

**ADDENDUM NO. 1
TO
THE CROSSINGS AT LAKE CREEK
PHASE 1 PURCHASE CONTRACT**

NOTES TO PURCHASERS

1. Project streets are public roads and will be maintained by Wasatch County.
2. Street Lighting improvements are contemplated within The Crossings at Lake Creek.
3. Geotechnical Report- Notice is hereby given to lot owners that the following geotechnical report has been prepared for this planned residential development and has been filed with the Wasatch County Planning Office: Geotechnical Investigation dated August 11, 2000 and updated January 9, 2003 has been prepared by Kleinfelder, Inc. entitled "Geotechnical Investigation, The Crossings at Lake Creek Development" File #35-839001.001. This report outlines existing soils and geologic conditions present for the area covered by the subdivision plat. Specific recommendations as to site preparation and grading, building foundations and subsurface water conditions are stated therein and should be adhered to for all building and utility construction. There are some areas of Phase I that have shown higher water tables as defined in such report and during construction of the infrastructure. It is recommended to all buyers that they take the necessary precautions including but not limited to the determination for basements, adequate sub-drain systems, and elevation of the building floor above the natural grade elevation.
4. Building Setbacks- The minimum setback from the porch or front plane of the Dwelling on each Lot is thirty (30) feet from the front Lot line. Because of the slope of Lots 107, 108, 109, and 117, the ACC will only require a minimum twenty (20) foot setback on these Lots. Together, the two side yards must be a minimum of thirty (30) feet with a minimum of ten (10) feet on one side. The minimum distance from the back Lot line to the Dwelling must be thirty (30) feet. The minimum setback from the porch or front plane of a Dwelling built on a corner Lot must be thirty (30) feet in the front yard and twenty (20) feet on the corner side.
5. Front Facing Orientation of Home- The front of the Dwellings on Lots 144, 145, and 146 must face Lindsay Hill Road. However, Lot 146 may have a garage or Outbuilding that is entered from the west on the cul-de-sac.
6. Rear entrance driveways-Driveway access from the rear on Lots #101,102,103,104,105,106,113,114,121,122,123,124, from the adjoining public road is prohibited. Driveways will only be permitted from the front or side of any lot except Lot #146 which may have a driveway entering from the back (west).
7. Lot Sewer Easements- Certain lots as defined on the plat contain sewer pipes and related system facilities which will have to be maintained in operating condition. These facilities are or

will be constructed within easements shown on this final plat map and dedicated to Twin Creeks Special Service District. Property owners are aware that within said easements, repair, maintenance and/or operation of said facilities may take place. No permanent structure, other than fencing, shall be built on the easement and landscaping and fencing may be disturbed for necessary operation of the sewer lines.

8. Lot Water System Easements- Certain lots as defined on the plat contain domestic or irrigation water pipes and related system facilities which will have to be maintained in operating condition. These facilities are or will be constructed within easements shown on this final plat map and dedicated to Twin Creeks Water District for culinary water and a managing secondary irrigation entity, yet to be determined for secondary water. No permanent structure, other than fencing, shall be built on the easement and landscaping and fencing may be disturbed for necessary operation of these water lines.

9. Lot Storm Drain Easements- Certain lots within the subdivision contain drainage swales, storm drain pipes and or structures which will have to be maintained in an operating condition. These facilities are or will be constructed within easements shown on this final plat map and dedicated to Wasatch County. Property owners shall not fill swales or otherwise build permanent structures or fencing within said easements that would interfere with intended drainage, repair, maintenance and /or operation of this storm drain system.

10. Individual Lot Public Utility Easements (PUE)- Public Utility Easements for installation and maintenance of sewer systems, culinary and irrigation water systems, storm drain and water quality systems, as well as general utilities are provided on the perimeter of all lots at a standard width of 10 feet each side of all lot lines, except where wider easements are noted on this final Plat.

11. Storm Water Quality- Storm Drain and Water Quality reports have been prepared and are available for review in the County Engineer's office.

12. Sewer Laterals- Contractors shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer laterals. In some circumstances to accommodate lower basements additional lateral lines may be added at contractor's/owner's expense.

13. Irrigation- Secondary irrigation shall be provided to each lot in a specified amount for each size of lot depending upon the square footage, topography and location, as referenced on the chart of the final plat. The amount of irrigation water provided to each lot is based upon a normal water year and regional availability and is not guaranteed. The Crossings at Lake Creek Home Owners Association and/or the Irrigation District or managing secondary irrigation entity providing the secondary water shall have the right to restrict, reduce, regulate or curtail the amount and timing of delivered secondary water. In order to manage limited water resources, The Crossings at Lake Creek Home Owners Association and/or Irrigation District or managing secondary irrigation entity may choose to specify days, times and amounts of water to be used by Lot Owner(s). The specified amount of secondary irrigation provided to each specific Lot Owner may be billed and regulated by use of a meter, at the discretion of the Irrigation District or managing secondary irrigation entity. Overage uses of water beyond the specific allocation for a

lot will be addressed by the Irrigation District or managing secondary irrigation entity and/or The Crossings at Lake Creek Home Owners Association and may include, but is not limited to: overage charges, usage curtailment and/or service disconnection. The secondary irrigation allocated to each Lot shall remain with the Lot and cannot be traded, sold or otherwise reallocated to another Lot or person without the written consent of the Home Owner's Association and Wasatch County.

14. Park Strip- Each Owner of a Lot shall maintain the grass, trees and plantings located in the public right of way areas between paths and the street curb where applicable and all other right of way area adjacent to owners lot on the front or side of his or her Lot and any other similar area which attaches to such Owner's lot and which is located between the boundary line of said Lot and the area of any street, sidewalk, path or similar area. Specifically, each Owner shall keep the park strip area properly cultivated and free of trash, weeds and unsightly material.

15. Ridgeline Requirements- Ridge line requirements apply to Lots 112, 113, 114, 115, and 116. The building pads for these Custom Home Lots are on the Phase I recorded plat. The ridge line is defined as the highest elevation of the building pad (designated below for each Lot). Buildings on the ridgeline shall step from level to level as possible, avoiding unbroken vertical elevations. Elevations shall be designed to emphasize horizontal lines by use of stepped levels and/or balconies and decks. Additionally, as the building steps down from level to level, the building shall not exceed 35' from the natural grade at each level (excluding a chimney or other approved extensions) as per 16.21.11 and 16.08.09. The Architectural Control Committee shall approve of all ridgeline designs and height prior to the Wasatch County Planning Staff's review of the proposed building plans. No two-story homes will be allowed on these Lots, but finished space may be incorporated into the roof area with dormers, etc. as long as the total height does not exceed thirty-five (35) feet above the highest elevation of the building pad. The Wasatch County Planning Staff must approve all Dwellings and Outbuildings on these Lots for aesthetic design, landscaping, and exterior lighting.

Lot 112	6,033 feet
Lot 113	6,038 feet
Lot 114	6,029 feet
Lot 115	6,033 feet
Lot 116	6,020 feet

16. Open Space Common Area- The Crossings at Lake Creek Phase I, planned residential development, includes open space common areas. These common areas: Permit the construction and use of Association trails, recreation facilities, bridges, picnic areas, common horse pastures, pressurized irrigation system, ponds, and recreation buildings and facilities. They include easements for the construction, operation and maintenance of Twin Creeks Sewer System, Twin Creeks Water System, Wasatch County Storm Drain and Water Quality Systems including detention ponds and Public Utilities. Detention basins and related facilities for water quality and storm water purposes are included within the Association Open Space and Common Areas. These facilities will require regular removal of sediment accumulation and other cleaning and maintenance practices. Wasatch County Public Works will be responsible for the maintenance of said systems after acceptance from the developer.

The developer shall hold fee title to Single Lettered Lots "A" through "F" referred to as the common open space area until such a time as the County approves the transfer of title to The Crossings at Lake Creek Homeowners Association.

A ten (10) foot equestrian trail will run behind the rear of Lots 125 through 132.

Lot B of the open space is subject to the recorded Boundary Line Agreement Entry # 269001 Book #0681 Page #0011 together with access easement on behalf of Alan Bluth. This possible road connection may introduce traffic onto Country Crossing Rd. at some time in the future.

17. Trails- Position of trails within the Common Open Space Area shown on the submitted County trail plan is suggestive and approximate only. Construction considerations will govern the actual location of the constructed trails. If Wasatch County adopts a county wide trail system, the trails within this project may be connected to such trail system. Trails will be limited to non-motorized travel with designated pedestrian paths and horse trails.

18. Homeowners Association will be responsible for the repair, operation and maintenance of the following facilities within the subdivision: Common Area Buildings and Structures, Trail Systems, and Common Area recreation facilities.

19. Noxious Weeds- In addition to the erosion control and landscaping planting installed by the developer and/or the Homeowner's Association, the following parties shall be responsible for the control and eradication of noxious weeds on all areas of the property.

- 1) The developer until such time that individual lots are sold
- 2) The individual lot owners after each lot is purchased.
- 3) The Crossings at Lake Creek Homeowners Association on Open Space Common areas.

20. Governing Documents and Parties- Project documents have been prepared for the subdivision and will govern the use of land within the development. The Declaration of Covenants, Conditions, Restrictions of The Crossings are available to all by public record in the office of the Wasatch County Recorders Office. The same may be amended from time to time. Owners are advised to become familiar with said document. The governing parties to said document are The Crossings at Lake Creek Homeowners Association and its bylaws and the Architectural Control Committee. Each homeowner is required to submit construction and landscaping plans to the Architectural Control Committee prior to a Wasatch County building permit being issued.

21. At Lot closing, Buyer will reimburse TLC Investment Enterprises LLC for the pro-rated amount of the sewer bond and then pay the remaining balance at the rate of \$42.15/ month to Twin Creeks Special Service District. Additionally, beginning at Lot closing, buyer must pay a \$25.00/ monthly culinary water reserve fee. The payment of water connection fees (\$5887) is the responsibility of each lot owner at the time of building permit application. Water and sewer fees have not been paid by the developer as part of the sales price.

22. Fire sprinklers may be required based on the fire area of the home.

ADDENDUM NO. 2
TO
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<i>SECONDARY IRRIGATION TABLE</i>			
<i>The Crossings at Lake Creek-Phase1: Secondary Irrigation Requirements</i>			
<i>Lot</i>	<i>Irrigated Area (sf)</i>	<i>Irrigation Water (acre-feet/year)</i>	<i>Irrigation Water (gallons/year)</i>
1	17,594	1.21	394,280
2	17,384	1.20	391,021
3	17,188	1.18	384,504
4	16,165	1.11	361,695
5	21,883	1.51	492,035
6	18,368	1.27	413,831
7	16,470	1.07	348,661
8	15,217	1.05	342,144
9	14,192	0.98	319,334
10	13,490	0.93	303,041
11	25,600	1.76	573,498
12	24,685	1.69	550,688
13	24,771	1.71	557,205
14	24,349	1.68	547,430
15	21,118	1.45	472,484
16	21,128	1.46	475,742
17	23,453	1.62	527,879
18	26,700	1.84	599,566
19	27,244	1.88	612,600
20	30,145	2.08	677,770
21	35,756	2.46	801,593
22	35,419	2.44	795,076
23	31,234	2.15	700,580
24	31,217	2.15	700,580
25	39,590	2.73	889,573
26	39,332	2.71	883,056
27	39,190	2.70	879,798
28	64,368	4.43	1,443,520
29	70,288	4.84	1,577,119
30	70,239	4.84	1,577,119
31	70,221	4.84	1,577,119
32	70,257	4.84	1,577,119
33	55,780	3.84	1,251,268
34	45,899	3.16	1,029,689
35	15,866	1.09	355,178
36	17,685	1.22	397,538
37	16,235	1.12	364,953
38	11,983	0.83	270,456
39	9,613	0.66	215,062
40	21,639	1.49	485,518
41	11,009	0.76	247,647
42	18,671	1.29	420,348
43	62,207	4.28	1,394,642
44	16,413	1.13	368,212
45	17,541	1.21	394,280
46	17,035	1.17	381,246
47	15,001	1.03	335,627
"A"	18,690	1.29	419,432
"B"	148,080	10.20	3,323,142
"C"	224,918	15.49	5,047,504
"D"	37,908	2.61	850,713
"E"	39,992	2.75	897,482
"F"	-	-	-