rent, limited to one sign per lot of not more than five square feet in size shall be used, placed or displayed to the public view on any lot, part or portion of the property. The above notwithstanding, signs used by the Developer to advertise the development and/or initial sale of any lot, part or portion of the property shall be excluded from this restriction, During construction a sign, not more than 16 square feet in size, will be allowed to identify pertinent information for construction. Any such sign shall be removed upon the completion of construction, as defined herein. The Architectural Control Committee shall have the power to remove or cause the removal of any billboard or sign erected in violation to this section, and any cost or expense incurred in conjunction with such removal shall be borne by the lot owner.

35. INOPERABLE MOTOR VEHICLES: No type of motor vehicle which is inoperable for any reason shall be permitted to be parked upon any street, lot, part or portion of the property. except in an approved enclosed garage. In the event any inoperable motor vehicle remains outside upon any street, lot, part or portion of the property for a period exceeding 30 days the Developer, or Architectural Control Committee may remove the inoperable motor vehicle after a 10 day written notice. The cost and expense of such removal shall be borne by the lot owner on which or in front of which the inoperable vehicle was parked. For the purpose of this section, "inoperable motor vehicle" shall mean any motor vehicle which is unable

to be operated in a normal manner upon the streets under its own power, or is unlicensed or unregistered for a period of not less than 90 days.

36. TRUCKS AND TRAILERS: Trailers and motorhomes with a length in excess of 50 feet and trucks of a gross vehicle weight over 10,000 pounds are not allowed to be placed, parked, or stored upon any street, lot, part or portion of the property.

ARTICLE IV  
DURATION, ENFORCEMENT, AMENDMENT

1. DURATION OF RESTRICTIONS: The covenants and restrictions contained herein shall run with and bind the land for a period of 50 years from the date this document is recorded, after which such time said covenants and restrictions shall be automatically extended for successive periods of 10 years each, subject to amendment as herein set forth. During the development phase (defined below) the covenants and restrictions contained herein may be modified, amended or repealed in whole or in part at any time from time to time by the developer or his successors or assigns, by recorded instrument. The "development" phase shall be the time from the date of the recording of the plat of the first phase of the subdivision until such time as Developer transfers legal title to more than 90% of the number of lots in all phases of the subdivision to bona fide purchasers. Upon completion of the development phase, as defined above, the covenants and restrictions contained herein may be amended by a recorded instrument signed by no less than the owners of 75% of the number of lots. Any amendment after the completion of the development phase shall require a 30 day written notice of any such proposed amendment to be sent to every owner of any lot, part or portion of the property.

2. NOTICES: Any notice required under the provisions of this document to be sent to any lot owner shall be deemed to have been properly sent when mailed, postage prepaid, to the last know address of such owner.

3. CONSTRUCTION AND SEVERABILITY: All other restrictions, covenants and conditions contained in the document shall be construed together. Invalidation of any one of said restrictions, covenants or conditions, or any part thereof shall in no way affect the enforceability or applicability of any of the remaining restrictions, covenants or conditions, or parts thereof.

4. VIOLATION CONSTITUTES NUISANCE: Every act or omission whereby any restriction, covenant or condition in this document set forth is violated in whole or in part, is declared to be and shall constitute a nuisance, and may be abated by appropriate legal action by the Developer or any owner or owners from time to time of any lot or portion of the property. Remedies hereunder shall be deemed cumulative and not exclusive.

5. ENFORCEMENT: Each and all other restrictions, covenants and conditions contained in this document is and are for the benefit of the developer, and of the owner or owners from time to time of any lot part or portion of the property, each such restrictive covenant and condition shall insure to the benefit and pass with each and every lot, part or portion of the property, and shall apply to and be binding upon each and every successor in interest. Said restrictions, covenants and conditions are and shall be deemed covenants of equitable servitude, and the actual or threatened breach thereof or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings at law or in equity by the developer, owner or owners or the Architectural Control Committee from time to time of any lot part or portion of the property provided, however, that no such breach shall affect or impair the lien of any bona

fide mortgage or trust deed which shall have been given in good faith and for value, except that any subsequent owner of said lot, part or portion of the property shall be bound and obligated by said restrictions, covenants and conditions, whether such ownership is obtained by foreclosure at trustee's sale, or otherwise.

6. RIGHT TO ENFORCE: The provisions contained in this declaration shall bind and shall inure to the benefit of and be enforceable by the Developer, by the Architectural Control Committee, by the owner or owners from time to time any lot, part or portion of the property, their and each of their legal representatives, heirs, successors, or assigns, and their failure to enforce any of said restrictions, covenants, or conditions shall in no event be deemed a waiver of the right to do so thereafter. In the event any covenant, condition or restriction contained herein is inconsistent or in conflict with restrictions set forth in the subdivision, building, zoning or other ordinances of the City of Hurricane, the ordinances shall govern so long as the restrictions contained in said ordinances are more restrictive than the terms of this declaration. Where the terms of this declaration are more restrictive than those contained in the ordinances contained in the City of Hurricane the covenants, conditions and restrictions contained in this declaration shall govern.

7. ARCHITECTURAL CONTROL COMMITTEE: The Architectural Control Committee which is vested with the powers described herein shall consist initially of at least three persons appointed by the developer, without regard as to whether or not said persons reside within the development. In the event any member of the Architectural Control Committee is unable to serve or act upon matters brought before the Architectural Control Committee, for whatever reason, the Developer may appoint temporary members of the Architectural Control Committee to act in their stead. Prior to the commencement of any excavation, construction or remodeling of any structure or of any addition of any structure, there shall first be filed with the Architectural Control Committee two complete sets of building plans and specifications together with a site or plot plan indicating the exact part of the building site which the building site improvements will cover, and no such work shall commence unless and until the Architectural Control Committee shall endorse one set of such plans its written approval that such plans are in compliance with the covenants, conditions and restrictions herein set forth and with the standards herein or hereafter established by said committee pursuant hereto. Said committee shall have the right to refuse to approve any such plans or specifications and shall have the right in so doing, to take into considerations the suitability of the proposed building, the materials of which it is to be built, the site upon which it is proposed to be erected, the harmony thereof with the surroundings and the effect of said building or other structures so planned and the outlook from adjacent or neighboring property. The committee may promulgate and maintain a list of standards for guidance in approving or disapproving plans and specifications pursuant to this section. The second set of such plans shall be filed as a permanent record with the Architectural Control Committee. In event said committee fails to approve or disapprove in writing any such plans within 15 days after their submission thereof to the committee, then such approval shall be deemed to have been given. The Developer shall have the right to appoint all members of the Architectural Control Committee until such time as title to more than 90% of the number of lots in the development have been conveyed to bona fide purchasers. When title to more than 90% of all of the lots in the development has been conveyed by the Developer, a majority of the owners of lots, parts or portions of the property subject to this declaration shall elect and appoint members of the Architectural Control Committee which committee shall thereafter be vested with the powers described herein and shall have jurisdiction over all the properties subject to this declaration.


8. The Developer shall have all rights to modify add or delete any of the CC & R's as he/she deems necessary for the development.

9. ASSIGNMENT OF POWERS: Any and all rights and power of the Developer herein contained may be delegated, transferred or assigned. Wherever the term "developer" is used herein it includes Developer and its successors and assigns.

10. AMENDMENT: Except as otherwise provided herein, this declaration may be amended by an instrument signed by not less than seventy five percent of the owners of all lots, which amendment shall be effective upon recordation in the office of the recorder of Washington County, State of Utah. Prior to any material amendment to this declaration, written notice shall be sent to all lot owners and all holders of first mortgage liens, as heretofore provided.

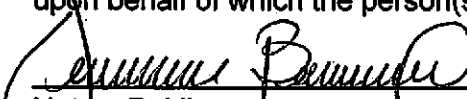
WITNESS, the hand of said grantor this 1<sup>st</sup> day of June, 2022.

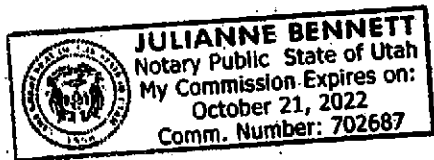
DRP MANAGEMENT, INC.

  
\_\_\_\_\_  
MILLIE PARKER OLSON  
Vice President

State of Utah  
County of Salt Lake

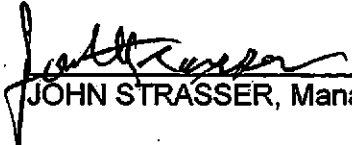
On this 1<sup>st</sup> day of June, 2022, personally appeared before me, the undersigned Notary Public, personally appeared MILLIE PARKER OLSON who is the Vice President of DRP MANAGEMENT, INC., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public.  
My commission expires: October 21, 2022



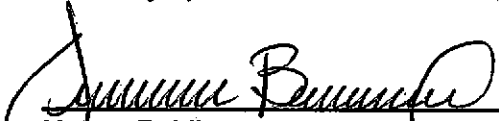
**WITNESS**, the hand of said grantor this 1<sup>st</sup> day of June, 2022.

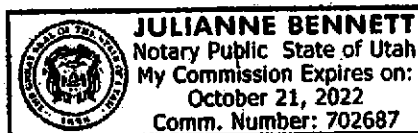
UINTAH INVESTMENT, LLC

  
\_\_\_\_\_  
JOHN STRASSER, Manager

State of Utah  
County of Salt Lake


On this 1<sup>st</sup> day of June, 2022, personally appeared before me, the undersigned Notary Public, personally appeared JOHN STRASSER who is the Manager of UINTAH INVESTMENT, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: October 21, 2022




WITNESS, the hand of said grantor this 15 day of June, 2022.

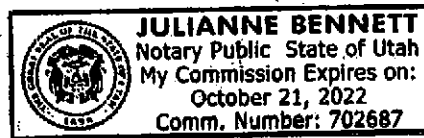
MJS REAL PROPERTIES, LLC

  
\_\_\_\_\_  
JOHN C. STRASSER  
Manager/Member

State of Utah  
County of Salt Lake

On this 15 day of June, 2022, personally appeared before me, the undersigned Notary Public, personally appeared JOHN C. STRASSER who is the Manager/Member of MJS REAL PROPERTIES, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: October 21, 2022



**EXHIBIT "A"**  
**Legal Description**

Lots 140 through 172, inclusive, ZION'S GATE ESTATES, PHASE 5, according to the official plat thereof, as recorded in the office of the County Recorder, Washington County, State of Utah.

Tax Parcel No's:

H-ZIGE-5-140	H-ZIGE-5-141	H-ZIGE-5-142	H-ZIGE-5-143
H-ZIGE-5-144	H-ZIGE-5-145	H-ZIGE-5-146	H-ZIGE-5-147
H-ZIGE-5-148	H-ZIGE-5-149	H-ZIGE-5-150	H-ZIGE-5-151
H-ZIGE-5-152	H-ZIGE-5-153	H-ZIGE-5-154	H-ZIGE-5-155
H-ZIGE-5-156	H-ZIGE-5-157	H-ZIGE-5-158	H-ZIGE-5-159
H-ZIGE-5-160	H-ZIGE-5-161	H-ZIGE-5-162	H-ZIGE-5-163
H-ZIGE-5-164	H-ZIGE-5-165	H-ZIGE-5-166	H-ZIGE-5-167
H-ZIGE-5-168	H-ZIGE-5-169	H-ZIGE-5-170	H-ZIGE-5-171
H-ZIGE-5-172			