

When recorded, please mail to:

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

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FEE \$40.00 BY SADDLEBACK PARTNERS LC
Jerry M. Houghton, Tooele County Recorder

Tooele County Tax Parcel Nos.: 11-018-0-0007

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

AT

SMART PARK MEADOW MINOR SUBDIVISION

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATER CONSERVATION AT SMART PARK MEADOW MINOR SUBDIVISION (the "Water Declaration") is made effective as of October 7th, 2019 (the "Effective Date"), by SADDLEBACK PASTURES, L.C., a Utah limited liability company (referred to herein as "Declarant"), with respect to the following:

WHEREAS, the Declarant intends to file for recordation in official records of the Recorder of Tooele County, Utah (the "Official Records") the **SMART PARK MEADOW MINOR SUBDIVISION** (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 three (3) single-family residential Lots (a "Lot" or if more than one, "Lots");

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, at the time of purchase of each Lot, the Declarant has provided to the owner ("Owner") of each Lot 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, this Water Declaration is intended to assist the Owners of Lots in designing, implementing, and operating a Landscape Plan (defined below) 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 may include a Planting Plan, an Irrigation Plan, a Grading Plan, and an Irrigation Schedule.
- (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, or bark chips; 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 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 (the "Overall Water Allocation"). Subtracting the Indoor Use Allocation of 0.25 AF per year (the "Indoor Water Allocation"), from the Overall Allocation of 0.65 AF per year leaves an allowance for outdoor water use of approximately 0.40 AF or approximately 130,340 gallons per year (the "Outdoor Water Allocation"). Notwithstanding the foregoing, a Lot owner may develop, own and maintain his own well on a Lot for purposes of providing additional water for the Lot, pursuant to the Lot owner's own appropriated or other water right secured independently through the Division of Water Rights. Any such well shall be owned, maintained, repaired and replaced by the Lot owner at his sole cost and expense.

3. LANDSCAPE PLAN. Each Owner may prepare a Landscape Plan and may submit the same to OMWC, for OMWC's non-binding review and input at the address provided at the top of the first page of this Declaration or to such other address as OMWC shall from time to time provided notice of to all of the Owners of the Lots. The Landscape Plan may include, but is not required to 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, a legend with botanical and common names, and size of plant materials;
- (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;
- (v) Designation of Landscape Zones;
- (vi) Details and specifications for tree staking, soil preparation, and other planting work; and
- (vii) 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 may contain, but is not required to contain, the following information:

- (i) Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
- (ii) Static water pressure in pounds per square inch (psi) at the point of connection to OMWC's water supply;

(iii) Flow rate in gallons per minute and design operating pressure in psi for each valve and Precipitation Rate in inches per hour for each valve with Spray Sprinklers or Stream Sprinklers; and

(iv) Installation details for irrigation components.

(v) The Irrigation Plan, when taken together with other Outdoor Uses of water, should be designed not to use more than the Outdoor Water Allocation.

(c) Grading Plan. A Grading Plan drawn at the same scale as the Planting Plan may contain, but is not required to contain, the following information:

(i) Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and

(ii) Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.

(d) Irrigation Schedule. Declarant recommends that a monthly Irrigation Schedule be prepared that covers the initial 120-day plant establishment period and the typical long-term use period. This schedule may contain, but is not required to contain, a table with the following information for each valve:

(i) Plant type (for example, Turf, trees, low water use plants);

(ii) Irrigation type (for example, Sprinklers, Drip Emitters, Bubblers);

(iii) Flow rate in gallons per minute;

(iv) Precipitation Rate in inches per hour (sprinklers only);

(v) Run times in minutes per cycle or per station per day;

(vi) Number of water days per week;

(vii) Cycle time to avoid Runoff; and

(viii) Estimated monthly Outdoor Use water consumption.

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 "B" 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. It is recommended that the amount of Turf area should not exceed five thousand (5,000) square feet in order to stay within the Overall Water Allocation and avoid water overage fees. The landscaping diagrams attached hereto as

Exhibit "C" provide examples of a possible landscaping configurations for typical Lots. Planter areas should conform as closely as possible to the Planting Plan (or requirements of the Planting Plan if a Planting Plan had been prepared).

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.

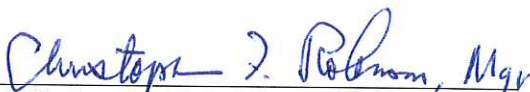
9. PERSONS BOUND BY THIS WATER DECLARATION. The covenants, conditions, and restrictions in Section 2 hereof pertaining to water allocations shall run with the land, and all Owners, purchasers or occupants thereof shall, by acceptance of contracts or deeds, possession or occupancy, be conclusively deemed 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 in Section 2 of this Water Declaration. All other provisions of this Declaration are intended by Declarant to be non-binding guidelines and recommendations.

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 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 such Owners. Notwithstanding the foregoing, the water allocations provided for in Section 2 of this Declaration may not be amended.


IN WITNESS WHEREOF, the undersigned, as the Owner of the Land, has executed this Water Declaration as of the Effective Date.

SADDLEBACK PASTURES, L.C.,
a Utah limited liability company

By: 
Christopher F. Robinson, Manager

STATE OF UTAH)
 : ss.
 COUNTY OF DAVIS)

On the 7 day of October, 2019, personally appeared before me Christopher F. Robinson who being by me duly sworn did say is a Manager of Saddleback Pastures, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company.


 NOTARY PUBLIC
 Residing at: Tooele

My Commission Expires:
July 17, 2022



EXHIBIT "A"

LEGAL DESCRIPTION FOR THE LAND

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

BEGINNING AT THE SOUTHWEST CORNER OF PASTURES AT SADDLEBACK P.U.D. PLAT 10 AS RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER AS ENTRY NO. 481531, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF PARK MEADOW LANE AS DEFINED IN SAID PLAT 10, SAID POINT ALSO LIES ON THE NORTH RIGHT-OF-WAY LINE OF SHEPARD LANE, SAID POINT LIES SOUTH 89°56'38" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SHEPARD LANE 1,206.92 FEET FROM THE 1983 TOOELE COUNTY DEPENDENT RESURVEY MONUMENT REPRESENTING THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°56'38" WEST ALONG SAID RIGHT-OF-WAY 195.85 FEET TO THE JAKIE O WATKINS PARCEL AS RECORDED IN SAID OFFICE AS ENTRY NO. 67511; THENCE ALONG THE EAST AND NORTH LINES OF SAID WATKINS PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) N 00°44'00" EAST 159.80 FEET AND 2) NORTH 89°53'00" WEST 50.09 FEET TO THE SOUTHEAST LINE OF AHLSTROM/HUNT PARCEL 1 AS RECORDED IN SAID OFFICE AS ENTRY NO. 131174; THENCE ALONG SAID SOUTHEAST LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 53°10'00" EAST 78.00 FEET, 2) NORTH 50°45'00" EAST 130.00 FEET AND 3) NORTH 49°50'00" EAST 101.00 FEET TO THE SOUTHWEST CORNER OF AHLSTROM/HUNT PARCEL 2 AS RECORDED IN SAID OFFICE AS ENTRY NO. 131174; THENCE NORTH 54°00'00" EAST ALONG THE SOUTHEAST LINE OF SAID PARCEL 2 49.07 FEET TO THE WEST LINE OF SAID PLAT 10 AND SAID WEST RIGHT-OF-WAY LINE OF SAID PARK MEADOW LANE; THENCE ALONG SAID WEST LINES THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTHWESTERLY ALONG THE ARC OF A 151.99 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°31'35" A DISTANCE OF 107.50 FEET (CHORD BEARING S 20°12'24" W, CHORD LENGTH 105.28') AND 2) SOUTH 00°03'22" EAST 283.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 55,211 SQ. FT. OR 1.267 ACRES. (THREE LOTS)

Tooele County Tax Parcel No.: 11-018-0-0007

Entry #: 495284
10/07/2019 11:51:18 AM RESTRICTIVE COVENANTS
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FEE \$40.00 BY SADDLEBACK PARTNERS LC
Jerry M. Houghton, Tooele County County Recorder

EXHIBIT "B"

List of Recommended Landscape Plant Species

[SEE ATTACHED]

WATER-WISE

Jerry M. Houghton, Tooele County County Recorder

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.

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>Koeleruteria 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 rhytidophylloides</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		

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

Dasyliion wheeleri
Echinocereus englmannii
Echinocereus triglochidiatus
Opuntia basilaris

Sotol/Desert Spoon
Engelmann Hedgehog
Claretcup Cactus
Beavertail Cactus

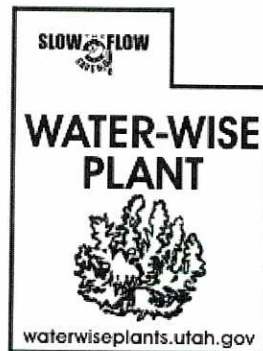
Opuntia erinacea
Opuntia phaeacantha
Opuntia polyacantha

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



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RESTRICTIVE COVENANTS

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FEE \$40.00 BY SADDLEBACK PARTNERS LC

Jerry M. Houghton, Tooele County County Recorder

EXHIBIT "C"

TO WATER DECLARATION

Sample Landscape Designs

[SEE ATTACHED]

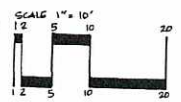
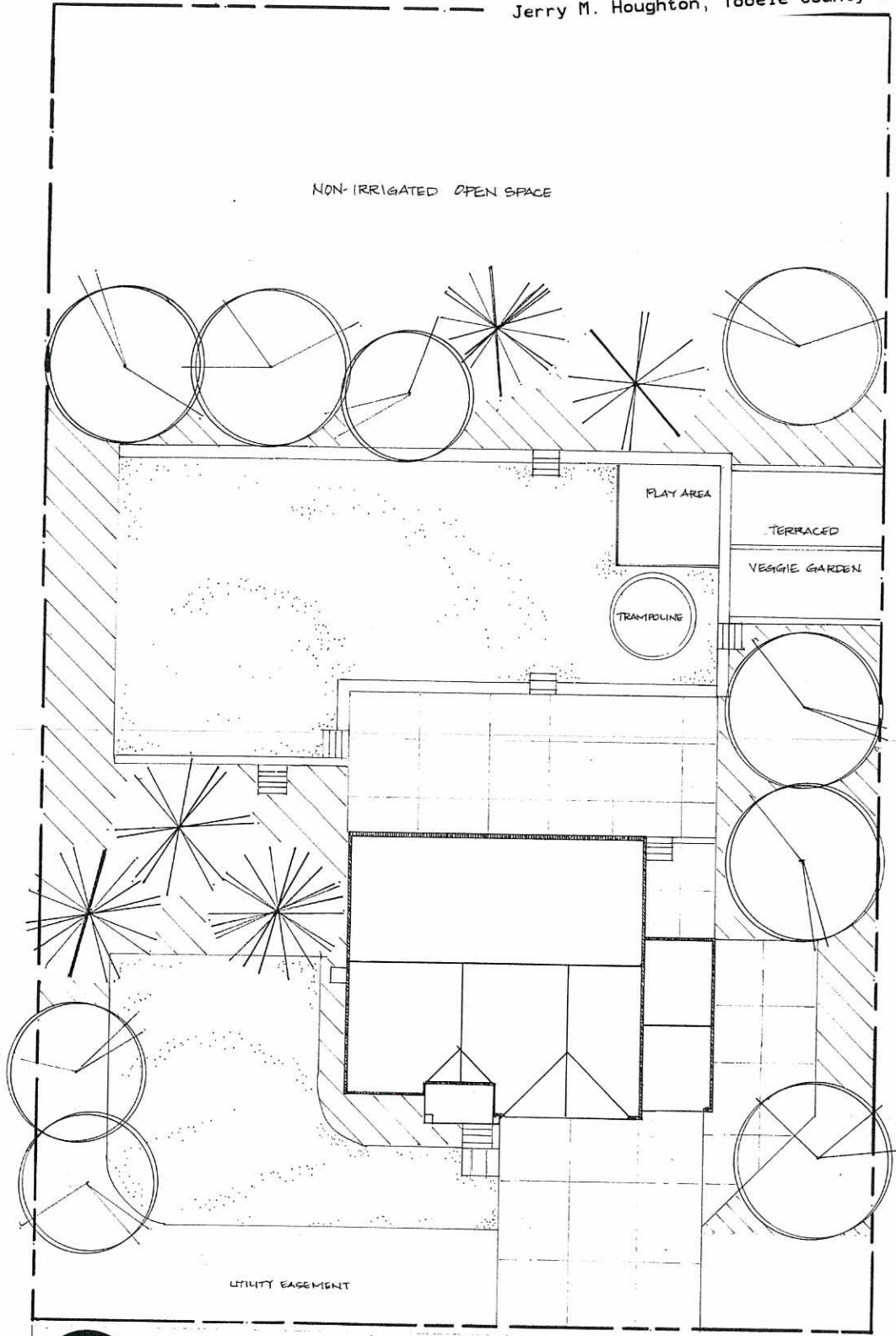
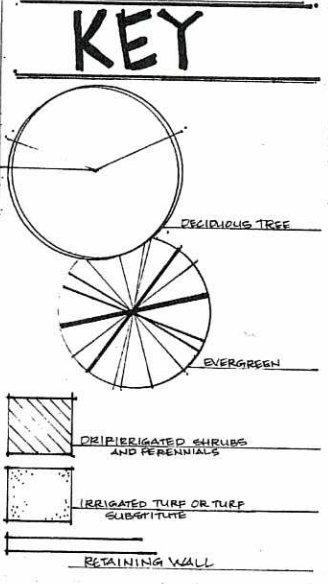
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10/07/2019 11:51:18 AM RESTRICTIVE COVENANTS

Page: 14 of 17

FEE \$40.00 BY SADDLEBACK PARTNERS LC

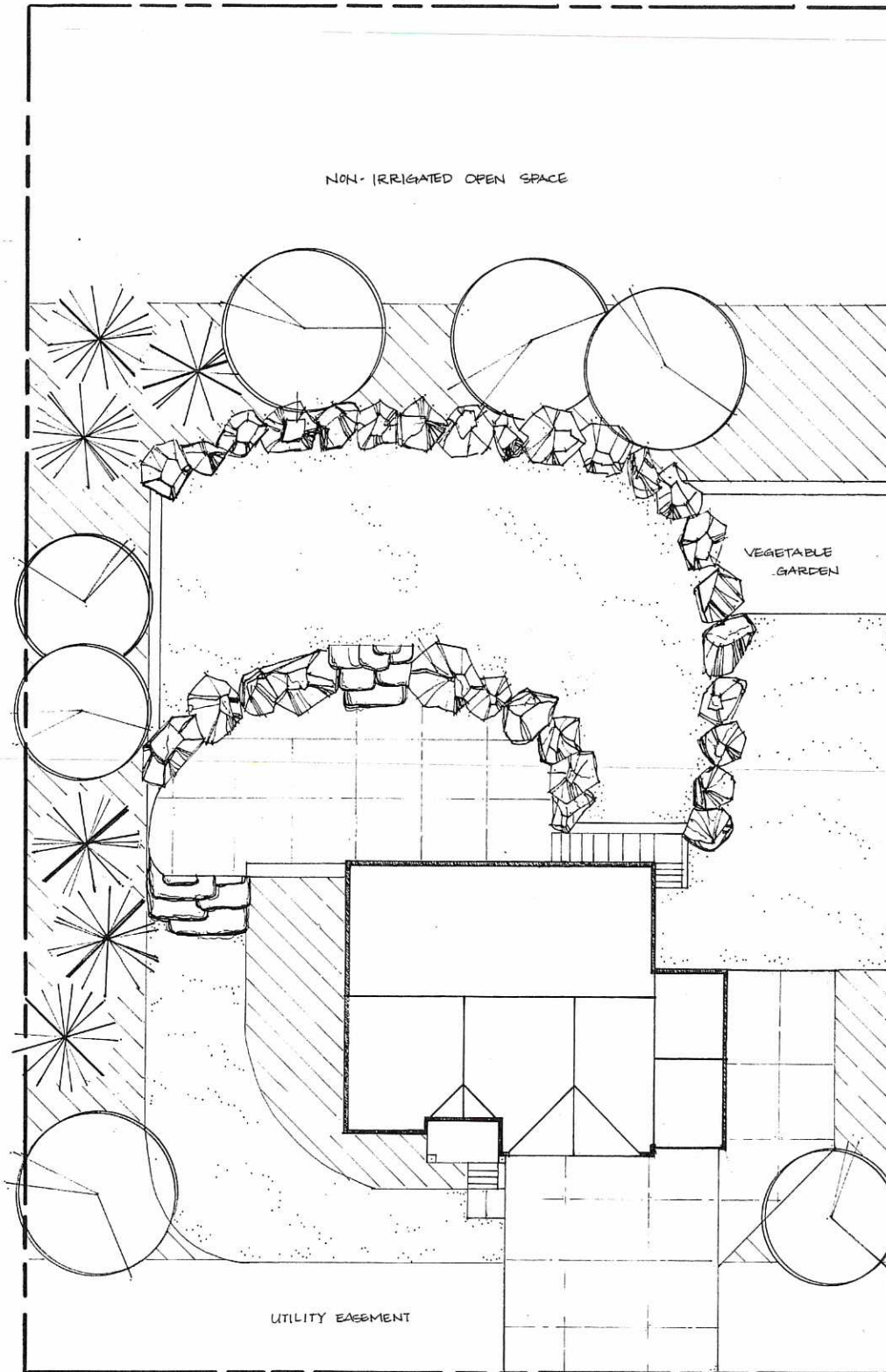
Jerry M. Houghton, Tooele County County Recorder



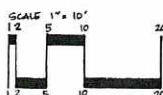
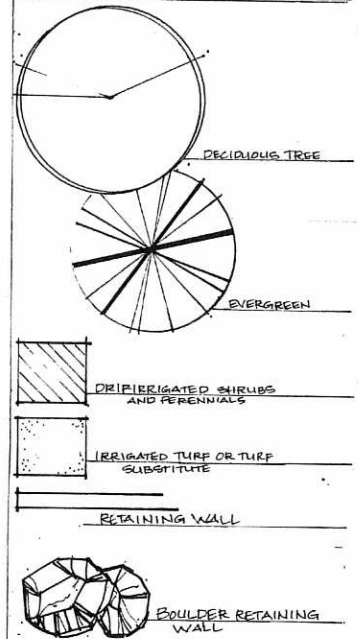
Sample Design #1
 Pastures at Saddleback PUD
 Lake Point, Utah 84074

Lot #222 25005 SF
 Turf Area: 4395 SF
 Shrub Area: 6354 SF

J.M. Hoover, Heber City, UT June 2019



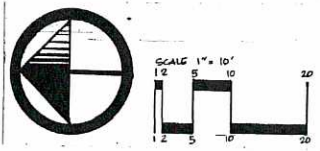
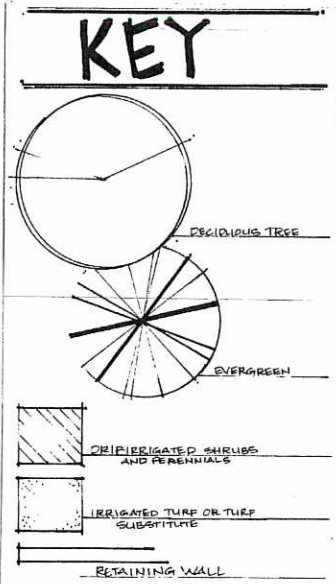
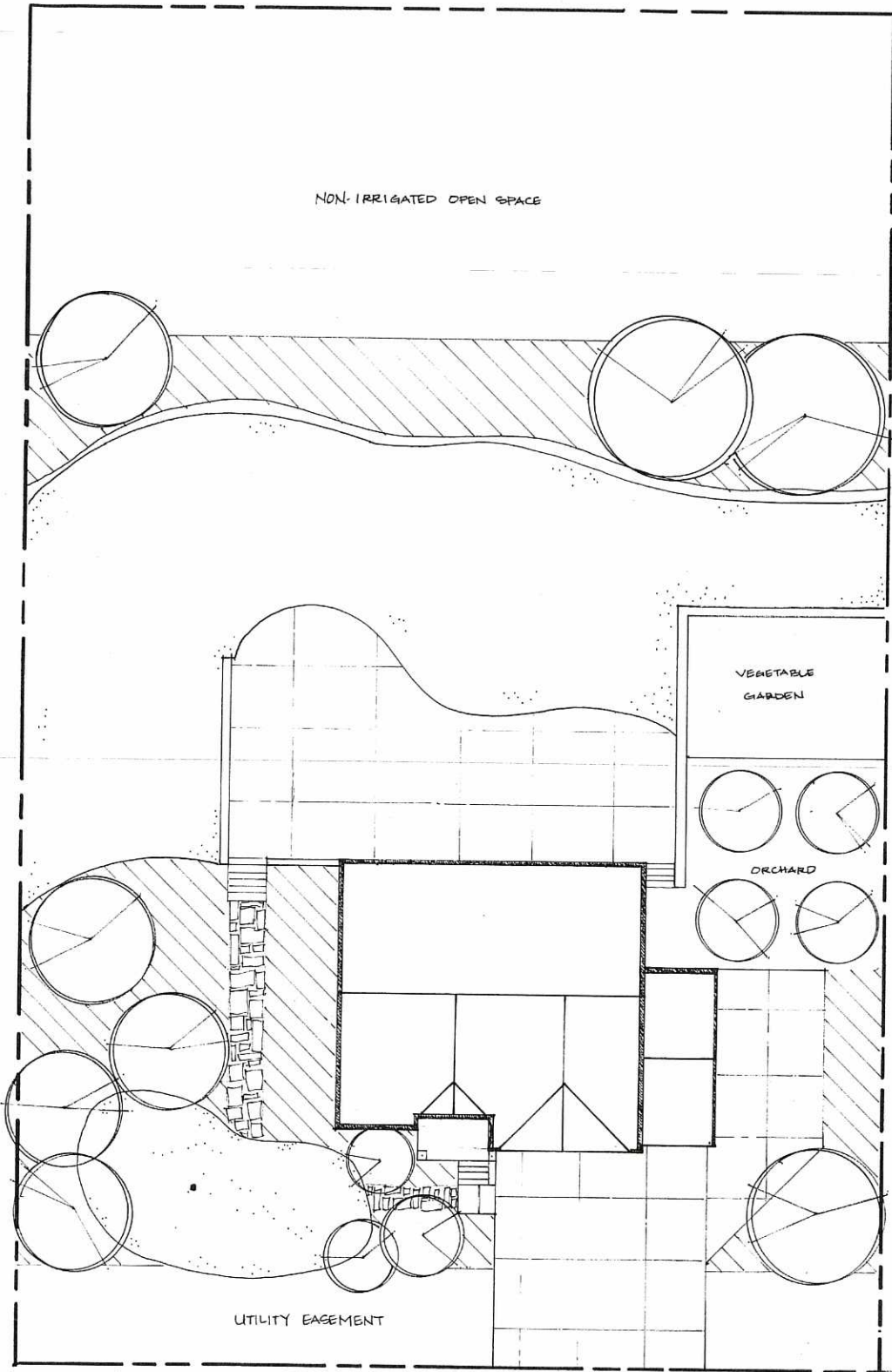
KEY



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

Lot #222 23,003 SF
 Turf Area: 4,638 SF
 Shrub Area: 5,686 SF

JM Hoover, Heber City, UT June 2015



Sample Design #3
 Pastures at Saddleback PUD
 Lake Point, Utah 84074
 Lot #222 25,005 SF
 Turf Area: 5000 SF
 Shrub Area: 3,595 SF
 JM Hoover, Heber City, UT June 2015