

When recorded, please mail to:

Oquirrh Mountain Water Company  
P.O. Box 540478  
North Salt Lake, UT 84054

Portions of Tooele County Tax Parcel Nos. 04-071-0-0038 and 04-071-0-0008

148951-Dmp

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
WATER CONSERVATION**

**AT**

**PASTURES AT SADDLEBACK P.U.D. PLAT 13**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATER CONSERVATION AT PASTURES AT SADDLEBACK P.U.D. PLAT 13 (the "Water Declaration") is made effective as of October 29<sup>th</sup>, 2021 (the "Effective Date"), by RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation (referred to herein as "Declarant"), with respect to the following:

WHEREAS, the Declarant has or intends to file for recordation in official records of the Recorder of Tooele County, Utah (the "Official Records") the **PASTURES AT SADDLEBACK P.U.D. PLAT 13** (the "Plat") upon the real property located in Tooele County, State of Utah, and more particularly described on Exhibit "A" attached hereto (the "Land") in order to subdivide it into forty-one (41) single-family residential Lots (a "Lot" or if more than one, "Lots");

WHEREAS, pursuant to that certain *Plat 13 Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Pastures at Saddleback P.U.D.* (the "Plat 13 Amendment") dated October 27, 2021, which was filed as Entry No. 558769 on October 29, 2021 in the Official Records, which amends that certain *Certificate of Amendment of Amended And Restated Declaration of Covenants, Conditions, and Restrictions of Pastures At Saddleback P.U.D.* dated November 21, 2018, and filed in the Official Records on November 21, 2018, as Entry No. 477479 (collectively with the Plat 13 Amendment, the "Master Declaration"; capitalized terms in this Water Declaration shall have the same meaning as in the Master Declaration, unless otherwise defined herein);

WHEREAS, water service to the Lots within the Plat is provided by OQUIRRH MOUNTAIN WATER COMPANY, a Utah non-profit mutual water company ("OMWC");

WHEREAS, the initial Owner of each Lot shall receive at the time of purchase of the same from Declarant the number of shares of OMWC Class B Common Stock ("OMWC Class B Stock") as provided for and defined below as the Overall Water Allowance;

WHEREAS, one (1) share of OMWC Class B Stock entitles the holder thereof to one (1) acre foot ("AF") of water annually, which equates to approximately 325,851 gallons of water per year;

WHEREAS, water is a relatively scarce and valuable resource in the State of Utah and the Declarant desires to promote and ensure its conservation and efficient use on the Lots;

WHEREAS, pursuant to Section 3 of this Water Declaration, the Owner of each Lot in the Plat is required to submit a Landscape Plan to OMWC (defined below);

WHEREAS, this Water Declaration is intended to assist the Owners of Lots in designing, implementing, and operating a Landscape Plan that will be aesthetically pleasing while at the same time one that can be sustained over the long run within the Overall Water Allowance;

WHEREAS, if an Owner exceeds his or her annual Overall Water Allowance, OMWC's overuse or overage rates will apply, which are structured to be more costly to the Owners (compared with the standard assessments per share) in order to encourage the conservation of water;

WHEREAS, based upon the average water use of a homeowner in the OMWC's service area, residential customers on average consume for Indoor Use (defined below) approximately zero point two five (0.25) AF or 81,463 gallons of water per year (the "Indoor Use Allowance");

WHEREAS, the Declarant desires to file this Water Declaration in order to promote water conservation and to specify the manner in which water may be used upon the Lots within the Plat.

NOW, THEREFORE, Declarant hereby declares that all of the Land and the Lots created therein are hereby subjected to the provisions of this Water Declaration and shall be sold, transferred, conveyed, used, leased, occupied, developed, resided upon, landscaped, mortgaged, or otherwise hypothecated or otherwise encumbered, and held subject to the terms of this Water Declaration hereinafter set forth, and which shall run with the title to, the Land and Lots hereby or hereafter made subject hereto. This Water Declaration shall be binding on all persons having any right, title, or interest in all or any portion of the Land and Lots now or hereafter made subject hereto, their respective heirs, legal representatives, successors, successors-in-title, and assigns.

1. DEFINITIONS. The following words, when used in this Water Declaration shall have the following meanings:

(a) "Bubbler": An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

(b) "Drip Emitter": Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

(c) "Extra-Drought Tolerant Plant": A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

- (d) “Grading Plan”: The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscaped area.
- (e) “Ground Cover”: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than 12 inches.
- (f) “Hardscape”: Patios, decks and paths. Does not include driveways and sidewalks.
- (g) “Indoor Use”: Use of water within the residential dwelling on a Lot for domestic purposes, excluding Outdoor Use of water.
- (h) “Irrigation Efficiency”: The measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.
- (i) “Irrigation Plan”: The Irrigation Plan shows the components of the irrigation system with water meter size, backflow prevention, Precipitation Rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.
- (j) “Landscape Plan”: The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this Water Declaration. The Landscape Plan shall include a Planting Plan and an Irrigation Plan.
- (k) “Landscape Zone”: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A Landscape Zone can be served by one irrigation valve, or a set of valves with the same schedule.
- (l) “Landscaping”: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, bark chips or Mulch ; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.
- (m) “Mulch”: Any material such as bark, wood chips or other materials left loose and applied to the soil.
- (n) “Outdoor Use”: The use of water on a Lot for irrigation of Landscaping and other uses outside of a residential dwelling, but excluding Indoor Use.
- (o) “Planting Plan”: A Planting Plan identifies and locates new and existing trees, shrubs, Ground Covers, Turf areas, driveways, sidewalks, Hardscape features, and fences.
- (p) “Precipitation Rate”: The depth of water applied to a given area, usually measured in inches per hour.

(q) “Rain Shut-Off Device”: A device wired to the automatic controller that shuts off the irrigation system when it rains.

(r) “Runoff”: Irrigation water that is not absorbed by the soil or landscape area to which it is applied and which flows onto other areas.

(s) “Spray Sprinkler”: An irrigation head that sprays water through a nozzle.

(t) “Stream Sprinkler”: An irrigation head that projects water through a gear rotor in single or multiple streams.

(u) “Turf”: A surface layer of earth containing mowed grass with its roots.

(v) “Water Audit”: An on-site survey and measurement of irrigation equipment and management efficiency, and the generation of recommendations to improve Irrigation Efficiency.

2. WATER ALLOCATIONS. At the time of conveyance of each Lot to the initial Owner, the Declarant shall sell, assign, and transfer to such Owner (the “Overall Water Allocation”): (a) for Lots ranging in size between 8,000 square feet and 14,999 square feet (“Small Lots”), zero point five five (0.55) shares of OMWC Class B Stock (which equates to 0.55 AF of water annually), which allows the Owner the use of approximately 179,218 gallons of water annually for both Indoor Use and Outdoor Use; and (b) for Lots 15,000 square feet and larger (“Large Lots”), zero point six five (0.65) shares of OMWC Class B Stock (which equates to 0.65 AF of water annually), which allows the Owner the use of approximately 211,803 gallons of water annually for both Indoor Use and Outdoor Use. Subtracting the Indoor Use Allocation of 0.25 AF per year (the “Indoor Water Allocation”) from the Overall Allocation of 0.55 AF per year for Small Lots or 0.65 AF per year for Large Lots, leaves an allowance for outdoor water use of approximately 0.30 AF or approximately 97,755 gallons per year for Small Lots, and approximately 0.40 AF or approximately 130,340 gallons per year for Large Lots (the “Outdoor Water Allocation”).

**3. LANDSCAPE PLAN. NOTWITHSTANDING ANYTHING IN THE MASTER DECLARATION TO THE CONTRARY, A MINIMUM OF TEN (10) DAYS PRIOR TO INSTALLING ANY LANDSCAPING OR IRRIGATION INFRASTRUCTURE ON A LOT, THE OWNER OF SUCH LOT SHALL PREPARE AND SUBMIT A LANDSCAPE PLAN TO OMWC FOR OMWC’S NON-BINDING REVIEW, USING THE LANDSCAPE PLAN SUBMITTAL WORKSHEET ATTACHED HERETO AS EXHIBIT “B”. OMWC MAY ELECT TO REVIEW OR NOT SUCH LANDSCAPE PLANS, IN ITS SOLE DISCRETION. REGARDLESS OF OMWC’S REVIEW, THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING LANDSCAPING AND OTHER IMPROVEMENTS UPON SAID OWNER’S LOT THAT COMPLY WITH THIS WATER DECLARATION AND THAT CONSUME NO MORE WATER ANNUALLY THAN THE OVERALL WATER ALLOCATION.**

**LANDSCAPE PLANS SHALL BE DELIVERED TO OMWC (USING THE SUBMITTAL WORKSHEET SHOWN ON EXHIBIT “B”) BY EMAIL TO:**

**LANDSCAPEPLANS@OMWC.US**

The Landscape Plan shall include, the following items:

(a) **Planting Plan.** A detailed Planting Plan drawn at a scale that clearly identifies the following:

- (i) Location of all plant materials, including all Turf and the area in square feet thereof;
- (ii) Property lines and street names;
- (iii) Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
- (iv) Existing trees and plant materials to be removed or retained; and
- (v) Location of all area within a Lot to be left in native vegetation.

(b) **Irrigation Plan.** A detailed Irrigation Plan drawn at the same scale as the Planting Plan shall contain, the following information:

- (i) Layout of the irrigation system and a legend summarizing the type and size of all components of the system; and
- (ii) Installation details for irrigation components.
- (iii) The Irrigation Plan, when taken together with other Outdoor Uses of water, should be designed not to use more than the Outdoor Water Allocation.

4. **LANDSCAPE DESIGN STANDARDS.** Declarant recommends that the Landscape Plan be based upon the following Landscape Design Standards:

(a) **Plant Selection.** Plants selected for landscape areas should consist of plants that are well-suited to the microclimate and soil conditions at the Land. Plants with similar water needs should be grouped together as much as possible. A partial list of recommended plant species is included in Exhibit "C" attached hereto. Furthermore, Owners and their landscape designers are encouraged to visit: <http://www.waterwiseplants.utah.gov/> and <http://www.conservewater.utah.gov/> for additional input and guidance. It is recommended that areas landscaped with Turf be minimized.

(b) **Transition Areas.** For projects located at the interface between urban areas and natural open space (non-irrigated), Extra-Drought Tolerant Plants should be selected that will blend with the native vegetation and are fire resistant or fire retardant. Plants with low fuel volume or high moisture content should be emphasized. Plants that tend to accumulate excessive amount of dead wood or debris should be avoided.

(c) **Mulch.** After completion of all planting, all irrigated non-Turf areas should be covered with a minimum four inch layer of Mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material should not be placed under the mulch.

(d) Soil Preparation. Soil preparation should be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation should include scarifying the soil to a minimum depth of six inches and amending the soil with organic material as needed.

5. IRRIGATION DESIGN STANDARDS. Declarant recommends that the Irrigation Plan be based upon the following Irrigation Design Standards:

(a) Automatic Controller. All irrigation systems should include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers should be equipped with an automatic Rain Shut-Off Device.

(b) Distinct Valves. Each valve should irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-Turf areas should be irrigated on separate valves. Drip Emitters and Bubblers, Spray Sprinklers, and Stream Sprinklers should be placed on separate valves.

(c) Tree Irrigation. Drip Emitters or a Bubbler should be provided for each tree. Bubblers should not exceed 1.5 gallons per minute per device. Bubblers for trees should be placed on a separate valve.

(d) Sprinklers. Sprinklers should have matched Precipitation Rates with each control valve circuit.

(e) Drip Irrigation Lines. Drip irrigation lines are generally located above ground but covered by Mulch. Filters and end flush valves should be provided as necessary.

(f) Irrigation Hours. Valves with Spray Sprinklers or Stream Sprinklers should be scheduled to operate between 6 p.m. and 10 a.m. to reduce water loss from wind and evaporation.

(g) Repeat Cycles. Program valves for multiple repeat cycles should be utilized where necessary to reduce Runoff, particularly on slopes and soils with slow infiltration rates.

6. INDOOR WATER USE. To stay within the Indoor Water Allocation, it is recommended that Owners utilize water conserving appliances and fixtures.

**7. TURF LIMITATIONS; PLANTER AREAS. THE AMOUNT OF TURF AREA SHALL NOT EXCEED THREE THOUSAND (3,000) SQUARE FEET FOR SMALL LOTS OR FIVE THOUSAND (5,000) SQUARE FEET FOR LARGE LOTS (THE “TURF LIMITATION”) (WHICH SHALL NOT INCLUDE OR LIMIT TREES, SHRUBS OR FLOWERS) IN ORDER TO STAY WITHIN THE OVERALL WATER ALLOCATION AND AVOID WATER Overage FEES. FURTHERMORE, TURF SHALL NOT BE ALLOWED WITHIN THE “PARKING STRIP”, WHICH IS THE STRIP OF LAND BETWEEN THE SIDEWALK AND THE STREET. THE LANDSCAPING DIAGRAMS ATTACHED HERETO AS EXHIBIT “D” PROVIDE EXAMPLES OF A POSSIBLE LANDSCAPING CONFIGURATIONS FOR TYPICAL SMALL AND LARGE LOTS. PLANTER AREAS SHOULD CONFORM AS CLOSELY AS POSSIBLE TO THE PLANTING PLAN.**

8. WATER AUDITS. Declarant and/ OMWC shall have the right to perform Water Audits at any time before, during or after the irrigation system and landscape installation, and recommend corrective measures to the applicable Owner to maximize water conservation. In addition, in the event that a water audit discloses that the Turf Limitation has been exceeded, Declarant and/or OMWC shall have the right to declare the Owner in default of this Water Declaration and to pursue its all of its legal rights, including to sue for specific performance and damages, in order to ensure the Turf Limitation is not violated.

9. PERSONS BOUND BY THIS WATER DECLARATION. The covenants, conditions, and restrictions in this Water Declaration shall run with the land, and all Owners, purchasers or occupants thereof shall, by acceptance of contracts or deeds, possession or occupancy, be conclusively deemed to have consented and agreed with the present and future Owner(s) of each Lot and Declarant, and with their respective successors and assigns to conform to and observe the covenants, conditions, restrictions and stipulations set forth this Water Declaration. .

10. DURATION. The provisions of this Water Declaration shall be and remain effective in perpetuity.

11. AMENDMENT. This Water Declaration may be changed, altered or amended, at any time by the affirmative action of OMWC and the Owners of 67% of the eligible votes of Owners of Lots within the Plat. Any amendment so authorized shall be accomplished through the recordation with the Official Records of an instrument executed by OMWC and such Owners. Notwithstanding the foregoing, the water allocations and Turf Limitation provided for in Section 2 and Section 7, respectively, of this Water Declaration may not be amended.

12. ATTORNEYS' FEES AND COSTS. In the event of the bringing of any action or suit by a party hereto against another party hereunder by reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other party arising out of this Water Declaration, then in that event the prevailing party shall be entitled to have and recover of and from the other party all costs and expenses of the action or suit, including reasonable attorneys' fees.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SIGNATURES  
FOLLOW ON NEXT PAGE]





**EXHIBIT "A"****LEGAL DESCRIPTION FOR THE LAND**

The following parcel located in Tooele County, State of Utah:

Beginning at the southwest corner of Lot 1117, Pastures at Saddleback P.U.D. Plat 11 as recorded in the office of the Tooele County Recorder as Entry No. 531826, said point lies North  $00^{\circ}16'05''$  East along the section line 372.47 feet and West 9.15 feet from the Southwest Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, said Southwest Corner established North  $00^{\circ}51'16''$  East 304.93 feet from the 1985 Tooele County Dependent Resurvey Witness Corner (Stamped 1983), (basis of bearing being North  $00^{\circ}16'05''$  East between the Southwest Corner and the West Quarter Corner of Section 36, Township 1 South, Range 4 West, SLB&M), and running thence North  $60^{\circ}49'15''$  West 244.26 feet; thence North  $02^{\circ}43'59''$  West 132.25 feet; thence North  $30^{\circ}26'45''$  East 159.06 feet; thence North  $25^{\circ}28'45''$  East 207.17 feet; thence North  $00^{\circ}15'53''$  East 714.71 feet; thence North  $74^{\circ}04'13''$  East 240.35 feet; thence northeasterly along the arc of a 150.00 foot radius curve to the left, through a central angle of  $18^{\circ}08'05''$  a distance of 47.48 feet (chord bearing N  $65^{\circ}00'12''$  E, chord length 47.28'); thence North  $55^{\circ}56'09''$  East 421.09 feet; thence northeasterly along the arc of a 200.00 foot radius curve to the right, through a central angle of  $10^{\circ}35'56''$  a distance of 37.00 feet (chord bearing N  $61^{\circ}14'07''$  E, chord length 36.94'); thence northeasterly along the arc of a 150.00 foot radius reverse curve to the left, through a central angle of  $51^{\circ}48'47''$  a distance of 135.65 feet (chord bearing N  $40^{\circ}37'42''$  E, chord length 131.07'); thence northeasterly along the arc of a 150.00 foot radius reverse curve to the right, through a central angle of  $75^{\circ}44'24''$  a distance of 198.29 feet (chord bearing N  $52^{\circ}35'30''$  E, chord length 184.16'); thence South  $89^{\circ}32'18''$  East 52.70 feet; thence North  $87^{\circ}16'52''$  East 61.76 feet; thence South  $02^{\circ}43'45''$  East 41.53 feet to the north line of Pastures at Saddleback P.U.D. Plat 4 as recorded in said office as Entry No. 450815; thence along the boundary of said Plat 4 the following six (6) courses and distances: 1) North  $89^{\circ}35'15''$  West 29.95 feet, 2) South  $00^{\circ}16'05''$  West 235.47 feet, 3) North  $89^{\circ}20'35''$  West 169.89 feet, 4) South  $02^{\circ}43'08''$  East 137.74 feet, 5) South  $02^{\circ}53'22''$  East 579.43 feet and 6) South  $02^{\circ}05'40''$  East 145.14 feet to the north line of said Plat 11; thence along the boundary of said Plat 11 the following twelve (12) courses and distances: 1) southwesterly along the arc of a 230.00 foot radius non-tangent curve to the left, the center of which bears South  $26^{\circ}37'37''$  East, through a central angle of  $34^{\circ}35'39''$  a distance of 138.87 feet (chord bearing S  $46^{\circ}04'33''$  W, chord length 136.77'), 2) westerly along the arc of a 70.00 foot radius reverse curve to the right, through a central angle of  $84^{\circ}03'05''$  a distance of 102.69 feet (chord bearing S  $70^{\circ}48'16''$  W, chord length 93.72'), 3) North  $67^{\circ}10'12''$  West 151.18 feet, 4) westerly along the arc of a 130.00 foot radius curve to the left, through a central angle of  $22^{\circ}33'56''$  a distance of 51.20 feet (chord bearing N  $78^{\circ}27'10''$  W, chord length 50.87'), 5) North  $89^{\circ}44'07''$  West 30.05 feet, 6) northwesterly along the arc of a 20.00 foot radius curve to the right, through a central angle of  $90^{\circ}00'00''$  a distance of 31.42 feet (chord bearing N  $44^{\circ}44'07''$  W, chord length 28.28'), 7) North  $00^{\circ}15'53''$  East 67.50 feet, 8) North  $89^{\circ}44'07''$  West 160.00 feet, 9) South  $00^{\circ}15'53''$  West 223.01 feet, 10) South  $25^{\circ}28'45''$  West 435.85 feet, 11) South  $64^{\circ}31'15''$  East 32.50 feet and 12) South  $25^{\circ}28'45''$  West 120.24 feet to the point of beginning.

Containing 896,766 square feet or 20.587 acres

Portions of Tooele County Tax Parcel Nos. 04-071-0-0038 and 04-071-0-0008

**EXHIBIT "B"**

**LANDSCAPE PLAN SUBMITTAL WORKSHEET  
(Refer to Section 3 of the Water Declaration)**

**TO BE EMAILED**

**TO**

**OQUIRRH MOUNTAIN WATER COMPANY:**

**LANDSCAPEPLANS@OMWC.US**

Landscape Plan Submittal Date: \_\_\_\_\_

Lot No.: \_\_\_\_\_, PASTURES AT SADDLEBACK P.U.D. PLAT 13

Street Address of Lot: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Cell Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

Landscape Architect's Name (if any): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Cell Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_

**TURF AREA (NOT TO EXCEED 3,000 SQ. FT FOR SMALL LOTS AND 5,000  
SQ. FEET FOR LARGE LOTS): \_\_\_\_\_  
(See Section 7 of Water Declaration)**

<p>Submittal Checklist:</p> <p><input type="checkbox"/> Planting Plan required by Section 3(a) of Water Declaration.</p> <p><input type="checkbox"/> Irrigation Plan required by Section 3(b) of Water Declaration.</p>
---

Submitted By \_\_\_\_\_  
Owner's Signature(s) Date

**EXHIBIT "C"**

**List of Recommended Landscape Plant Species**

**[SEE ATTACHED]**

# WATER-WISE PLANTS FOR UTAH

The following plant list was compiled by the Utah Water-Wise Plants Committee for use with its **Water-Wise Plant Tagging Program**. Please use this list to find plants that are appropriate for Utah's climate and conditions. For specific plant information and design ideas please visit [www.waterwiseplants.utah.gov](http://www.waterwiseplants.utah.gov).

## ALPHA BY LATIN NAME

### CONIFEROUS TREES

<i>Abies concolor</i>	White Fir	<i>Pinus aristata</i>	Bristlecone Pine
<i>Calocedrus decurrens</i>	Incense Cedar	<i>Pinus edulis</i>	Pinyon Pine
<i>Cedrus atlantica glauca</i>	Blue Atlas Cedar	<i>Pinus flexilis</i>	Limber Pine
<i>Cedrus libani</i>	Cedar of Lebanon	<i>Pinus monophylla</i>	Single-Needled Pinyon
<i>Cupressus arizonica</i>	Arizona Cypress	<i>Pinus nigra</i>	Austrian Pine
<i>Juniperus osteosperma</i>	Utah Juniper	<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	<i>Pinus sylvestris</i>	Scotch Pine

### DECIDUOUS TREES

<i>Acer campestre</i>	Hedge Maple	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree
<i>Acer ginnala</i>	Amur Maple	<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Acer grandidentatum</i>	Bigtooth Maple	<i>Maclura pomifera</i>	Osage Orange
<i>Acer tataricum</i>	Tatarian Maple	<i>Parrotia persica</i>	Persian Ironwood
<i>Acer truncatum</i>	Shantung Maple	<i>Ptelea trifoliata</i>	Hop Tree
<i>Amelanchier sp.</i>	Serviceberry	<i>Quercus gambelii</i>	Gambel Oak
<i>Catalpa speciosa</i>	Western Catalpa	<i>Quercus macrocarpa</i>	Bur Oak
<i>Celtis occidentalis</i>	Common Hackberry	<i>Quercus muehlenbergii</i>	Chinkapin Oak
<i>Chilopsis linearis</i>	Desert Willow	<i>Robinia neomexicana</i>	New Mexico Locust
<i>Corylus colurna</i>	Turkish Filbert	<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Cotinus obovatus</i>	American Smoke Tree	<i>Syringa reticulata</i>	Japanese Lilac Tree
<i>Crataegus douglasii</i>	Douglas Hawthorne	<i>Ulmus parvifolia (parviflora)</i>	Lacebark/Chinese Elm
<i>Fraxinus anomala</i>	Single-Leaf Ash	<i>Zelkova serrata</i>	Zelkova
<i>Ginkgo biloba</i>	Ginkgo		

### SHRUBS

<i>Agave utahensis</i>	Utah Agave	<i>Krascheninnikovia lanata</i>	Winterfat
<i>Amorpha canescens</i>	Leadplant	<i>Mahonia aquifolium</i>	Oregon Grape
<i>Artemisia cana</i>	Silver Sage	<i>Mahonia fremontii</i>	Fremont Holly
<i>Artemisia filifolia</i>	Sand Sage	<i>Peraphyllum ramosissimum</i>	Sqaw Apple
<i>Artemisia frigida</i>	Fringed Sage	<i>Philadelphus microphyllus</i>	Littleleaf Mockorange
<i>Artemisia nova</i>	Black Sage	<i>Physocarpus malvaceus</i>	Mallow-leaved Ninebark
<i>Artemisia tridentata</i>	Big Sage	<i>Physocarpus opulifolius</i>	Ninebark
<i>Atriplex canescens</i>	Fourwing Saltbrush	<i>Pinus mugo</i>	Mugo Pine
<i>Atriplex confertifolia</i>	Shadscale	<i>Potentilla fruticosa</i>	Shrubby Cinquefoil
<i>Buddleia davidii</i>	Butterfly Bush	<i>Prunus pumila v. besseyi</i>	Sand Cherry
<i>Caragana arborescens</i>	Siberian Peashrub	<i>Purshia mexicana</i>	Cliffrose
<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	<i>Quercus turbinella</i>	Shrub Live Oak
<i>Ceanothus martinii</i>	Utah Mountain Lilac	<i>Rhus aromatica</i>	Fragrant Sumac
<i>Cercocarpus intricatus</i>	Little-Leaf Mtn Mahogany	<i>Rhus glabra</i>	Smooth Sumac
<i>Cercocarpus ledifolius</i>	Curl-Leaf Mtn Mahogany	<i>Rhus trilobata</i>	Squawbush
<i>Cercocarpus montanus</i>	Alder-Leaf Mtn Mahogany	<i>Rhus typhina</i>	Staghorn Sumac
<i>Chamaebatiaria millefolium</i>	Fernbush	<i>Ribes aureum</i>	Golden Currant
<i>Cotinus coggygria</i>	Smoke Bush	<i>Rosa glauca (rubrifolia)</i>	Shrub Rose
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	<i>Rosa rugosa</i>	Rugosa Rose
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	<i>Rosa woodsii</i>	Woods Rose
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	<i>Rubus deliciosus</i>	Rocky Mtn Thimbleberry
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	<i>Salvia dorrii</i>	Dorr Sage
<i>Cytisus scoparius</i>	Scotch Broom	<i>Shepherdia argentea</i>	Silver Buffaloberry
<i>Ephedra viridis</i>	Green Mormon Tea	<i>Sorbaria sorbifolia</i>	False Spirea
<i>Ericameria nauseosus</i>	Rubber Rabbitbrush	<i>Symphoricarpos orbiculatus</i>	Coralberry
<i>Fallugia paradoxa</i>	Apache Plume	<i>Symphoricarpos oreophilus</i>	Mountain Snowberry
<i>Forestiera neomexicana</i>	New Mexican Privet	<i>Symphoricarpos x chenaultii</i>	Snowberry
<i>Genista hispanica</i>	Spanish Broom	<i>Syringa vulgaris</i>	Lilac
<i>Genista pilosa</i>	Silky-Leaf Broom	<i>Viburnum lantana</i>	Wayfaring Tree
<i>Genista tinctoria</i>	Common Woadwaxen	<i>Viburnum rhytidophyloides</i>	Blackhaw
<i>Holodiscus dumosus</i>	Mountain Spray	<i>Viburnum rhytidophyllum</i>	Leather-Leaf Viburnum
<i>Iliamna rivularis</i>	Maple Mallow	<i>Yucca sp.</i>	Yucca
<i>Juniperus sp.</i>	Juniper	<i>Zizophora clinopodioides</i>	Blue Mint Bush
<i>Kolkwitzia amabilis</i>	Beauty Bush		

**PERENNIALS**

<i>Achillea filipendula</i> 'Gold Plate'	'Gold Plate' Yarrow	<i>Hesperaloe parvifolia</i>	Red Yucca
<i>Achillea millefolium</i>	Common Yarrow	<i>Heuchera</i> sp.	Coral Bells
<i>Achillea tomentosa</i>	Wooly Yarrow	<i>Hymenoxis acaulis</i>	Sundancer Daisy
<i>Achillea</i> x 'Coronation Gold'	'Coronation Gold' Yarrow	<i>Iberis sempervirens</i>	Candytuft
<i>Achillea</i> x 'Moonshine'	'Moonshine' Yarrow	<i>Iris</i> sp.	Iris
<i>Aethionema schistosum</i>	Stonecress	<i>Kniphofia uvaria</i>	Red-Hot Poker/Torch Lily
<i>Agastache rupestris</i>	Sunset Hyssop	<i>Lavandula angustifolia</i>	English Lavender
<i>Alchemilla</i> sp.	Lady's Mantle	<i>Leucosium aestivum</i>	Summer Snowflake
<i>Allium</i> sp.	Allium/Ornamental Onion	<i>Liatris punctata</i>	Dotted Blazing-Star
<i>Amsonia tabernaemontana</i>	Willow Blue Star	<i>Liatris scariosa</i>	Tall Gayfeather
<i>Anacyclus depressus</i>	Mount Atlas Daisy	<i>Liatris spicata</i>	Spike Gayfeather
<i>Anaphalis margaritacea</i>	Pearly Everlasting	<i>Limonium latifolium</i>	Sea Lavender
<i>Aquilegia</i> sp.	Columbine	<i>Linum lewisii</i>	Lewis Flax
<i>Arabis caucasica</i>	Rock Cress	<i>Linum perenne</i>	Blue Flax
<i>Arenaria macradenia</i>	Showy Sandwort	<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Armeria maritima</i>	Sea Pinks/Thrift	<i>Mirabilis multiflora</i>	Desert Four O'Clock
<i>Asclepias tuberosa</i>	Butterfly Weed	<i>Monardella odoratissima</i>	Little Bee Balm
<i>Aster</i> x <i>frikartii</i> 'Monch'	'Monch' Aster	<i>Narcissus</i> sp.	Daffodils/Narcissus
<i>Aster</i> x <i>frikartii</i> 'Wonder of Staffa'	'Wonder of Staffa' Aster	<i>Nepeta</i> x <i>faassenii</i>	Catmint
<i>Astragalus</i> sp.	Utah Ladyfinger	<i>Oenothera caespitosa</i>	White Evening Primrose
<i>Aubrieta hybrids</i>	Purple Rock Cress	<i>Oenothera howardii</i>	Bronze Evening Primrose
<i>Aurinia saxatilis</i>	Basket-of-Gold	<i>Oenothera macrocarpa</i>	Missouri Evening Primrose
<i>Baileya multiradiata</i>	Desert Marigold	<i>Oenothera pallida</i>	Pale Evening Primrose
<i>Ballota pseudodictamnus</i>	Horehound	<i>Origanum</i> sp.	Oregano
<i>Bergenia cordifolia</i>	Bergenia	<i>Papaver orientale</i>	Oriental Poppy
<i>Berlandiera lyrata</i>	Chocolate Flower	<i>Penstemon barbatus</i>	Common Beardtongue
<i>Brodiaea</i> sp.	Brodiaea	<i>Penstemon caespitosus</i>	Mat Penstemon
<i>Callirhoe involucrata</i>	Poppy Mallow/Wine Cups	<i>Penstemon cobaea</i>	Foxglove Penstemon
<i>Calylophus</i> sp.	Sundrops	<i>Penstemon cyananthus</i>	Wasatch Penstemon
<i>Castilleja</i> sp.	Indian Paint Brush	<i>Penstemon eatonii</i>	Firecracker Penstemon
<i>Catananche caerulea</i>	Cupid's Dart	<i>Penstemon mexicali hybrids</i>	Mexicali Penstemon
<i>Centranthus ruber</i>	Jupiter's Beard	<i>Penstemon palmeri</i>	Palmer Penstemon
<i>Colchicum autumnale</i>	Autumn Crocus	<i>Penstemon pinifolius</i>	Pine-Leaf Penstemon
<i>Coreopsis grandiflora</i>	Large-flowered Coreopsis	<i>Penstemon pseudospectabilis</i>	Canyon Penstemon
<i>Coreopsis verticillata</i>	Thread-Leaf Coreopsis	<i>Penstemon rostriflorus</i>	Bridges Penstemon
<i>Corydalis lutea</i>	Yellow Corydalis	<i>Penstemon sepalulus</i>	Littlecup Penstemon
<i>Crocus</i> sp.	Crocus	<i>Penstemon strictus</i>	Rocky Mtn Penstemon
<i>Delosperma</i> sp.	Ice Plant	<i>Penstemon utahensis</i>	Utah Penstemon
<i>Dianthus deltoides</i>	Maiden Pinks	<i>Penstemon whippleanus</i>	Whipple's Penstemon
<i>Dianthus gratianopolitanus</i>	Cheddar Pinks	<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Dianthus plumarius</i>	Cottage Pinks	<i>Phlomis</i> sp.	Jerusalem Sage
<i>Dianthus</i> x <i>allwoodii</i>	Border Pinks	<i>Potentilla</i> sp.	Cinquefoil/Potentilla
<i>Diascia integerrima</i> 'Coral Canyon'	'Coral Canyon' Twinspur	<i>Psilostrophe tagetina</i>	Paper Flower
<i>Dictamnus albus</i>	Gas Plant	<i>Pulsatilla vulgaris</i>	Pasqueflower
<i>Echinops ritro</i>	Globe Thistle	<i>Ratibida columnifera</i>	Mexican Hat
<i>Epimedium</i> sp.	Barrenwort	<i>Salvia aurea</i>	Blue Sage
<i>Erigeron compositus</i>	Fernleaf Fleabane	<i>Salvia nemorosa</i>	Violet Sage
<i>Erigeron speciosus</i>	Showy Fleabane	<i>Salvia officinalis</i>	Garden Sage
<i>Eriogonum heracleoides</i>	Hercules Buckwheat	<i>Santolina</i> sp.	Cotton Lavender
<i>Eriogonum jamesii</i>	James Buckwheat	<i>Scabiosa caucasica</i>	Pincushion Flower
<i>Eriogonum ovalifolium</i>	Silver Buckwheat	<i>Sedum acre</i>	Gold Moss Sedum
<i>Eriogonum umbellatum</i>	Sulfur Buckwheat	<i>Sedum kamtschaticum</i>	Kamtschatka Stonecrop
<i>Erygium amethystinum</i>	Amethyst Sea Holly	<i>Sedum spurium</i>	Two-Row Stonecrop
<i>Gaillardia aristata</i>	Blanket Flower	<i>Sedum</i> x 'Autumn Joy'	'Autumn Joy' Sedum
<i>Gaillardia pinnatifolia</i>	Hopi Blanket Flower	<i>Sempervivum tectorum</i>	Hens and Chicks
<i>Gaillardia</i> x <i>grandiflora</i>	Blanket Flower	<i>Smilacina racemosa</i>	False Solomon Seal
<i>Gaura lindheimeri</i>	Gaura	<i>Sphaeralcea</i> sp.	Desert Globemallow
<i>Geranium endressii</i>	Endress Cranesbill	<i>Tetraeneuris (Hymenoxys) acaulis</i>	Sundancer Daisy
<i>Geranium macrorrhizum</i>	Bigroot Cranesbill	<i>Teucrium chamaedrys</i>	Germander
<i>Geranium sanguineum</i>	Bloody Cranesbill	<i>Tithonia rotundifolia</i>	Mexican Sunflower
<i>Geranium viscosissimum</i>	Sticky Geranium	<i>Tulipa</i> sp.	Tulip
<i>Gypsophila paniculata</i>	Baby's Breath	<i>Veronica spicata</i>	Spike Speedwell
<i>Hedysarum boreale</i>	Utah Sweetvetch	<i>Viguiera multiflora</i>	Showy Goldeneye
<i>Helenium hoopesii</i>	Orange Sneezeweed	<i>Zauschneria</i> sp.	Hummingbird Flower
<i>Helianthemum nummularium</i>	Sun Rose	<i>Zinnia grandiflora</i>	Desert Zinnia
<i>Hemerocallis hybrid</i>	Daylily		

**GROUNDCOVERS**

<i>Antennaria</i> sp.	Pussytoes	<i>Erigeron flagellaris</i>	Trailing Fleabane
<i>Arctostaphylos uva-ursi</i>	Bearberry	<i>Hypericum calycinum</i>	St. Johns Wort
<i>Cerastium tomentosum</i>	Snow-in-Summer	<i>Juniperus horizontalis</i>	Horizontal Juniper

*Mahonia repens*  
*Phlox subulata*  
*Stachys byzantina*

Creeping Mahonia  
 Creeping Phlox  
 Lamb's Ear

*Thymus sp.*  
*Veronica liwanensis*  
*Veronica prostata*

Thyme  
 Turkish Veronica  
 Creeping Veronica

**GRASSES**

*Achnatherum hymenoides*  
*Andropogon gerardii*  
*Aristida purpurea*  
*Arundo donax*  
*Bouteloua curtipendula*  
*Bouteloua gracilis*  
*Buchloe dactyloides*  
*Calamagrostis acutiflora*  
*Deschampsia caespitosa*  
*Festuca ovina glauca (cinerea)*  
*Helictotrichon sempervirens*

Indian Rice Grass  
 Big Bluestem  
 Purple Three-Awn  
 Giant Reed Grass  
 Sideoats Grama Grass  
 Blue Grama Grass  
 Buffalograss  
 Feather Reed Grass  
 Tufted Hair Grass  
 Blue Fescue  
 Blue Oat Grass

*Hesperostipa comata*  
*Leymus cinereus*  
*Miscanthus sinensis*  
*Molina sp.*  
*Nassella (Stipa) tenuissima*  
*Panicum virgatum*  
*Saccharum (Erianthus) ravennae*  
*Schizachyrium scoparium*  
*Sorghastrum nutans*  
*Sporobolus airoides*

Needle-and-Thread Grass  
 Great Basin Wildrye  
 Maiden Grass  
 Purple Moor Grass  
 Mexican Feather Grass  
 Switch Grass  
 Ravenna Grass  
 Little Bluestem  
 Indian Grass  
 Alkali Sacaton Grass

**VINES**

*Campsis radicans*  
*Clematis ligusticifolia*  
*Clematis tangutica*

Trumpet Vine  
 White Virgins-Bower  
 Golden Clematis

*Polygonum aubertii*  
*Wisteria floribunda*

Silverlace Vine  
 Japanese Wisteria

**CACTI**

*Dasyliroa wheeleri*  
*Echinocereus engelmannii*  
*Echinocereus triglochidiatus*  
*Opuntia basilaris*

Sotol/Desert Spoon  
 Engelmann Hedgehog  
 Claretcup Cactus  
 Beavertail Cactus

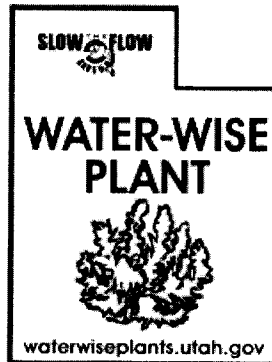
*Opuntia erinacea*  
*Opuntia phaeacantha*  
*Opuntia polyacantha*

Hedgehog Prickly Pear  
 Prickly Pear Cactus  
 Plains Prickly Pear Cactus

**Brought to you by:**

- Utah Division of Water Resources
- Utah State University Center for Water-Efficient Landscaping
- Central Utah Water Conservancy District
- Utah Water Conservation Forum
- Washington County Water Conservancy District
- Jordan Valley Water Conservancy District
- US Bureau of Reclamation

- Utah State University Extension
- Utah Nursery and Landscape Association
- Utah Botanical Center
- Red Butte Garden
- Salt Lake City Corporation
- Utah Native Plant Society
- Wasatch Community Gardens

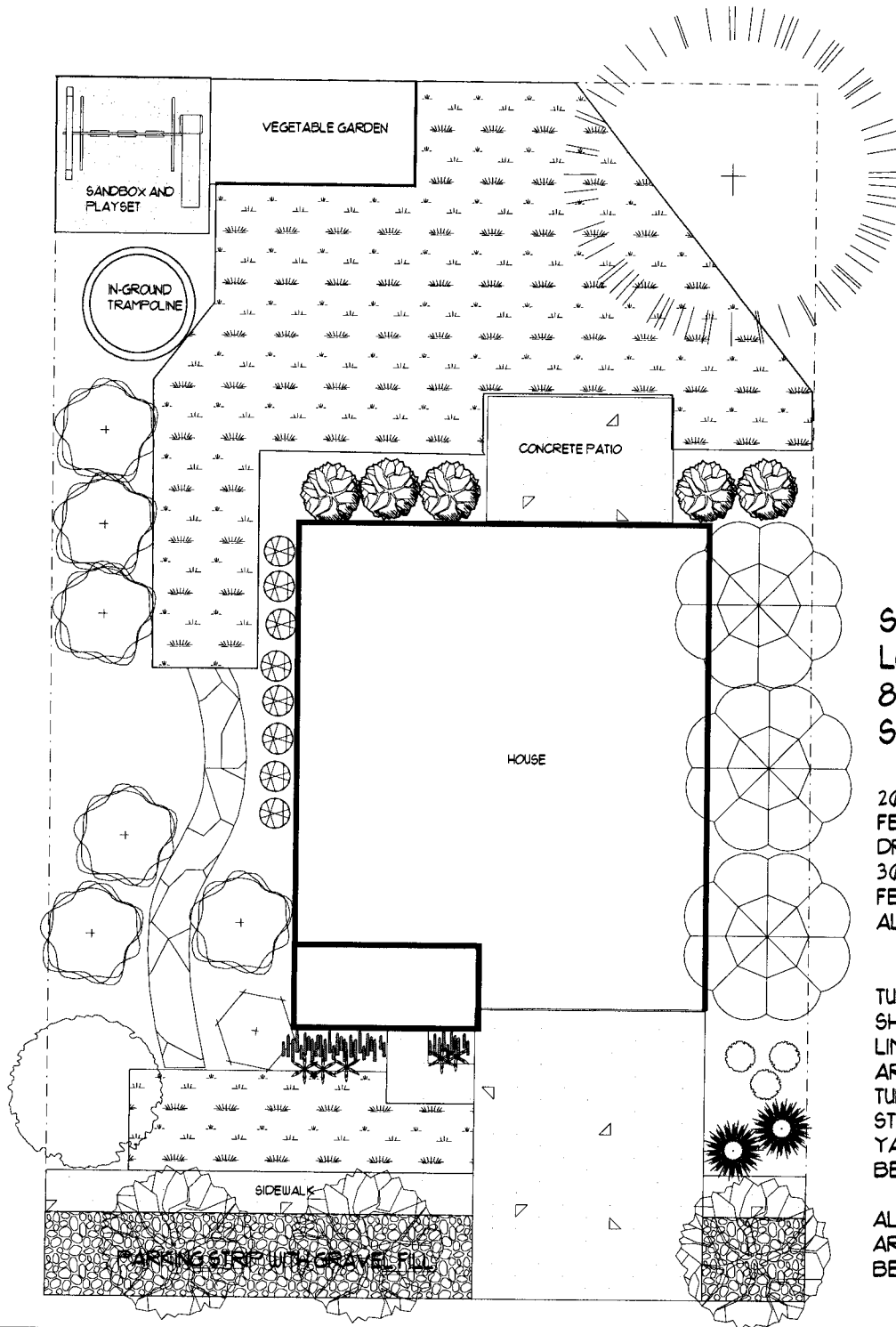


**EXHIBIT "D"**

**Sample Landscape Designs**

**[SEE ATTACHED]**






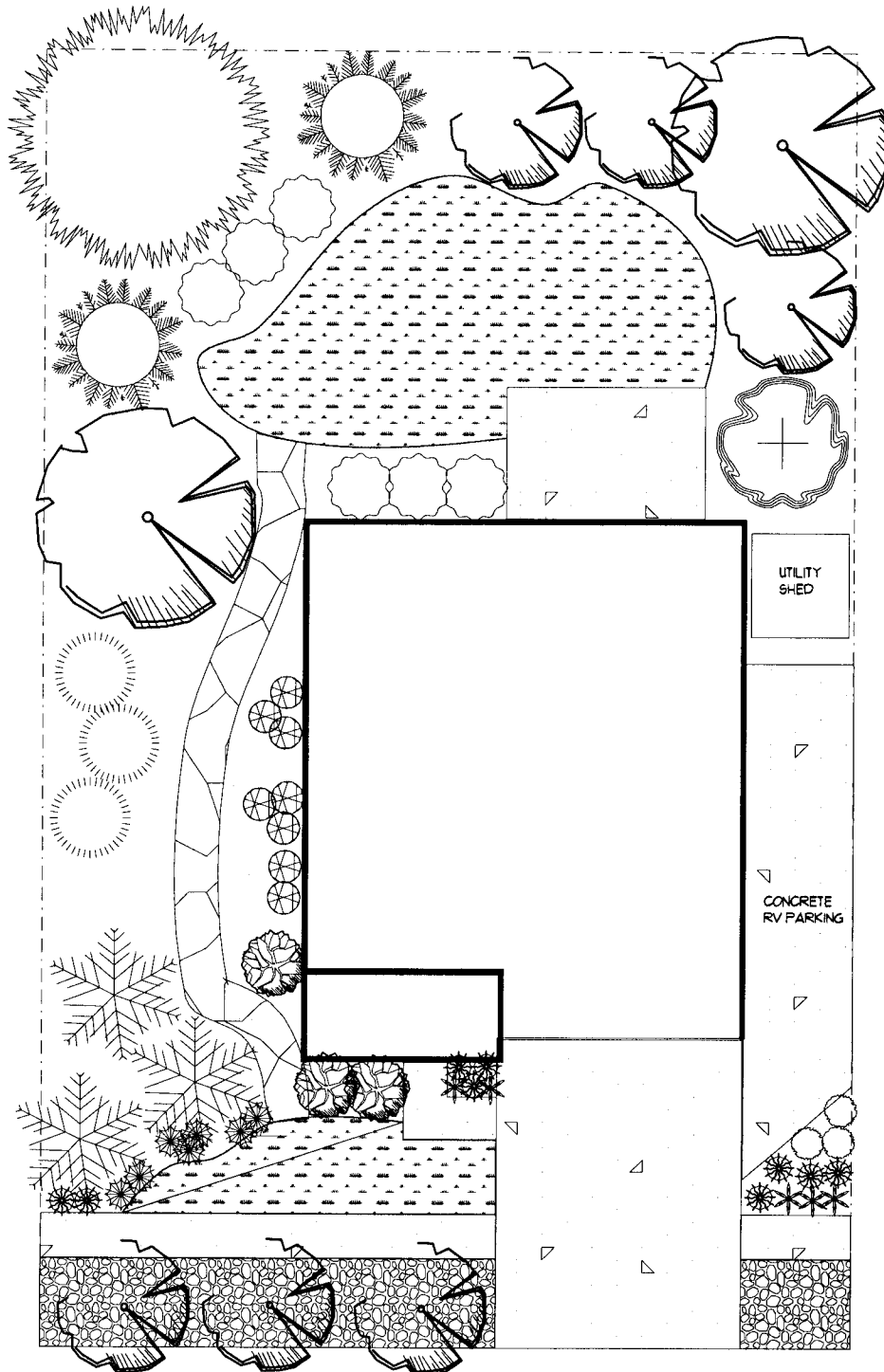
**SAMPLE "A"**  
**LOT SIZE**  
**8,000-14,999**  
**SQ FT**

2000 SQUARE  
 FEET TURF AS  
 DRAWN  
 3000 SQUARE  
 FEET TURF MAX  
 ALLOWABLE

TURF AREAS  
 SHOULD BE  
 LIMITED TO  
 AREAS OF USE.  
 TURF IN PARK  
 STRIP AND SIDE  
 YARDS SHOULD  
 BE OMITTED.

ALL NON-TURF  
 AREAS SHALL  
 BE MULCHED

Revision #: 001  Date: 10/28/2021	Scale: 1/16" = 1'	Landscape Plan: Sample "A" Quirrh Mountain Water Co.	Landscape Design by: Jennie Hoover 
---	----------------------	---	---




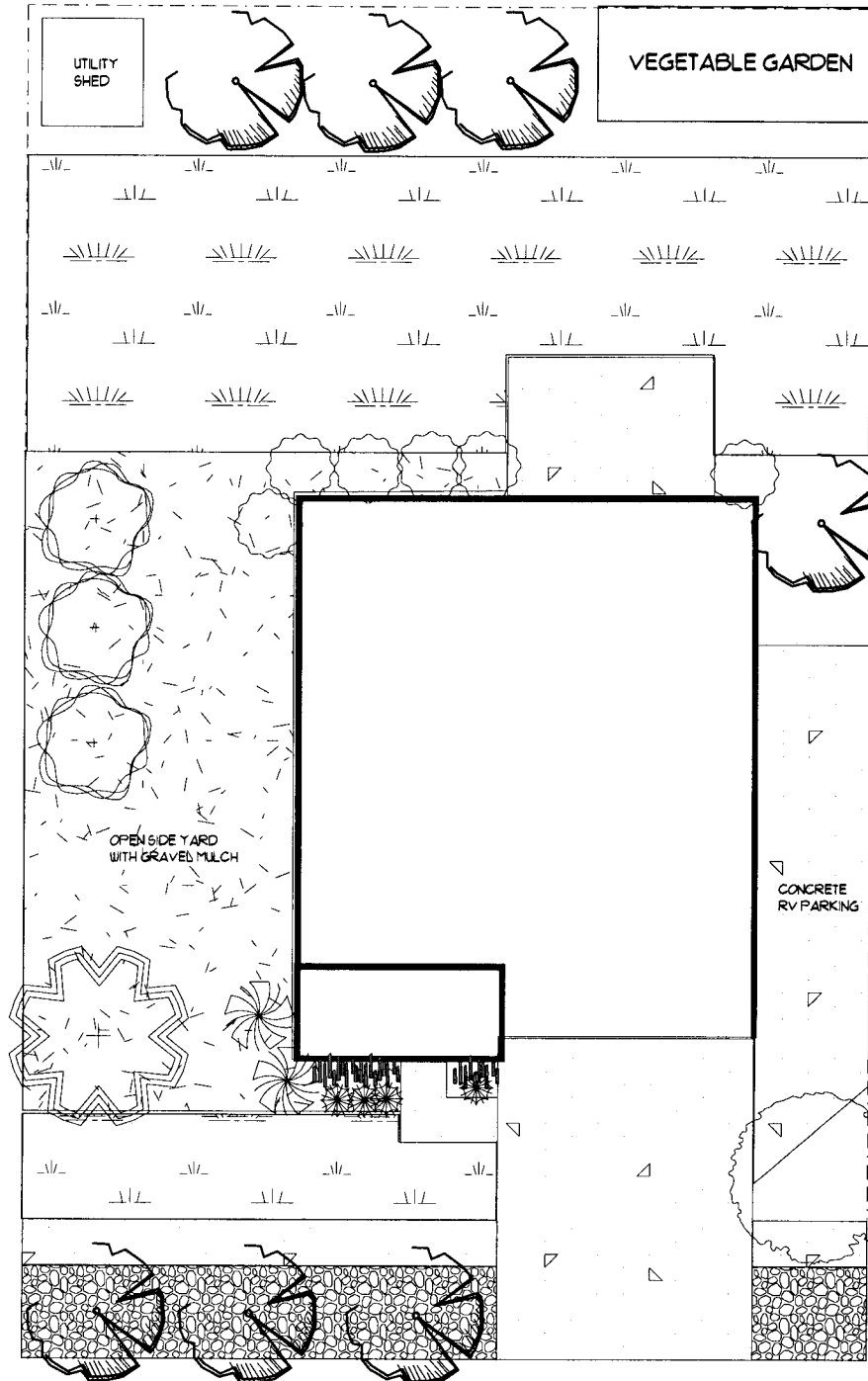
**SAMPLE B  
LOTS**  
8,000-14,999 SQ  
FT

1500 SQUARE FEET  
TURF AS DRAWN  
3000 SQUARE FEET  
TURF MAX  
ALLOWABLE

TURF AREAS SHOULD  
BE LIMITED TO  
AREAS OF USE. TURF  
IN PARK STRIP AND  
SIDE YARDS TO BE  
OMITTED.

ALL NON-TURF AREAS  
SHALL BE MULCHED

Revision #: 001	Scale:	Landscape Plan: Sample "B"	Landscape Design by: Jennie Hoover
Date: 10/28/2021	1/16" = 1'	Oquirrh Mountain Water Co.	




**SAMPLE "C"**  
**LOT SIZE**  
**8,000-14,999**  
**SQ FT**

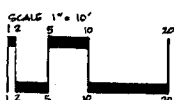
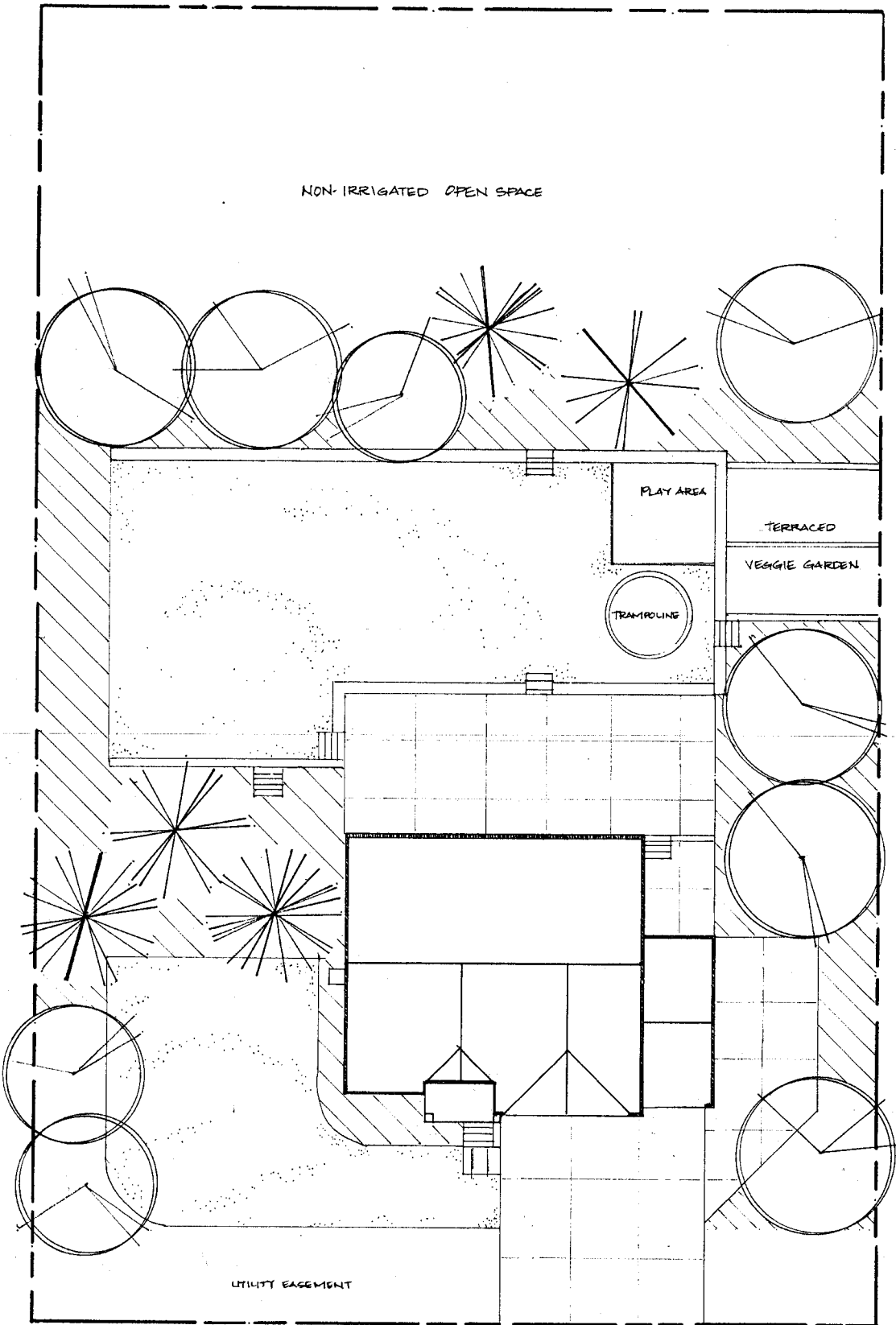
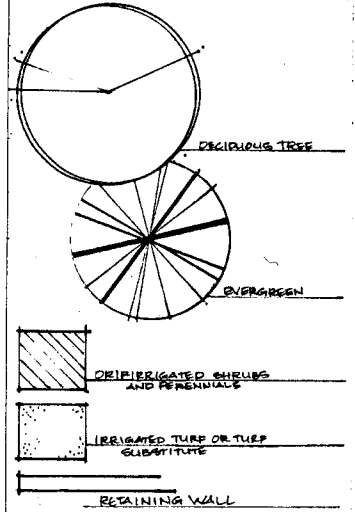
2000 SQUARE  
 FEET TURF AS  
 DRAWN  
 3000 SQUARE  
 FEET TURF MAX  
 ALLOWABLE

TURF AREAS  
 SHOULD BE  
 LIMITED TO  
 AREAS OF USE.  
 TURF IN PARK  
 STRIP AND SIDE  
 YARDS SHOULD  
 BE OMITTED.

ALL NON-TURF  
 AREAS SHALL  
 BE MULCHED

Revision #: 001	Scale:	Landscape Plan: Sample "C"	Landscape Design by: Jennie Hoover
Date: 10/28/2021	1/16" = 1'	Oquirrh Mountain Water Co.	

# KEY



## Sample Design #1

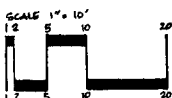
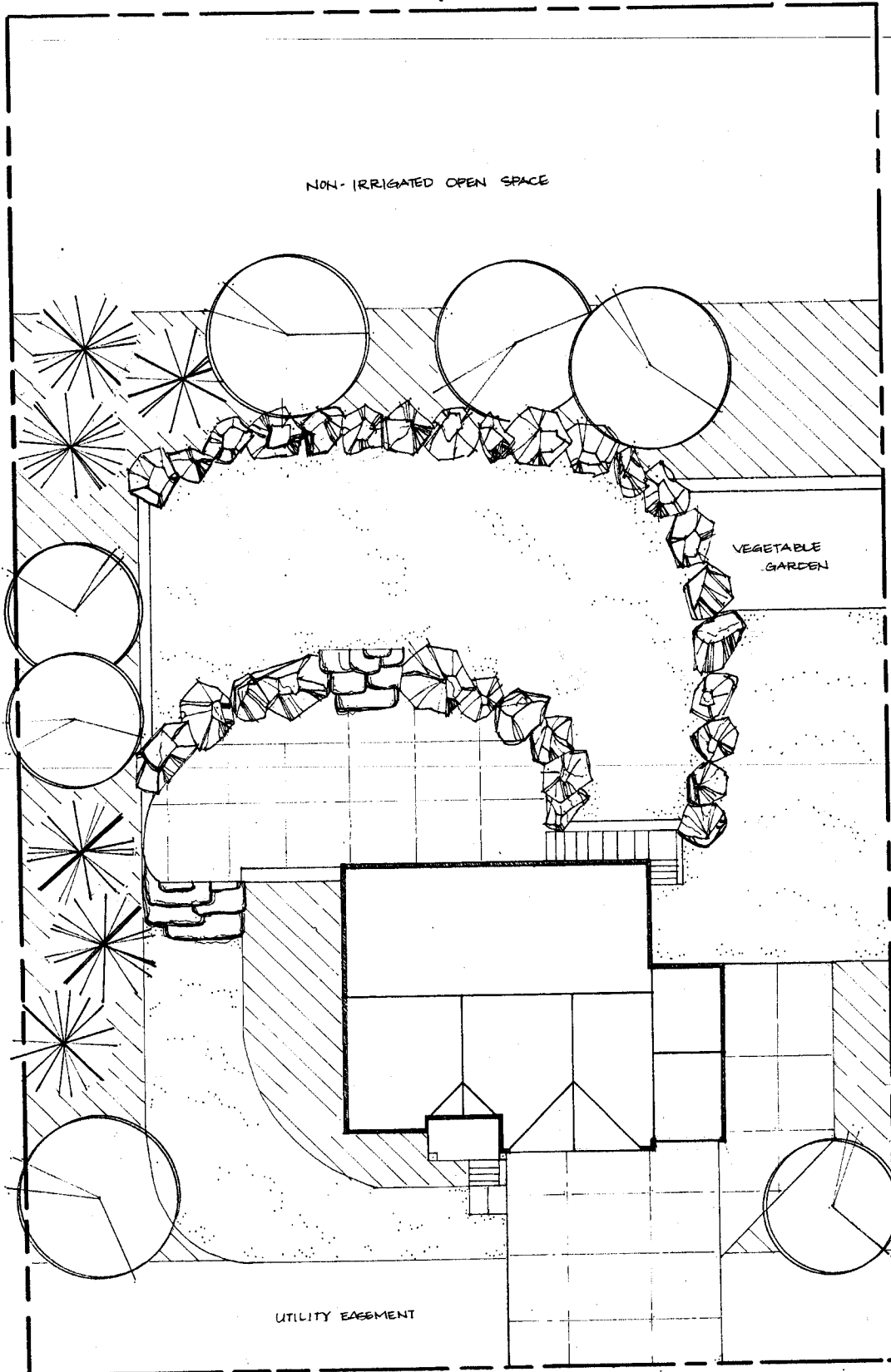
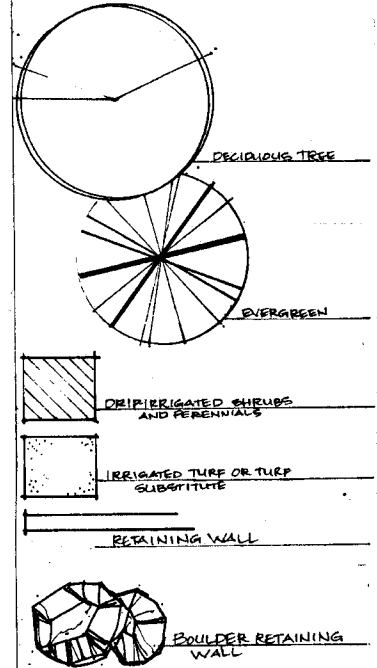
Pastures at Saddleback PUD  
Lake Point, Utah 84074

Lot #222 23,003 SF  
Turf Area: 4,395 SF  
Shrub Area: 6,154 SF

JM Hoover, Heber City, UT June 2015

LARGE LOTS (>14,999 SQ FT)

# KEY



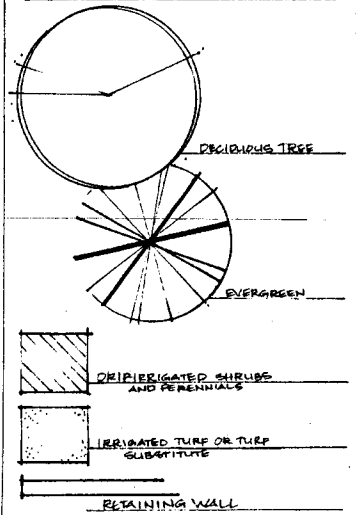
Sample Design #2  
 Pastures at Saddleback PUD  
 Lake Point, Utah 84074

Lot #222 23,005 SF  
 Turf Area 4,638 SF  
 Shrub Area 5,686 SF

J.M. Hoover, Heber City, UT June 2013

LARGE LOTS (>14,999 SQ FT)

# KEY

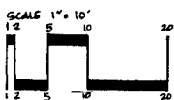


NON-IRRIGATED OPEN SPACE

VEGETABLE GARDEN

ORCHARD

UTILITY EASEMENT



Sample Design #3  
 Pastures at Saddleback PUD  
 Lake Point, Utah 84074

Lot #222 23,000 SF  
 Turf Area 5,000 SF  
 Shrub Area 5,995 SF

J.M. Hoover, Heber City, UT June 2015

LARGE LOTS (>14,999 SQ FT)