

PREAMBLE TO THE CEDAR PASS RANCH CC&Rs

About our Community

Cedar Pass Ranch is a unique residential community based on a rural western and agricultural lifestyle that values open space and natural landscapes. Cedar Pass Ranch predates the formation of the town of Eagle Mountain. It is the genesis of Eagle Mountain City. Many Cedar Pass residents were actively involved in the County Commission meetings when Eagle Mountain City was approved and established. The first plats of Cedar Pass Ranch were approved by Utah County on September 11, 1995, and were recorded days later. The Utah County Commission approved the Town of Eagle Mountain formation on December 3, 1996, and the first Mayor and Town Council of the Town were appointed on that date. The first meeting of the Eagle Mountain Town Council was held on January 16, 1997.

We respect the right of an individual to make reasonable use of their private property while encouraging, to the most significant degree possible, the preservation and restoration of the natural landscape, native plants, and the variety of native wildlife species. It is not uncommon to observe many types of wildlife, some of which can lead to negative interactions with animals if a resident is uninformed or unprepared. These species include mule deer, pronghorn, skunks, badgers, foxes, raccoons, and coyotes. Mountain lion sightings are less common but are known to occur. Our open spaces and nearby agricultural lands are home and hunting grounds for many species of falcons, hawks, owls, and other birds of prey. Residents are often greeted in the early mornings by the songs of meadowlarks and other songbirds. Pheasants, quail, and an occasional chukar stroll along our country roadsides during morning and evening hours. We are familiar with the antics of the kildeer, feigning injury to lure an intruder away from a roadside or in-field nest. The calls of owls and mourning doves can fill the air in the hours around dawn and dusk.

We encourage the preservation of the native sagebrush forests. During construction, Lot Owners should strive to preserve sagebrush and native plants. More than just being part of the atmosphere of western legends, sagebrush is a vital part of our local ecology. The leaves and tender branches are essential food sources for migrating mule deer. The gracefully spreading branches and widespread roots provide thermal protection and cover for many forms of wildlife. Smaller mammals who are denizens of these sagebrush forests are an important food source for many birds of prey and carnivorous mammals. Lot Owners would ideally leave or restore areas of their property to natural vegetation.

A natural migration corridor for mule deer traverses many lots inside Cedar Pass Ranch, generally following the natural ephemeral streams, washes, hillsides, and sagebrush stands. The open spaces residents value are vital to the successful seasonal mule deer migrations. These open spaces also provide essential habitats for smaller mammals and the rapidly diminishing birds of prey. For these reasons, we discourage full property line impermeable fencing in these sensitive areas. We encourage the use of fencing materials and heights that do not become obstacles to the movement of the mule deer. Protective fencing around livestock areas, orchards, and gardens is a necessary part of rural living. They are not prohibited but should be constructed in a manner that does not block the natural movements of wildlife. Lot Owners may wish to plant deer-resistant plant species in their landscapes.

Some predators are known to follow the migratory deer. Occasional sightings of a cougar or evidence of their presence are not uncommon. Additionally, we are located in the home range of

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the western coyote. Residents can often hear their mournful calls in the night as they move and hunt in their native environment. While the calls and yipping of the coyotes are part of the romance of western lore, wise residents know to take precautions to protect their livestock, poultry, or family pets. Coyotes can quickly scale a 6-foot fence to access a food source. Consider installation of “coyote rollers” or other obstacles to fenced animal enclosures. Motion-triggered lights, alarms, or high-pressure water spray can also be effective deterrents. Pet and animal foods should not be left outside, especially overnight. Even when stored inside a garage or a barn, these items are best stored in containers with locking lids.

Cedar Pass Ranch is located in a high mountain desert, and water is a precious commodity. The majority of soils in the community consist of alluvial deposits on the land surface, which do not become easily compacted. The use of water for windblown dust mitigation is ineffective and expensive, and it is highly discouraged from the standpoint of water conservation. Water conservation also means that many corrals and fields in Cedar Pass Ranch have little vegetation. The soil quickly becomes airborne, and windblown dust is a part of our natural environment.

Lots in Cedar Pass Ranch have vested animal rights, and many varieties of animals can be seen and heard in our community. HOA members have had horses, mules, donkeys, various breeds of cattle (including Texas Longhorns), llamas, alpacas, camels, buffalo, sheep, and goats, to name a few. Ducks, geese, turkeys, hens, and roosters are also present. Owners of such animals are expected to keep all animals in a healthy environment and engage in practices to keep pens, corrals, cages, and coops free from food and animal waste accumulations. This practice can minimize noxious odors and pests such as flies. Animal owners are encouraged to use applications of fly predators on animal wastes to reduce flies.

It's not uncommon to see neighbors practicing cattle roping, barrel racing, pole bending, dressage, mounted archery, jousting, or similar activities in paddocks and corrals. Without proper treatment or ground conditioning, these activities can cause large dust clouds to drift across the neighborhood. The use of dust inhibitors, such as magnesium chloride or washed arena sand, can be effective and reduce the dust that may be harmful or annoying to your neighbors. Residents are encouraged to be neighborly and communicate their outdoor recreational or yard maintenance activities with nearby Lot Owners to avoid user conflicts.

Motorized traffic presents a significant hazard to pedestrians, bicyclists, equestrians, and many wildlife species. We prohibit using motorized vehicles of all kinds on our dedicated equestrian trails. Roads in Cedar Pass Ranch are unlit by street lights and do not exceed a standard two-lane neighborhood width. They have no paved sidewalks, curbing, and gutter. Speeds are posted at 25 mph or less for the safety of animals and residents. Because speeding or ignoring traffic control signs can be extremely dangerous, we expect our residents to exercise vigilance while operating a motor vehicle upon Cedar Pass roadways, particularly during the hours from sunset to sunrise and school bus boarding/deboarding times. Residents, guests, and any workmen visiting the Lot Owner's property must be exceptionally watchful for deer and other wildlife near washes, hillsides, and bridges. Seasonal deer migrations result in numerous and frequent mule deer road crossings in Cedar Pass Ranch. Equestrians and pedestrians often travel on paved roadways. In many areas, roadside easements are part of the community's dedicated equestrian trails. With no sidewalks, curbs, and gutters, students board and deboard busses from the roadside easements in immediate proximity to the paved roadway, and drivers must be watchful and aware.

Eagle Mountain City has codified dark skies. (See EMMC §17.56.) The star-filled night sky is a valued asset to our community. Light pollution is known to be detrimental to most species of wildlife. The streets in Cedar Pass Ranch are unlit by street lights, and City Code requires exterior lighting to be dark sky-compliant. Our dark and unilluminated streets require extra caution during nighttime driving.

The CC&Rs and our HOA rules uphold and protect these values but cannot solve every problem. Neighborly communication can eliminate or minimize confrontations between neighbors, so neighbors should communicate with each other regarding concerns and planned events that may impact neighbors.

The Cedar Pass Ranch HOA Mission Statement

“Our mission is to enhance the quality of life in our neighborhood through effective and proactive management of our resources and our common areas, to have reliable and consistent enforcement of our rules and covenants, and to provide ethical and fiscally responsible solutions that promote a strong sense of community in order to optimize our property values and plan for the future.”

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