

It is our desire to amend the conditional use permit for Lots (3, 5, 7, 9, 11, 12, 15, 16, 17, 18, 23, 25, 26, 32, 33, 34, 35) by revoking the specified floor plans and designs for each lot and replacing them with the following design parameters.

Dwelling Size:

One Story Dwellings (Rambler): It is required that the minimum above ground floor finished space be 500 square feet.

Multi-Level Dwellings: It is required that the minimum above ground floor finished space be 800 square feet and a minimum of 500 square feet of interior ground floor improvements.

Dwelling Quality & Exterior Materials:

All construction shall be comprised of new materials, except for the use of used brick or reclaimed lumber. Any new construction shall conform with Weber County ordinances, building codes, these declarations. Acceptable exterior materials include fiber cement siding products, natural wood siding products, stucco, brick, and stone. Should a dwellings front exterior not be constructed of 100% fiber cement siding, the dwelling's front exterior shall have 30% stone or brick minimum. Vinyl or aluminum siding shall not be allowed except for soffit, fascia and/or rain gutters.

Dwelling Design:

Architectural designs shall be in conformity with the character of the Property and surrounding neighborhood. Primary structures shall be built within the prescribed 4' property setbacks noted in the approved neighborhood plat map. No octagon, dome, a-frame, or manufactured homes shall be permitted. The maximum dwelling height shall not exceed 45' from the natural grade. Two off-street parking stalls shall be provided for each dwelling either within a garage or on a designated driveway or concrete pad. Outbuildings shall be designed and constructed of identical materials to the primary structure. Any property with any sewer line running through it shall maintain a 10' overall sewer easement over all sewer lines, also defined as a 5' setback on each side of the line. No dwelling shall be built over any sewer lines. Landscaping and hardscaping are permitted to be built over any sewer lines. Property owner shall assume responsibility for all landscape and hardscape removed in the maintenance of the sewer line. Property owners shall not be required to provide sidewalks in front of each dwelling.

Dwelling Use:

The properties listed shall be approved for nightly rental if the owner(s) so choose to use the dwelling(s) in this manner.

Fences, Walls, & Hedges:

All allowed fences or wall shall be of brick, stone, wrought iron or vinyl. No fence or walls shall be constructed of wood, chain link, wire mesh, slump block (painted or unpainted) or concrete block. Any fence, wall, or hedge shall not be erected in a front yard to a height in excess of three (3) feet. Any such structure in any side or rear yard shall not be erected in excess of six (6) feet. All fences, walls, and hedges shall conform with Weber County ordinances.