

Clause	Current CC&Rs	Amendment 5 Changes
Article II Section 1	Establishes the ACC and its duties and procedures with an emphasis on approving new house plans.	<i>Removed entirely</i>
Article II Section 2-(a)	<ul style="list-style-type: none"> • All lots will be used for single family homes. • Garages are required • Carports can only be permitted with ACC approval • All structures must meet city and county ordinances. • Family is defined as relations through blood or marriage only. 	<ul style="list-style-type: none"> • All lots will be used for single family homes • Garages are required • Carports are only allowed if they meet city or county ordinances and have the proper permits • All structures must meet city and county ordinances • <i>Definition of “Family” is removed</i>
Article II Section 2-(c)	<ul style="list-style-type: none"> • Driveways must be constructed of concrete or other hard material approved by the ACC • Cinders, sand, gravel, asphalt or dirt are not allowed • Driveways must allow for at least two cars to be parked • Sidewalks must be concrete and be 4 feet wide with scores ever 4 feet and expansion joints every 20 	<ul style="list-style-type: none"> • Driveways must be constructed of concrete or other hard material • Cinders, sand, gravel, asphalt or dirt are not allowed • Driveways must allow for at least two cars to be parked • Sidewalks must be concrete and be 4 feet wide with scores ever 4 feet and expansion joints every 20 • <i>ACC approval removed</i>
Article II Section 2-(e)	<ul style="list-style-type: none"> • Walls must be built of brick, block, stucco or stone • No Chain link, wire, vinyl or wood allowed • Must blend with the color of the house • Must be approved by the ACC • Must not be higher than 6’ • Do not extend past the lot setbacks • Intended to provide privacy • Party wall height maximum is measured from the lower of the two lots • Fences are not allowed to be bermed to allow greater height 	<ul style="list-style-type: none"> • Walls must be built of brick, block, stucco or stone • <i>ACC approval removed</i> • No Chain link, wire, vinyl or wood allowed • Must blend with the color of the house • <i>Walls must conform to city or county ordinances</i> • Do not extend past the lot’s <i>front</i> setbacks • Intended to provide privacy • Party wall height maximum is measured from the <i>higher</i> of the two lots • Fences are not allowed to be bermed to allow greater height
Article II Section 2-(e.5)	<ul style="list-style-type: none"> • When a dispute arises over a party wall, owners must choose arbitrators to remedy the dispute • The two arbitrators will choose a third • If no arbitrators are found within 10 days, the ACC will choose for the owners • The majority decision of the arbitrators will stand 	<ul style="list-style-type: none"> • When a dispute arises over a party wall, owners must choose arbitrators to remedy the dispute • The two arbitrators will choose a third • The majority decision of the arbitrators will stand • <i>ACC involvement removed</i>
Article II Section 2-(g)-1	<ul style="list-style-type: none"> • All landscaping plans must be approved by the ACC 	<ul style="list-style-type: none"> • <i>ACC approval and punishments removed</i> • Front landscaping must be completed when the certificate of occupancy is issued

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	<ul style="list-style-type: none"> • Front landscaping must be completed when the certificate of occupancy is issued • All visible property must have some living vegetation with an emphasis on drought tolerant plants • Landscaping must be maintained to a reasonable level • Trees and shrubs are not allowed on corners • All landscaping on corners must not block the view of cars at the intersection • Must use weed barriers • Must not have any large open spaces • Must not look unimproved • Dead plants need to be removed • Failure to submit a plan to the ACC within 6 months is considered a violation 	<ul style="list-style-type: none"> • All visible property must have some living vegetation with an emphasis on drought tolerant plants • Landscaping must be maintained to a reasonable level • Trees and shrubs are not allowed on corners • All landscaping on corners must not block the view of cars at the intersection • Dead plants need to be removed
Article II Section 2-(g)-2	<ul style="list-style-type: none"> • One of the two must be completed within 6 months of moving in to a new home: <ul style="list-style-type: none"> ○ Complete back and side landscaping ○ Complete a wall around the back and side • Plans must be approved by the ACC • ACC has sole discretion as to whether the plans are acceptable or not • Failure to have one of the two in place within 6 months will be considered a violation 	<ul style="list-style-type: none"> • ACC approval and punishments removed • One of the two must be completed within 6 months of moving in to a new home: <ul style="list-style-type: none"> ○ Complete back and side landscaping ○ Complete a wall around the back and side
Article II Section 2-(g)-3	<ul style="list-style-type: none"> • All visible landscaping must be approved by the ACC • Landscaping must be maintained to a reasonable level • Trees and shrubs are not allowed on corners 	<ul style="list-style-type: none"> • ACC approval removed • Landscaping must be maintained to a reasonable level • Trees and shrubs are not allowed on corners • All landscaping on corners must not block the view of cars at the intersection • Dead plants need to be removed
Article II Section 2-(h)	<ul style="list-style-type: none"> • All building plans must be approved by the ACC • ACC will determine the quality of workmanship and materials used • ACC will decide what is in harmony with the rest of the neighborhood • ACC will determine if placement of landscaping objects and overall topography is suitable 	<p>Removed entirely</p>

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	<ul style="list-style-type: none"> No walls or fences will be built beyond the front setback without ACC approval 	
Article II Section 2-(i)	<ul style="list-style-type: none"> Minimum square footage of any house is 1800 square feet, not including porches, balconies, patios, decks and garages Houses may be multiple stories Multi-story homes must have a minimum of 1600 sq feet on the first floor and 2600 sq feet finished Building height limit is 35 feet Front of the house must have decorative features, can't be plain The ACC may grant exceptions 	<ul style="list-style-type: none"> Minimum square footage of any house is 1800 square feet, not including porches, balconies, patios, decks and garages Houses may be multiple stories Multi-story homes must have a minimum of 1600 sq feet on the first floor and 2600 sq feet finished Building height limit is 35 feet Front of the house must have decorative features, can't be plain No exceptions
Article II Section 2-(k)	<ul style="list-style-type: none"> Home style must be approved by the ACC All changes to the exterior of the house must be approved by the ACC Exterior must be a material similar to stucco Other materials can be approved by the ACC Colors must be in harmony with and indigenous to the surroundings Roofing materials are limited to tile or anything approved by the ACC Mansard roofs are not allowed Domes are not allowed 	<ul style="list-style-type: none"> ACC approval is removed Exterior must be a material similar to stucco No exceptions to exterior materials Colors must be in harmony with and indigenous to the surroundings All homes must be constructed of new materials Roofing is limited to tile Mansard roofs are not allowed Domes are not allowed except for observatories
Article II Section 2-(p)	<ul style="list-style-type: none"> Roof mounted AC/heat pump units may be allowed by the ACC Roof-mounted solar panels are only allowed if approved by the ACC 	<ul style="list-style-type: none"> Solar panels are allowed as long as all permits and ordinances are followed Heat pumps or AC units are not allowed on rooftops
Article II Section 2-(r)	<ul style="list-style-type: none"> Once started, all projects approved by the ACC must be completed as quickly as possible 	<ul style="list-style-type: none"> Once started, all projects must be completed as quickly as possible
Article III Section 3	<ul style="list-style-type: none"> The ACC may enter your property at any time to look for violations or cross over to look at others' lots 	<p>Removed entirely</p>
Article IV Section 1	<ul style="list-style-type: none"> Owners can use their house as a private residence for their family, lessees or guests No commercial activity is allowed without ACC approval No home business may interfere with neighbors' enjoyment of their property Businesses requiring parking are not allowed 	<ul style="list-style-type: none"> Owners can use their house as a private residence for their family, lessees or guests Removed ACC approval No home business may interfere with neighbors' enjoyment of their property Businesses requiring parking of more than one car at a time are not allowed Home businesses must follow the city ordinances

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	<ul style="list-style-type: none"> • Businesses requiring “office visits” are not allowed 	
Article IV Section 4	<ul style="list-style-type: none"> • Only pets are permitted on a lot • No livestock or poultry allowed • Pets must be on a leash when not on the owner’s property 	<ul style="list-style-type: none"> • Only pets are permitted on a lot • No livestock is allowed • Pets must be on a leash when not on the owner’s property – as determined by city ordinance
Article IV Section 4	<ul style="list-style-type: none"> • No external fires allowed whatsoever – including burn barrels and fire pits • Fires are only allowed in BBQ units 	<p><i>Removed entirely</i></p>
Article IV Section 7	<ul style="list-style-type: none"> • Owners may only lease/rent up to two properties in the subdivision • Owner is responsible for the lessee’s compliance with the CC&Rs • Contracts must be sent to the ACC 	<ul style="list-style-type: none"> • Owners may only lease/rent up to two properties in the subdivision • Owner is responsible for the lessee’s compliance with the CC&Rs • <i>Removed ACC involvement</i>
Article IV Section 11	<ul style="list-style-type: none"> • Antennas can only be placed in front of a house with ACC approval • ACC can remove or have someone else remove any antenna that is not approved 	<ul style="list-style-type: none"> • Antennas may be placed in the front of a house as long as all city and county ordinances are followed <i>and</i> placement in the front of the house is the only way to make the antenna work
Article IV Section 14	<ul style="list-style-type: none"> • No water storage is allowed on a property without approval from the ACC and compliance with State Law 	<p><i>Removed entirely due to existing state, county and city ordinances.</i></p>
Article V Section 1	<ul style="list-style-type: none"> • The declarant or any owner has the right to sue another owner for damages or to enforce any conditions in the CC&Rs • If there is a conflict between the CC&Rs and any local ordinances, the strictest case rules 	<ul style="list-style-type: none"> • Any owner has the right to sue another owner for damages or to enforce any conditions in the CC&Rs • If there is a conflict between the CC&Rs and any local ordinances, the strictest case rules
Article V Section 3	<ul style="list-style-type: none"> • CC&Rs are bound to the lot • Run for a period of 30 years • Automatically renew for 10-year periods 	<ul style="list-style-type: none"> • CC&Rs are bound to the lot • Run for a period of 30 years • May renew for 10-year periods with the approval of 60% of owners
Article V Section 6	<ul style="list-style-type: none"> • ACC can enforce the CC&Rs • ACC will issue notice of violations by mail or in person • Owners may request a hearing within 30 days of receipt • Owner has 30 days to present a remedy to the ACC • Remedies must include detailed plans and timelines • Failure to comply will result in a fine • Failure to comply and pay fines will result in a lien being placed on the home 	<p><i>Removed entirely</i></p>

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	<ul style="list-style-type: none"> • Unpaid liens will be moved to foreclosure procedures • All rights to punish owners and enforce CC&Rs are granted by Utah Code 57-8a, the Community Association Act 	
Article V Section 7	<ul style="list-style-type: none"> • Any work that is complete, and approved by the ACC when Amendment 3 is recorded, that is in some way in violation of new conditions will be exempt • If any repairs are needed to previously exempted violations, the repairs must bring the property into compliance with the new CC&Rs 	<ul style="list-style-type: none"> • Any work that is complete when Amendment 5 is recorded, that is in some way in violation of new conditions will be exempt • If any repairs are needed to previously exempted violations, the repairs must bring the property into compliance with the new CC&Rs • ACC Approval removed
Article VI Section 1	<ul style="list-style-type: none"> • Declarant can amend the CC&Rs at will until: <ul style="list-style-type: none"> ○ All sections of the subdivision are developed; or ○ It is no longer possible to change the size of lots or plats, or add new property to the subdivision • Declarant delegates the ability to amend the CC&Rs to the president of the ACC as long as they get approval from 51% of lot owners 	Removed entirely
Article VI Section 2	<ul style="list-style-type: none"> • During the first 10 years, the CC&Rs can be amended by owners in any way, so long as they have approval of 70% of lot owners • After 10 years, the CC&Rs can be amended by owners in any way, so long as they have approval of 60% of lot owners • Becomes effective immediately after it is recorded by the county recorder 	<ul style="list-style-type: none"> • After 10 years, the CC&Rs can be amended by owners in any way, so long as they have approval of 60% of lot owners • Becomes effective immediately after it is recorded by the county recorder