

LAKE FRONT ESTATES
WATER SYSTEM
PROPOSED TARIFFS

The proposed tariffs for the water system are as follows:

STAND-BY FEE	\$10.00/Month
STANDARD USAGE FEE	\$20.00/Month

These fees would be charged year round. The STAND-BY FEE would be assessed to lots that are owned but not using water as yet. This is done because the water system does add value to the property even though the owner is not using water. This is intended to provide revenue to the water company even if lot owners have only bought the lot for investment and do not plan to build on in. The STANDARD USAGE FEE would be assessed to Lot owners who are using water. Owners are to be made aware that no outdoor usage is permitted. This fee is to be assess regardless of the amount of water used to those developed lots.

Water users shall be subject to the Lake Front Estates Restrictions and Reservations

Issued: October 3, 1995

Effective: October 4, 1995

BY: Lake Front Estates Water Users Association

LAKE FRONT ESTATES

RESTRICTIONS AND RESERVATIONS

TO THE PUBLIC: DOUGLAS BURNINGHAM. HENRY LEMS, FRANK RUSHTON and RICHARD HAMPTON, the legal and equitable owners of LAKE FRONT ESTATES do hereby acknowledge, declare and adopt the following restrictions with the regard to LAKE FRONT ESTATES, located in Garfield County, Utah.

The restrictions and covenants hereinafter set out are to run with the land and shall be binding upon all parties owning lots within LAKE FRONT ESTATES or claiming an interest under them.

If the owner of such lots or any of them, or their heirs or assigns, shall violate any of the covenants hereinafter set out, it shall be lawful for any other person owning real property situated in LAKE FRONT ESTATES to prosecute any proceedings at law or an equity against the person or persons violating any of such covenants, and prevent him from violating such covenants or restrictions.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

1. No lot location within LAKE FRONT ESTATES shall be used for any other purposes than a single family residence. There shall not exist on the lot more than one residence, one garage or other storage building which is not of temporary construction may be located on the lot, but may not be used for dwelling purposes.

No tent or house trailer, motor home, camper, or large truck shall be parked within the subdivision, except that a lot owner may park a motor home within the confines of his lot for a period not to exceed 48 hours so long as it is not used for residential purposes.

2. All materials used in the construction of buildings located on the lot shall be new. No old, used, existing building or structure of any kind and no part of an old, used, existing building or structure shall be moved on to, or permitted to remain on any lot.

3. No building shall be constructed on any lot with a fully enclosed ground floor area of less than 1000 square feet, exclusive of carport, garage, porches, steps and patios.

4. For the purpose of further ensuring development of LAKE FRONT ESTATES as an area of high standards, DOUGLAS BURNINGHAM, HENRY LEMS, FRANK RUSHTON and RICHARD HAMPTON, reserve the power to control the building structures and other improvements placed on each lot, as well as to make such exceptions to these reservations and restrictions as DOUGLAS BURNINGHAM, HENRY LEMS, FRANK RUSHTON and RICHARD HAMPTON or the Committee hereinafter designated, shall deem necessary and proper.

4.1. No building, wall or other structure shall be placed upon any lot unless and until the plans and specifications thereof, and plot plan have been approved in writing by the State of Utah where required and the Committee hereinafter provided.

Each such building, wall or structure shall be placed on the premises only in accordance with the plans and specifications and plot plan so approved.

At the time enough lots are sold, a Committee shall be appointed by DOUGLAS BURNINGHAM, HENRY LEMS, FRANK RUSHTON, and RICHARD HAMPTON, the Committee shall consist of three owners of lots within the subdivision appointed by DOUGLAS BURNINGHAM. HENRY LEMS, FRANK RUSHTON and RICHARD HAMPTON, until July 1, 1995. Elections shall be held June 1, 1995 at which three Committee members shall be elected. Owners of lots within the subdivision shall be entitled to vote. One vote may be cast for each lot owned. DOUGLAS BURNINGHAM, HENRY LEM, FRANK RUSHTON and RICHARD HAMPTON, shall have the right to vote the number of lots still owned by them. Committee members shall serve for a period of two years beginning July 1, of the year in which they are elected. Elections shall be held so often as needed to maintain the membership of the Committee at three persons with voting to be held June 1, of the election year.

5. All waste and disposal systems must conform with standards of the Utah State Department of Health and must conform to County

and State codes. In the event that installation of sewers or holding tanks is required by governmental authority after the purchase of a lot in the subdivision, the owner of each lot shall pay his proportionate share of the cost of installation of such system.

6. It is preferred that lot owners use electricity for all services in structures built on the Lots. Any tank used in connection with the residence such as oil, propane, or other type fuel must be underground or adequately concealed in a manner to blend harmoniously with the natural foliage of the subdivision.

7. It shall be the responsibility of each lot owner to provide the telephone service to his dwelling if he desires it. Any lines used to bring telephone service into the subdivision and to any dwelling must be laid underground. Each lot owner shall pay for his own telephone installation.

8. No advertising signs of an character shall be permitted or maintained on any lot within the subdivision. Provided, however, that one sign of not more that 12 inches square displaying the name of the property owner may be displayed near the entrance of any dwelling constructed on the lot. No signs advertising the sale or rental of a residence shall be allowed.

9. No commercial use of lots within the subdivision shall be allowed.

10. The shooting of firearms of any nature is prohibited within the subdivision. Target practice including bows and arrows and any other type of deadly weapons within LAKE FRONT ESTATES, is prohibited and hunting of wild life of any kind within LAKE FRONT ESTATES, is prohibited, including during established hunting season.

11. No animals or birds shall be kept or maintained on any part of a lot within LAKE FRONT ESTATES, except dogs, cats and pet birds which may be kept thereon in reasonable numbers as pets but not for any commercial purpose. All animals or birds kept on the premises will be kept confined within the structures on the lot or will be tied or fenced within the boundaries of the lot and will

not be allowed to roam from the owner's lot. Wild animals which inhabit the terrain near or within LAKE FRONT ESTATES will be allowed to roam within the Estates and shall not be destroyed by or at the request of the owner of the lot.

12. No structures shall be located nearer the front boundary line of any lot than 25 feet nearer to the side line of any lot than 15 feet, or nearer to the back line of any lot than 25 feet, except with written permission from DOUGLAS BURNINGHAM. HENRY LEMS. FRANK RUSHTON, and RICHARD HAMPTON, or the Committee.

13. No motorcycles will be allowed in LAKE FRONT ESTATES with their engines running.

14. Ownership of the water system shall be transferred to the owner's of the lots at such time as the system is approved by the State Department of Health. The Committee shall determine required standards for maintenance of the water system which will meet or exceed standards required by the Utah Department of Health. Owners of Lots and LAKE FRONT ESTATES, which will be served by the system shall pay their equitable share of costs necessary to maintain the system as determined by the Committee. Each lot shall be furnished from the system only water suitable for inside culinary use. Water shall be furnished to lot owners through the system from June 1, to October 30, of each year and st such additional periods as shall be determined by the Committee.

15. The natural vegetation and contour of the terrain within LAKE FRONT ESTATES, shall be preserved as far as possible in the construction of any dwelling on any lot. The removal of natural vegetation and cutting the soil on any lot shall not be undertaken without the permission in writing from DOUGLAS BURNINGHAM. HENRY LEMS, FRANK RUSHTON, and RICHARD HAMPTON, or the Committee.

16. Each lot owner shall pay an annual fee for maintenance of roads and the water system within LAKE FRONT ESTATES. The Committee shall determine the fee assessed to each lot based on a per lot share of the total cost of such items. The Committee shall determine what additional services are to be furnished to lots within LAKE FRONT ESTATES, and the cost of such services on a per

lot basis according to the use of the lot, such as one fee for vacant lots and another fee for improved lots.

17. Roads within the subdivision will be constructed and maintained in accordance with standards equal to or better than standards adopted by the Garfield County Commission for roads of similar use elsewhere in the County. Standards will be determined by the Committee.

18. Rights of way are retained by the Sellers, DOUGLAS BURNINGHAM, HENRY LEMS, FRANK RUSHTON, and RICHARD HAMPTON, to the first ten feet inside of all lines for utilities and other services as necessary.

19. DOUGLAS BURNINGHAM, HENRY LEMS, FRANK RUSHTON and RICHARD HAMPTON, retain all oil and mineral rights to the land located within LAKE FRONT ESTATES.

20. The Committee shall have the right to make additions and modifications to these Restrictions from time to time by vote of at least two-thirds of the members of the Committee. Such amendments shall be filed for record and shall become binding on all owners of lots within LAKE FRONT ESTATES.

IN WITNESS WHEREOF, DOUGLAS BURNINGHAM, President and HENRY LEMS, Vice President, have signed this declaration of reservation and restriction covenants this _____ day of _____, 1995.

Douglas Burningham, President

Henry Lems, Vice President

STATE OF UTAH)
)
) ss
COUNTY OF _____)

On the _____ day of _____, 1995 personally appeared before me DOUGLAS BURNINGHAM, President and HENRY LEMS, Vice President, the signers of the foregoing instrument who duly acknowledges to me that they executed the same.

My Commission Expires: _____

Notary Public

Residing at:



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