

The Crossings at Lake Creek Phases 7A and 8A
Notes to Purchaser

1. Project Streets are public roads and will be maintained by Wasatch County.
2. Street Lighting improvements are to be installed within The Crossings at Lake Creek.
3. Geotechnical Report – Notice is hereby given to Lot owners that the following geotechnical report has been prepared filed with Wasatch County Planning Office: Geotechnical investigation dated September 15, 2005 has been prepared by Kleinfelder, Inc. entitled “ Revised Addendum to Geotechnical Investigation Report, Crossings at Lake Creek Phases 7, 8 and 10 East of Heber City, Utah” File #24729.002 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 that have shown higher water tables as defined in such report and during construction for 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- All homes built on lots between 6000 and 9,999 square feet will have a minimum combined depth in front and back yards of thirty linear feet. All homes built on 10,00 square feet or larger lots will have a combined depth in front and back yards of forty linear feet. The minimum front yard or back yard setback will be ten feet. Back yard measurements will be made from the back plane of the home and will exclude the garage if the zero lot line placement is being utilized. There will always be twenty feet between the structures regardless of the setback. Corner lot setbacks on Old Farm Road will be fifteen feet. There will be a minimum number of garages located on Old Far, Road and Wasatch County will not require setbacks to be varied on lots that front Old Farm Road. Corner side setbacks on all other lots will be a minimum of 10 feet. To ensure varied setbacks, no more than two houses in a row may have the same front setback excepting those lots that front Old Farm Road. All units must have a minimum of twenty feet of parkable space between the garage and the sidewalk. If rear yard fencing is not used then in no case shall two units with ten foot rear setbacks be allowed to back each other.
5. Lot Water System Easements – The Development contains domestic and irrigation pipes and related systems facilities. These facilities are or will be constructed within easements or right-of-ways shown on this final plat and dedicated to Twin Creeks Water District for culinary water, and this final plat

and dedicated to Twin Creeks Water District for culinary water, and the Crossings at Lake Creek Home Owners Association for secondary irrigation water.

6. Storm Water Quality – Storm Drain and Water Quality reports have been prepared and are available for review in the County Engineer’s office.
7. Sewer Laterals – Contractors shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer laterals.
8. 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(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 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.
9. Finish Floor – The finish floor elevation will be a minimum of one (1) foot above the average top back of curb elevation in the front of the lot.
10. 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. The Architectural Control Committee prior to submitting for a Building Permit must approve all plans.

11. Open Space – The Crossings at Lake Creek, a planned residential development, includes open space common areas. These common areas permit the construction and use of Association trails, recreation facilities, bridges, picnic areas, pressurized irrigation system, ponds, and recreation buildings and facilities as allowed in the Development Agreement governing the development. 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.
12. Trails – Position of trails within the 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 and will be dedicated and shall remain open for public use.
13. 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, Common Area recreation facilities street light pole replacement, detention ponds (as per the development agreement) and individual lot landscaping.
14. 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.
 - a. The developer until such time that individual lots are sold.
 - b. The individual lot owner after each lot is purchased.
 - c. The Crossings at lake Creek Homeowners Association on Open Common Areas.
15. 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 (Developer), the 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.

16. 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.

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