

RETURN TO:

Hidden Cove Owners Association
P.O. Box 981854
Park City, UT 84098

**AMENDMENT TO HIDDEN COVE OWNERS ASSOCIATION
BUILDING REGULATIONS
DATED MARCH 16, 1995**

This Amendment to Hidden Cove Owners Association Building Regulations dated March 16, 1995, (Amendment) is made by the Hidden Cove Owners Association Board of Trustees as follows:

RECITALS

A. The Building Regulations affect all property located in the Hidden Cove Subdivision in Summit County, State of Utah, described as follows:

Hidden Cove Subdivision No. 1, Rev., Lots 1 through 107,
according to the official plat thereof, filed in the records of the
Recorder of Summit County, State of Utah.

On March 16, 1995, the Amended and Restated Hidden Cove Owners Association Building Regulations (Building Regulations) were recorded in the Summit County Recorder's Office as Entry No. 426443, Book 872, Page 820-831, and

On June 12, 2002, the Hidden Cove Owners Association Board of Trustees, in a duly called meeting, voted to change, amend and add to the Building Regulations recorded March 16, 1995.

NOW THEREFORE, the undersigned Board of Trustees declare that the property within the Hidden Cove Subdivision shall be sold, conveyed, leased, occupied, or resided upon, and improved subject to the Building Regulations as amended, and as among the owners and purchasers themselves and their heirs, successors, and assigns, said Building Regulations as amended shall run with the land. These Building Regulations as amended have been created for the mutual benefit and protection of the owners of all lots in the Hidden Cove Subdivision. To the extent that the provisions of this Amendment conflict with the terms of the Building Regulations the terms of this Amendment shall control.

1.02 Submission of Building Plans. Prior to submittal of building plans to Summit County and prior to the construction of any structure or improvement in the Hidden Cove Subdivision, a complete set of building plans, specifications and plot plan must be submitted to the Board of Trustees. Pursuant to the Restrictive Covenants of the Hidden Cove Subdivision, the Trustees shall have complete power in its discretion to approve or reject any proposed structure or improvement based upon the compliance or noncompliance with the standards to which buildings and structures in the subdivision must conform.

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REQUEST: HIDDEN COVE OWNERS ASSOC

A preplanning meeting with the Board of Trustees shall commence 30 days before any conceptual plans are drawn to agree on basic parameters for development of any structure or improvement that fully responds to the compatibility within the Subdivision. An analysis of the site, its physical constraints, visual and environmental sensitivities will be considered. The owner should prepare for the meeting by gathering images that illustrate the style of the structure. Formal Board of Trustee review begins with the owner's submission of the application, construction site maintenance deposit and conceptual site and building plans.

3.01 Approval Period. Approval of building plans for any structure or improvement shall remain valid for six months from the date of approval. If major construction (example: footings, concrete walls, framing) is not started within six months, the approval shall become invalid and plans must be resubmitted for approval and shall be subject to any changes made in the restrictive covenants or building regulations during the interim period. All construction must be completed within 18 months from commencement of construction. (Refer to 1.03j)

5.02 Color. The color of all stains or paints on exterior surfaces for new structures or for the improvement or alteration of existing structures, including flashing, roof gutters, soffits, fascia, garage doors, or other metal roof materials, shall have the predominate tones and colors from warm earthy tones or a muted natural color from light to dark shades (Examples: light beige through light browns, light grays and some shades of green). Colors shall be in earth tones indigenous to the mountain area. Primary and closely-related colors (Examples: blue, yellow black, red, white, bright blue, bright green, etc.) are prohibited. Pastel colors (Examples: pink, blue, yellow, green, purple, etc.) are prohibited.

5.04 Structures. Strictly rectangular or square structures shall not be permitted. Any style that is determined to represent an extreme statement of the architectural style or period is not permitted. English Tudor, French Chateau, Strictly A-Frames, Victorian, Colonial, Mediterranean motifs, Earth Shelter, Geodesic Dome structures are not permitted. Prefabricated, modular, pre-built structures are prohibited.

5.05 Compatibility. No home shall be permitted that is not compatible and in harmony with existing homes and the natural beauty of the land surrounding the subdivision. The design of the home must be compatible with the lot upon which it is being built. A home shall not be placed so high or so low on the lot that it causes visual problems blocking views of the adjoining lots. Roof elevations must be similar to nearby homes. Storage, utility buildings and similar structures shall be of the same materials and color as the home.

5.11 Garage Structure. A maximum of one garage for each single family structure shall be permitted. A Garage shall not be converted for any business, living or recreational purpose. The garage shall be constructed with a minimum square footage of 400 square feet and shall be incorporated within the single family dwelling. Any free standing garage detached from the single family dwelling shall be determined for approval or disapproval based on 1) topography, 2) minimization of site disturbance, 3) visual impacts, 4) the lot's physical constraints, and 5) the least detriment to site aesthetics.

5.12 Accessory Structure. One accessory structure per lot may be permitted for storage of

utilities or other items. It shall be of the same materials and color as the home. It shall be designed to complement the residence and shall be approved by the Trustees as to design, location, size and color so there is minimum impact upon a lot and so there are no problems to other residences related to visual or elevation issues. An accessory structure shall have a maximum square footage of 144 square feet and shall not be used for storing, parking or repairing of any motorized vehicles or recreational vehicles.

ADOPTED BY THE HIDDEN COVE OWNERS ASSOCIATION BOARD OF TRUSTEES on the 12th day of June, 2002.

HIDDEN COVE OWNERS ASSOCIATION
(a Utah nonprofit corporation)

By: Ralph Hottinger
Ralph Hottinger, President

ATTEST:

Tom Hansen
Tom Hansen, Vice-president

Jean Hottinger
Jean Hottinger, Secretary

STATE OF UTAH)

County of Summit)

On the 27 day of August, 2002, personally appeared before me, Ralph Hottinger, who, being by me first duly sworn, declared that he is the President of Hidden Cove Owners Association, a Utah nonprofit corporation, and executed the within instrument, and that the within and foregoing instrument was signed on behalf of said corporation, by authority of resolution of its Board of Trustees.

Debbie Purvis
NOTARY PUBLIC

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