

BUTTERCUP ESTATES PROPERTY OWNERS ASSOCIATION  
 Planning and Control Committee  
 Website: [www.ButtercupEstates.com](http://www.ButtercupEstates.com)  
 Email: [planning@ButtercupEstates.com](mailto:planning@ButtercupEstates.com)

*Purchasers of all lots are bound by and are responsible to read the Declaration of Reservations, Restrictions and Covenants of Buttercup Estates (dated October 17, 2007 or as amended from time to time). Obtain a copy from Rich Land Title Co. or our website. Ownership is also subject to any Rules adopted by the Management Committee.*

Buttercup Estates is a single family home development.

No building, wall, or other structures shall be placed upon any lot until the plans, specifications and plot plan have been approved in writing by the at least 3 members of the Planning and Environmental Control Committee. (Allow 30 days for approval). A plan check fee may be charged for approval.

### GENERAL GUIDELINES

#### MOBILE HOMES (Manufactured housing):

Set backs: 15' front, 8' side yards, 5' rear

Minimum of 700 sq. ft. living area

Matching skirting

Homes should be 10 years old or newer

No shiny, high-gloss exposed metal roofs

Minimum 40# per sq. ft. snow load for roof structure. Submit a copy of the sticker (plate) found inside the home.

From date building permit is issued, you have 90 days to completely finish exterior set-up and connect to utility services.

Three complete sets of plans with plot plan to scale showing the location of the home on the lot; grade; proposed lot improvements (fencing, garages, sheds, landscaping, propane tank); elevations; and close up photos of front, rear, and both sides if home is not new. Manufacturer's brochure of the same home may be used in lieu of photos.

#### CABINS:

Set backs: 30' front, 10' side yards, 30' rear, 20' from a bordering street. Read Pg 13, Paragraph 2 of CC&Rs for more set-backs.

Sq. Ft.: Minimum of 1200 sq ft.

All construction shall be completed within one year of its beginning and be connected to utility services. Three complete sets of plans with plot plan to scale showing the location of the home on the lot; grade; proposed lot improvements (fencing, garages, sheds, landscaping, propane tank); front, rear and side elevations with description of exterior finish materials.

**SURVEY:** All lots were surveyed more than 20 years ago. New surveys are required for a building permit.

Chairman of Planning and Control Committee: John McGee, 7146 S. Treasure Ridge Circle, SLC UT 84121  
 801-949-8829 [planning@ButtercupEstates.com](mailto:planning@ButtercupEstates.com)

Sewer: Bear Lake Special Services District, P.O. Box 220 Garden City, UT 84028 (435) 946-3201

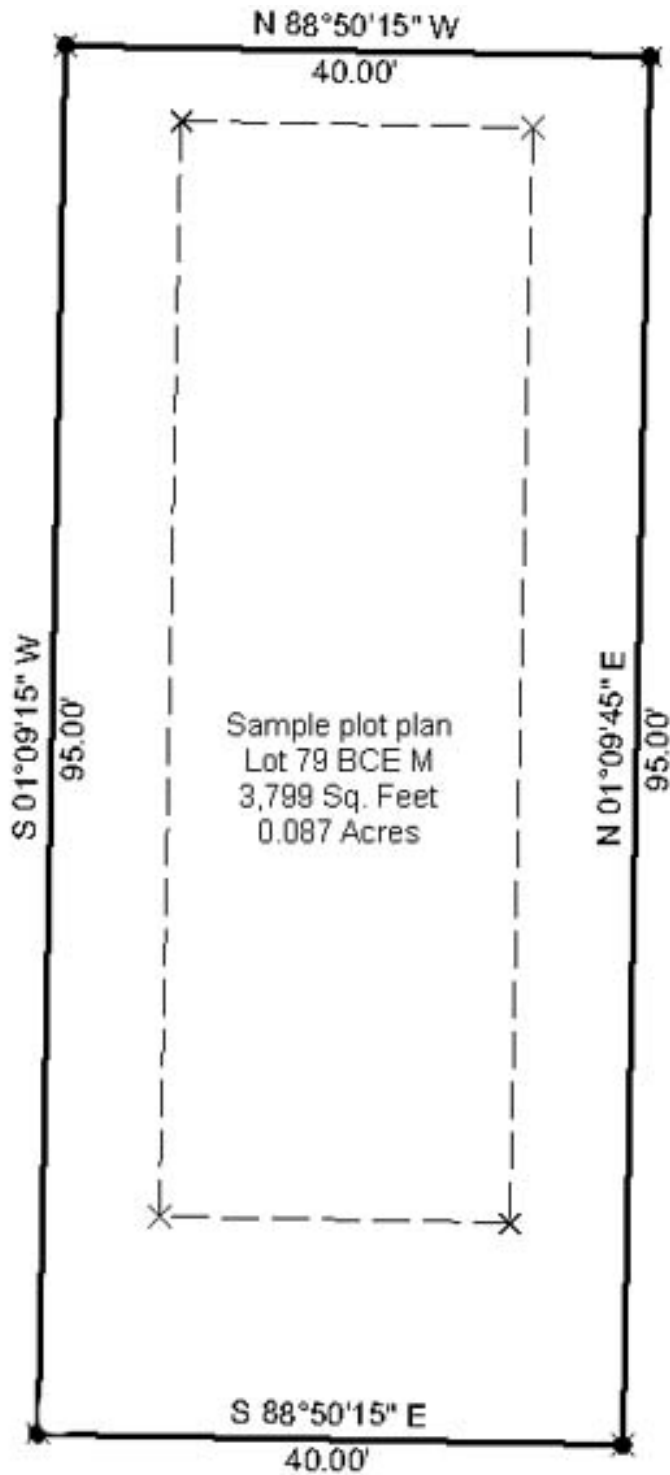
Garden City office: 435-946-2901

Building permits

Water department

Web site: ordinances, application, forms, etc. <http://www.gardencityut.us>

**See sample plot plans below for  
 a single-wide mobile home lot and a home on a lot in Phase 4.**



● REAR CORNER SURVEY MARKERS APPROX. 15' IN FROM WHITE RAIL FENCE

SETBACKS:  
FRONT: 15'  
BACK: 5'  
SIDES: 8'

SEWER LATERAL IS ON OPPOSITE CORNER OF LOT FROM WATER METER BOX

● FRONT SURVEY MARKERS ARE OFFSET APPROX 15' FROM ACTUAL CORNERS AT ROADWAY AND ARE APPROX. AT SETBACK LINE

