

Phase 13 & 14 (D)

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, 1000 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 soil 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 that have shown higher water tables and rock 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 setback from the porch or front plane of the dwelling is a minimum thirty (30) foot from the front Lot Line. Together, the two side yards must be a minimum of thirty (30) feet with a minimum of ten (10) feet on one side. On a case-by-case basis a variance from the ACC may be given to decrease the minimum to twenty (20) feet total for the two side yards together. The minimum distance from the back Lot line to the Dwelling must be thirty (30) feet. On a case-by-case hardship basis a variance from the ACC may allow the distance from the back Lot line to the Dwelling to be decreased to twenty (20) feet. The minimum setback from the porch or front plane of a Dwelling built on a corner Lot must be thirty (30) feet in he front yard and twenty (20) feet on the corner side.
5. Rear entrance driveways-Driveway access from the rear through the open space on lots is prohibited.
6. Lot Storm Drain Easements - #1340, 1341, 1322, 1322, 1326 and 1327 as defined on the plat contain drainage swales 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. Property owners shall not fill swales or otherwise build permanent structures within said easements that would interfere with intended drainage, repair, maintenance and/or operation of this storm drain system.

7. Storm Water Quality – Storm Drain and Water Quality reports have been prepared and are available for review in the County Engineer’s office.
8. 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, lateral lines have been added on the rear of Lots #1308-1315.
9. Irrigation – Secondary irrigation shall be provided to each lot sufficient to irrigate all non-hard surfaces of the lot up to one-quarter acre. Lot owners may neither irrigate nor install landscaping that requires irrigation on more than one-quarter acre of any lot unless the lot owner independently secures additional water resources sufficient to irrigate additional landscaped areas above and beyond the allotment of the development. The amount of irrigation water provided to each lot is based on a normal water year and regional availability and is not guaranteed. The Crossings at Lake Creek Home Owners Association and/or the 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 the managing secondary irrigation entity may choose specific days, times, and amounts of water to be used by Lot Owners. 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 Crossings at Lake Creek Home Owners Association, or the managing secondary irrigation entity. Over usages of water beyond the specified allocation for a lot will be addressed by the managing secondary irrigation entity and/or The Crossings at Lake Creek Home Owners Association and may include, but not limited to: overage charges, usage curtailment and /or service disconnection. The secondary irrigation provided 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 Owners Association and Wasatch County.
10. Park Strip – Each Owner of a Lot shall maintain the grass, trees and plantings located in the public right of way areas between paths/sidewalks 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
11. Vertical Elevations – Buildings with walkout basements 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. Exterior design shall include 360-degree architecture as the building steps down from level to level.

The Building shall not exceed 35 feet from the natural grade at each level (excluding a chimney or other approved extensions) as per 16.21.11 and 16.08.09. All plans must be approved by the Architectural Control Committee prior to submitting for a Building Permit.

12. Open Space Common Area - The Crossings at Lake Creek, a planned residential development, includes open space common areas. These common areas Permit the construction and sue of Association trails, recreation facilities bridges, picnic areas, common horse pastures, pressurized irrigation system, pond 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 basin and related facilities for water quality and storm water purposes are included with 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 J, K and L referred to as the common open space area I Phase 14 until such a time as the County approves the transfer of title to The Crossings at Lake Creek Homeowner's Association.
13. Trails- Position of trails within the Common Open Space Area shown on the submitted County trail plan is 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 and will be dedicated for public use.
14. Homeowner 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.
15. 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.
16. 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.

- 17. The payment of water and sewer connection fees 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. Prior to the time of building permit, lot owners will be required to pay reservation fees on water and sewer.
- 18. Fire sprinklers may be required based on the area of the home.
- 19. A portion of lots 1308 through 1318 are located within Zone A of the FEMA Flood Hazard Boundary Map. County ordinances require that no building permit for any home be constructed in or within 50 feet of a flood zone designation will be issued until a conditional use permit is obtained from Wasatch County. Flood insurance may be required for buildings within the flood zone. Wasatch County has commissioned a study to more accurately define flood zones within the County. It is anticipated, that said study may result in FEMA removing these lots from within the flood zone.
- 20. Ridgeland Requirements- Ridge line requirements apply to Lots 1402, 1403, 1404, 1405, and 1406. The building pads for these custom home Lots are on the Phase 14 recorded plat. The ridge line is defined as the highest elevation of the building pad (designated below for each Lot). Buildings on the ridge line 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 ridge line 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.

Lot 1402	6020 Feet
Lot 1403	6023 Feet
Lot 1404	6023 Feet
Lot 1405	6015 Feet
Lot 1406	6004 Feet

- 21. Lots 1322, 1323 and 1326 may only have access from the cul-de-sac.