

Open Space Preservation Plan for Cameron Cover Cluster Subdivision

Cameron Cover Cluster consists of 20.38 acres. It is divided into 27 lots with areas of 15,000 square feet or more and open space for private parks and two public community gardens. The subdivision is served by all utilities which include: sanitary sewer, culinary water and secondary water.

Cameron Cover Cluster Subdivision requests a bonus density of 25% for meeting the purpose and intent of the Cluster Subdivision code by providing a publicly accessible trail and two public community gardens.

The open space of Cameron Cove Cluster will allow for the preservation of historic context and open space/small agricultural feel of the land. This action would allow for open space to be preserved and allow for a community use.

Open Space labeled Parcels C & D, in the Cameron Cove Cluster Subdivision (see preservation plan), will be used as future community gardens.

Open Space (2 Parcels)

Open Space Parcels C & D within the Cameron Cove Cluster Subdivision are located at the east side and south/southwest side of the subdivision. Parcels C & D are accessible by road. Open Space Parcels are labeled "community garden" and they shall be open to the general public.

Contingent upon approval from Hooper Irrigation, there will be a 10 foot paved public trail constructed along the west side of the subdivision with a dedicated 14 foot easement. This area for the trail is dedicated to Weber County and will be owned and maintained by Weber County.

Detention Basins within the Cameron Cove Cluster Subdivision will be repaired by the HOA within a set time frame if any damage caused by storm events or any unforeseen even occurs. If ponding occurs from a storm event, any access to a saturated area is prohibited.

Structures: No structures will be permitted in the open space used for community gardens (Parcels C & D). Open space/Private Parks will permit tot lots and other items to be considered park related upon approval of the HOA.

Waste & Maintenance: Any waste must be regularly removed from the open space, parcels C & D. 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.

Community Garden Parcels: Parcels C & D, as shown on the Preservation Site Plan, will be developed as public community gardens. The perimeter will be fences with multiple “grow boxes” as well as “regular” gardening plots. There will be a path provided to access “grow boxes” and plots. Irrigation lines will be provided to Parcels C & D (community gardens). The HOA of Cameron Cove Cluster Subdivision will manage/oversee these parcels for proper maintenance.

These parcels (C & D) will be open to the public community for production of vegetables, fruits and other “cultivated” food.

The developer will supply appropriate markers/entryways that will set parcels C & D apart from the other open space in the development.

Public Access Trail/Path: A 10’ wide, asphalt, non-motorized public walking trail/path will provide access through the development and to the public community gardens. This trail will be owned and maintained by Weber County. Any damage caused by an event of a storm or any other unforeseen event, will be repaired by Weber County and be prohibited access if trail is not accessible due to damage.

Preservation: An approved easement will be recorded on each open space parcel, identifying each as an Open Space along with deed restrictions

Ownership: Ownership of all Open Space parcels and their amenities within the Cameron Cove Cluster Subdivision will be owned and maintained by the HOA.

The Open Space Parcels C & D (see preservation site plan) are required at all times to conform to the use restrictions stated above. The Open Space Parcels (see preservation site plan) are required to conform to the codes and regulations currently in force in Weber County.

STATE OF UTAH)

SS:

COUNTY OF WEBER)

On the _____ day of _____, 20____ personally appeared before me _____ the signer of the within instrument and who duly acknowledged to me that they executed the same.

Notary Public

Residing at: