

Winston Park Cluster Subdivision Lots 101-134 & 201-220 (see attached plat)

Agricultural Preservation Plan

The best use of the common area is open space, as it will allow for the preservation of historic context and agricultural feel of the land. This action would allow for open space to be preserved and allow for the continued productive use of livestock and crops.

Open Space in the Winston Park Cluster Subdivision is divided into two types: Common Area and Agricultural Lots. Details, permitted uses, and ownership of each are outlined below.

Common Areas (3 Parcels)

Common Area parcels within the Winston Park Cluster Subdivision are located along the west side of the subdivision along 3775 West (see attached plat). Each of the three Common Area Parcels are accessible by road and are between 10,000 and 13,000 square feet each.

Permitted Uses

Structures: Structures for agricultural or associated purposes may be built on the Common Area Parcels, but are limited to 10 percent of each lot. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

Crops and Animals: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

Waste & Maintenance: All animal or agricultural waste must be regularly removed from the Common Area Parcels. Waste may be used as fertilizer, provided the waste is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Uses: Except for items stored in appropriate containers or buildings, the Common Area Parcels shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

Ownership: The parties agreeing that the Common Area Parcels shall be owned by the Winston Park HOA.

The Common Area Parcels are required at all times to conform to the use restrictions stated above.

DATED this _____ day of _____, 20

Agricultural Lots (17 Lots)

Agricultural Lots within the Winston Park Cluster Subdivision area located throughout the central and east side of the subdivision. Agricultural Lots have letter designations A-Q and are 1-acre minimum.

Structures: Lots A, B, & D: no structures permitted. The integrity of storm drainage retention ponds serving the Winston Park Cluster Subdivision must be preserved.

All other Agricultural Lots: Structures for agricultural or associated purposes may be built on the Agricultural Lots, but are limited to 10 percent of each lot. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

Crops and Animals: Lots A, B, & D: No crops permitted. The integrity of storm drainage retention ponds serving the Winston Park Cluster Subdivision must be preserved. Animals are permitted in accordance with Weber County Land Use Code currently in force.

All other Agricultural Lots: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

Waste & Maintenance: All animal or agricultural waste must be regularly removed from the Agricultural Lots. Waste may be used as fertilizer, provided the waste is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Uses: Except for items stored in appropriate containers or buildings, the Agricultural Lots shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

Ownership: Ownership of Agricultural Lots within the Winston Park Cluster Subdivision is restricted to individuals owning a residential lot within the Winston Park Cluster Subdivision. Land-locked Agricultural Lots without road access are restricted to being owned only by individuals also owning a residential lot which shares a property line with the land-locked Agricultural Lot.

The Agricultural Lots are required at all times to conform to the use restrictions stated above.

STATE OF UTAH)

ss:

COUNTY OF WEBER)

On the _____ day of _____, 20____ personally

Appeared before me _____ and _____
the signers of the within instrument and who duly acknowledged to me that they executed the
same.

Notary Public

Residing at: