

**SUNSET EQUESTRIAN CLUSTER SUBDIVISION – 180 RESIDENTIAL CLUSTER LOTS
and 37 1-acres minimum Agricultural Parcels (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 Sunset Equestrian Cluster Subdivision is divided into two types: Common Area and Individual Owned Agriculture Preservation Parcels. Details, permitted uses, and ownership are outlined below.

1. Common Areas (20 Parcels)

Common Area Parcels within the Sunset Equestrian Cluster Subdivision are located throughout the subdivision. The 20 Common Area Parcels are accessible by road and range in size from 0.59 to 3.741 acres.

Permitted Uses

Public Pathways: There are to be public pathways installed throughout the common areas that will be open to the public and maintained by the HOA.

Storm Drainage Detention Basins: Common Area Parcels can be used for storm drainage detention basins serving the Sunset Equestrian Cluster Subdivision. No crops or animals are permitted in the HOA owned common areas.

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

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

DATED this _____ day of _____, 20__

Sunset Equestrian HOA

INDIVIDUAL OWNED PRESERVATION PARCELS (37) A TO NN

2. Individual Owned Agriculture Preservation Parcels (37 parcels) A to HH

Individual Owned Agriculture Preservation Parcels within the Sunset Equestrian Cluster Subdivision area located throughout the subdivision. Agriculture Preservation Parcels have letter designations A-HH and are 1-acre minimum.

Structures: Individual Owned Agriculture Preservation Parcel: no structures permitted within storm drainage retention ponds. The integrity of storm drainage retention ponds serving the Sunset Equestrian Cluster Subdivision must be preserved.

All other Individual Owned Agriculture Preservation Parcels: Structures for agricultural or associated purposes may be built on the Agriculture Preservation Parcels, but are limited to 5 percent of each parcel. 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: Individual Owned Agriculture Preservation Parcels: No crops permitted within storm drainage retention ponds. The integrity of storm drainage detention basins serving the Sunset Equestrian Cluster Subdivision must be preserved. Animals are permitted in accordance with Weber County Land Use Code currently in force.

All other Individual Owned Agriculture Preservation Parcels: 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 Individual Owned Agriculture Preservation Parcels. Waste may be used as fertilizer, provided the waster 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 Individual Owned Agriculture Preservation 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.

Storm Drainage Detention Basins: Agriculture Preservation Parcels can be used for storm drainage detention basins serving the Sunset Equestrian Cluster Subdivision. No crops are permitted in the common areas. Easements will be established for the construction and maintenance the detention basins.

Public Pathways: There are to be public pathways installed throughout the Individual Owned Agriculture Preservation Parcels that will be open to the public and maintained by the HOA. These pathways will be installed in easements within the Agriculture Preservation Parcels.

Ownership: Ownership of Individual Owned Agriculture Preservation Parcels within the Sunset Equestrian Cluster Subdivision is restricted to individuals owning a residential lot within the Sunset Equestrian 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 landlocked Agricultural Lot.

The Individual Owned Agriculture Preservation Parcels 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 signer of the within instrument and who duly acknowledged to me that they executed the same.

Notary Public

Residing at: