

When recorded, return to:

River Meadows Ranch HOA
P.O. Box 571
Midway, Utah 84049

AMENDED ARCHITECTURAL STANDARDS

These Architectural Standards are amended from those originally created by the developer and voted to be accepted by a majority of a voting quorum of owners of lots in River Meadows Ranch Subdivision of May 1, 2018 and are recorded as an amendment thereto.

I. Description of Project and Process A. Introduction to Project

River Meadows Ranch Development is located in Wasatch County. Wasatch County is in north-central Utah. To the north is Summit County, and to the northwest is a small portion of Salt Lake County. On the west are Utah County and the towering Wasatch Range. Duchesne County is on the eastern side of Wasatch County. The Heber Valley area is about 45 miles from Salt Lake City and 23 miles north of Provo. The essence of River Meadows Ranch (RMR) development is expressed in the word “ranch.” Flavors of the traditional ranch homes and lifestyle will be incorporated and enhanced in the RMR community as well as farmhouses and houses with similarity to the Victorian style to create a variety of flavors according to the site. Buildings on the property will weave into the landscape, preserving the natural landforms and existing vegetation. Structures will be low, allowing the eye to sweep the countryside unobstructed.

Implementation of the following Design Guidelines will ensure that structures and landscapes harmoniously blend with their natural surroundings to protect, preserve, and enhance this special Mountain/valley setting. It is not the

purpose of these guidelines to create look-alike structures or to suggest that all buildings have the same colors or use the same materials. Rather, the parameters set forth in this document will encourage creative designs that are tailored to the unique features found at each development site. No preconceived designs suited for general landscapes will be permitted. Each design must address the special needs of its site and begin with a thorough site evaluation to take into account the site's topography, sun angles, view corridors, driveway access point, utility service connections, drainage patterns, significant native vegetative material and the locations of other home sites. These Guidelines should excite interest and encourage individual property owners and contractors in their design efforts, resulting in a cohesive – yet diverse – product.

These design guidelines are not a “building code,” but recommendations for harmonious design. They are intended to provide direction in terms of designs and construction materials and should be used by anyone involved in the construction of new buildings or landscapes, additions or alterations to any property at RMR. They are also intended to be used in conjunction with a formal review process and are meant to give the property owners and their architects and builders an accurate sense of what the Architectural Design Review Committee (ADRC/ADC) and/or Architectural Design Consultant (ADC) will be seeking. All plans and final designs will require approval by the appropriate governing agencies prior to construction.

B. Guidelines Organization and Review Process

1. Guidelines Organization

Chapter I, Description of Project and Process

Chapter II, Site Planning Design Guidelines, sets forth guidelines and standards for site work relating to the general site character, building setback and site development such as grading, limits of disturbance, and placement of

structures, outdoor furnishings, and other manmade elements. Elements of good site design are to be considered in creating the architectural product proposed for each lot.

Chapter III, Building Design Parameters, sets forth the standards for lot sizes, building sizes and building height related to the location of the lots.

Chapter IV, General Architectural Character sets forth the building design parameters for structures including the building form, building components, fenestration, architectural elements, colors and materials.

Chapter V, Landscape, Hardscape and Outdoor Features sets forth the design standards for the landscape and common areas, outdoor amenities and their applications related to the location of the lots.

Chapter VI, Construction Requirements, sets out guidelines for limits of disturbance, revegetation, construction noise mitigation, hours of operation, and other related matters.

Chapter VII, Architectural Design Review Committee Process and Structure sets out the definitions and objective of the members, meetings and their organization and discusses design review procedures from site inspection and preliminary plan submittal through interim construction inspections and final release.

Chapter VIII, Design Review Submittal Checklist, outlines a guide for the submission of the required documents for the design review process.

Appendices to these guidelines include: A –Approved Plant Lists.

Chapter IX, Resources, outlines additional information that may be required for the approval of the Design Review process.

2. Review Process

An Architectural Design Review Committee and/or Architectural Design Consultant (“ADRC/ADC”) has been established to administer and enforce these Design Guidelines. The ADRC/ADC will preserve and enhance River Meadows Ranch’s Style for generations to come as it oversees the implementation of the tenets contained herein. The ADRC/ADC will provide information and assistance to all homeowners and their chosen design professionals, thus serving as a resource for all participating parties.

The formal design review involves a process whereby developers and individual lot owners will be required to submit all proposals and drawings to the ADRC/ADC established and created by the River Meadows Ranch Covenants, Conditions and Restrictions (“CC&R’s”) for review and approval prior to submittal to Wasatch County for approval and issuance of building permits. Section VII of the Guidelines contains the Architectural Review process.

To meet the needs generated by RMR’s site-sensitive approach to development, the ADRC/ADC review process has been established to provide adequate checkpoints throughout the design and development phases. It is important that each owner follow this development process in sequence to avoid wasting time and money on plans and designs that do not adhere to the intent of the Design Guidelines. In order to assure clarity of communication between the homeowner and the ADRC/ADC, the following sequence should be followed:

Pre-Design Conference – This meeting will be held on site and will give the owner and his/her design professionals’ time to review the natural characteristics of the site and discuss preliminary concepts with a representative of the ADRC/ADC. This meeting will also provide the opportunity for clarification of any particular design principle contained in the Development Guidelines

and/or Covenants, Conditions, and Restrictions as it pertains to the specific lot under consideration.

Preliminary Submittal – This is an opportunity for the owner to present to the ADRC/ADC preliminary sketches or graphics needed to illustrate the overall conceptual ideas under consideration for the owner's lot. The primary focus of the ADRC/ADC at this time will be to ensure conformance with the Design Guidelines, before the owner finalizes his/her designs.

Final Submittal – The ADRC/ADC will review all final construction documents and plans to confirm that they are consistent with the previously approved preliminary plans and in conformance with the Design Guidelines.

Pre Construction Conference – This is an opportunity for the owner and builder to review construction regulations with a representative of the ADRC/ADC to ensure understanding and compliance with construction principles contained in Design Guidelines.

Final Inspection – All improvements should be inspected by a representative of the ADRC/ADC to determine whether construction is completed in compliance with the approved plans and Design Guidelines.

The ADRC/ADC reserves the right to periodically amend the Design Guidelines. The ADRC/ADC retains responsibility to make both subjective and objective determinations as to whether the goals of the Design Guidelines have been met. These guidelines may include requirements and limitations that are more restrictive than those declared in the Covenants, Conditions and Restrictions, or recorded on the subdivision plat. In such instances, the provisions, restrictions and procedures in the Design Guidelines will take precedence over all other declarations.

The Design Guidelines and ADRC/ADC review process are not intended to supersede any local, county, or state building code requirements, nor will the RMR's approval be deemed as a building permit issued by any regulatory agency. Each Owner bears the responsibility for adherence to the River Meadows Ranch Design Guidelines, and also must comply with any local, county, or state building code requirements.

C. Community Character: Vision Statement

In the most admired communities throughout the nation, the workings of time have impacted the architectural structures, and these structures have varied from region to region based on cultural and environmental differences. As homes are built individually and subsequently altered over the years, a diversity results that extends beyond that normally achieved with standard plans and elevations.

In order to promote a diversity sense at RMR, a number of general goals were identified that generated a philosophy to guide development. The development philosophy focuses on the following:

1. Emulate Vernacular Architecture

Vernacular architecture allows creating continuity with the identity of the past and connects modern designs with historic conventions giving a sensible response to climate conditions. RMR promotes individual architectural diversity by encouraging the following:

- Hillside lots: refined mountain theme and character
- Meadows lots: traditional ranch and Victorian theme and character.

Designs using appropriate colors and materials will be required.

2. Respect and Protect Environment (Sensitivity to

Terrain/Landscape) and preserve natural landscape features (i.e. topography, scenic outcroppings, etc.) and native landscaping

The placement, choice, maintenance and replacement of plant materials in River Meadow Ranch are important components of the development. The re-vegetation of disturbed areas and the integration of newly developed areas into existing vegetation are integral parts of the design process.

Xeriscaping is encouraged on the Hillside lots only. The landscape palette for River Meadows Ranch will be sensitive to the climate, reflecting the natural vegetation in the various geographic sections of the property.

Construction requirements and associated "limits of disturbance" will minimize disturbance of the natural environment, while providing owners and builders with standards and procedures relating to temporary fencing, parking and construction facilities, access, noise, trash removal and dust levels.

Lighting should be designed to minimize or eliminate light pollution and the distribution of excess light onto adjacent properties. Lighting within the communities will be designed to offer illumination and security. Lighting should be provided in areas where there is heavy pedestrian or vehicular use or that are potentially dangerous when unlit. Lighting should be tailored to types of use.

3. Building Form Statement

Building shape, size and location relative to lot size and individual community and neighborhood will be important considerations of the ADRC/ADC in recommending approval. Consideration will be given to the "built" environment, such that grading and creation of building setbacks consider architecture, elevations and massing that fit the site.

4. Create Outdoor Living Spaces

Preservation of significant open space throughout the development is encouraged as well as pedestrian circulation through the development with the construction of paths and trails.

5. Prominent Roof Overhangs

The use of Prominent Roof Overhangs is encouraged in River Meadow Ranch. Deep overhangs in all directions should be proportioned to the scale of the building mass. Houses evolved with generous overhanging eaves will provide protection from the summer sun and gives shade to the house's vertical surfaces. The design of the eaves will function as an expression of numerous regional influences, like vernacular construction methods, giving the adequate structural expression for the development.

6. Structural Expression Encouraged

The architectural theme of the development emphasizes a direct expression of structural enclosure, whether through massing of walls or the expressed use of wood, steel, stone or other exposed "heavy" construction materials. Often the materials of the expressed structure become the visual detail and finish surfaces of the architecture, such as stone bearing walls, roof timbers (exposed roof beams,) rafter tails, bracing, brackets and outriggers. The success

of this type of architecture depends on the straightforward expression of structural components. Mass walls should read as

materials. These include stone, soils, trees and plants among others. The use of local materials is encouraged in River Meadow Ranch. Materials that are produced locally save money and energy in transportation to the site. This reduces worldwide energy consumption and allows the materials to fit naturally

load bearing walls with deep window and door reveals, while truss and beam framing should be visually integral to the primary structure and not used merely as additive decoration.



STRUCTURAL EXPRESSION ENCOURAGED

7. Use of Local Materials

Utah is blessed with an abundance and wide variety of natural building with the local environment.

8. Use Local Craftsman

Native people are familiar with the local materials. They have the knowledge to select locally available materials and adapt them to the design to reflect local environmental conditions. They also made significant contributions to

the creation of the manufacturing process that makes sense given the availability of local hardware and technical capacity.

9. Promote Energy Efficiency

Homeowners and builders should endeavor to build energy efficient buildings. There are a host of modern systems and products along with specific materials and methods of construction available that will allow homeowners to save energy both in the construction phase and throughout the life of the buildings. Designers have many options available to them, which should be investigated during the early design process. Those options may include passive and active solar systems, photovoltaic panels, and geothermal and similar technology. The integration of these systems into the design must follow and be compatible with these Design Guidelines.

D. Land Use Maps

1. Neighborhood Maps

The residential neighborhoods within the River Meadows Ranch Development are proposed to include the following unit types:

Meadow Homes

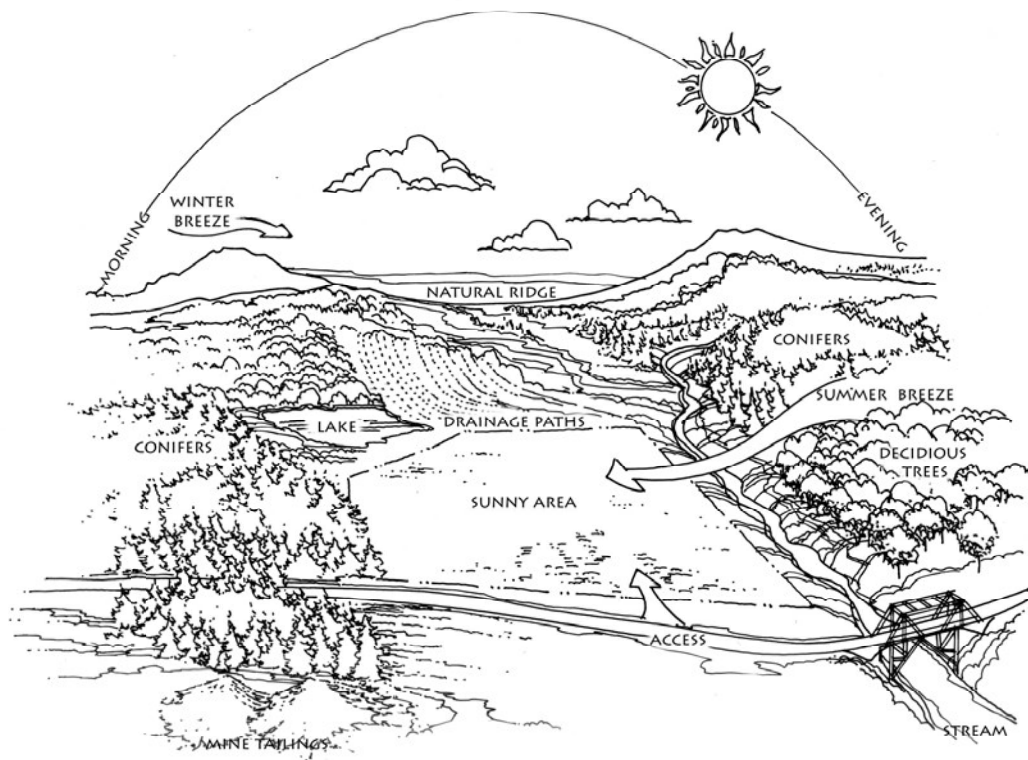
Hillside Homes

II. Site Planning

A. Site Design

1. General Site Character

The purpose and intent of this section is to consider terrain, driveway access, existing grading, existing vegetation, and unique geologic features and incorporate these factors into the proposed development to enhance the rural mountain setting of River Meadows Ranch. Site planning for any proposed structure should rely heavily on site analysis efforts and focus on minimizing changes in grade, drainage patterns, slope, and location of significant vegetation. Sun angles, prevailing wind directions, and view corridors and noise sources also



require attention. The placement and orientation of buildings and the design of the landscape surrounding them is as critical as the actual architecture of the structures and must relate to existing terrain and preserve.

Homes and their associated appurtenances must be designed and built to have the least possible impact on the landscape to preserve natural landscaping as much as possible. Property owners and their chosen design consultants should conduct a site evaluation to specifically site the proposed structure within the building setback location and review the site's unique opportunities and constraints.

A well-prepared site plan must be completed in concert with the architectural design and should respond to building sitting and orientation, views, grading, access and other design issues. A creative site plan will find a balance between preserving and enhancing the natural features of the site, while addressing the design objectives of the owner. A site plan reflecting existing

conditions and proposed construction will be required as a part of the design review submittal package.

a) Topography

The River Meadow Ranch property ranges in elevation from 5650 feet above sea level along the Provo River corridor to 6100 feet above sea level on southerly portions of the site. Elevations across the length of the site gently drop from the southeast to the northwest. The majority of the land forms a gently undulating configuration with pockets of steep terrain. The Provo River runs right through the Heber Valley from the Uintas on to the Jordanelle Reservoir to the north. The river continues through the county into Deer Creek Reservoir in Provo Canyon. After leaving the Reservoir, it flows into Utah Lake.

b) Vegetation

The distribution of vegetation types in the River Meadows Ranch area is limited chiefly by the annual precipitation and moisture content of the soil. These factors are a function of elevation, slope steepness, aspect or sun exposure, wind, vegetation cover, and the nature of the underlying material.

There are four distinct natural plant communities or zones within the site, with a variety of plant material occurring within most zones. The four zones within River Meadows Ranch are: Mountain Shrub, Sub-Montana Mountain Brush and Riparian. In general, sagebrush and oak brush cover much of the site with cottonwoods and some conifers along the river corridor and aspens and conifers in the higher elevations.

c) Climatic

The climate of River Meadows Ranch is influenced by its proximity to the crest of the Wasatch Mountains. The winters are cold and the summers cool in this highlands area. The annual rain precipitation is around 16 inches. The annual snow averages precipitation is 76 inches per year. The surrounding mountains receive many more inches of snow than do the valleys with July being the driest months and January the wettest month. All four seasons are represented and each one has its own special qualities. The annual average temperature is 60 degrees. January temperatures average 4 degrees Fahrenheit, and July temperatures average 86.5 degrees. The evenings are cool year-round. There is usually a gentle breeze with strong winds occasionally.

B. Site Development

1. Site Grading and Drainage

Along with the functional aspects of grading and drainage, the aesthetic goal of grading is to preserve existing natural land forms or to create landscapes that appear natural within their settings. Excavation or fill grading should be kept to that which is reasonable for the home site construction. The use of retaining walls is preferred in the event that large cut and fill slopes are needed to reduce the amount of disturbance to native vegetation. Slopes of 3:1 are encouraged for distances of more than 10 horizontal feet. Slopes should not exceed 2:1 and for not more than 10 horizontal feet unless there are extenuating site specific circumstances. All slopes steeper than 2:1 will require a geotechnical report demonstrating that the specific soils onsite can be steeper. It is encouraged that a balanced cut/fill ratio be maintained in order to minimize the export of soil from the site. Cuts and fills shall be limited and it may be necessary to wind paths, roads etc. in order to avoid them. When they are required for

construction of roads, driveways and pathways they should conform to accepted engineering practices with naturally rounded tops and toes of slopes.

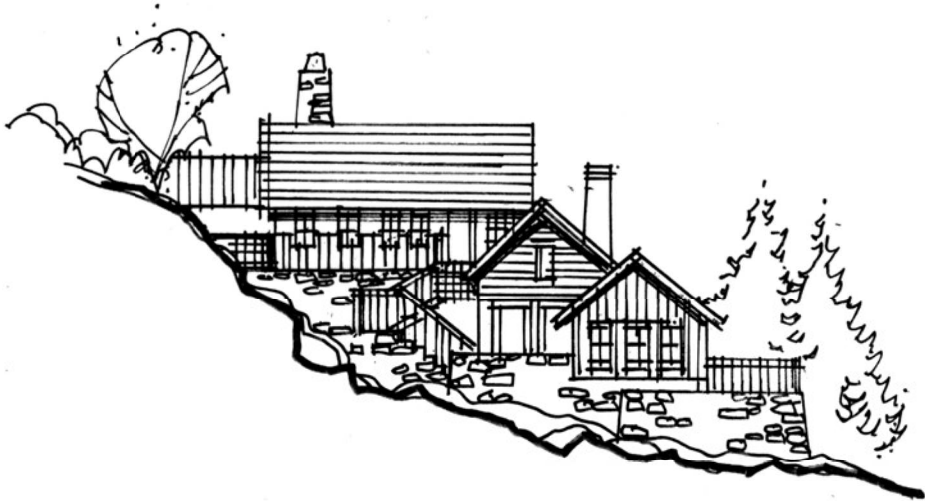
Wherever practical, natural drainage courses should be protected and existing drainage patterns maintained. Site grading and drainage should not create conditions that could lead to soil erosion. Re-routing a drainage way within the boundary of the building setback will be considered on a case-by-case basis. Relocated drainage ways must accommodate for possible loss of vegetation, visual impact to surrounding property owners, and the overall master drainage plan.

Sound grading practices must be followed to eliminate obstructions to surface flow, snowmelt, or groundwater discharge. Impervious surfaces are to be kept to a minimum. No increase in drainage flow onto a neighboring home site will be allowed. All areas disturbed during the course of construction that are to remain pervious must be revegetated with approved plant materials that will blend into the surrounding native landscape.



Designs for homes on sloping sites should respect the natural contours of the land and building footprint should take up the slope grade.

SITE GRADING AND DRAINAGE



BUILDING STEPS WITH THE SLOPE

Ground floor levels should be established at a vertical elevation such that the contractor must ensure the final placement of backfill, walks, drives, and porches will produce a positive drainage pattern away from the structure in all directions around the structure.

The location and design of the proposed structure must relate to the existing terrain and should be stepped with the existing contour of the land. All home site grading must be limited to within the building setback. Only grading for construction of driveways (including retaining walls if necessary) and other grading necessary for construction will be permitted outside building setback.

No excessive excavation or fill will be permitted without prior approval of the ADRC/ADC on any home site to create pad grading for the intention of providing concrete slab foundations on steep slopes. In the event there is excess fill, this material may not be disposed onsite outside the building setback. It must be disposed of offsite.

To minimize erosion and maintain the essential quality of the site, construction limits will be specified and stockpiling, equipment, traffic and parking will be confined therein and limits of disturbance will be identified on the property grading plan and fenced off in the field. During and after construction, when erosion is likely, temporary stockpiles of topsoil must be stabilized either by mulching, covering or down slope silt protection. During rainy season, temporary runoff channels must be built to drain construction zones; in areas draining two acres or less, channels must have silt screens installed at appropriate locations. All embankments constructed as part of cut/fill operations must be seeded and mulched. At a minimum temporary irrigation must be provided to all re-vegetated areas.

2. Access Drives

Each lot should be allowed only one vehicle access point. A preferred access zone for each lot will be defined by the ADRC/ADC. Lots located at the corner of a collector street, a residential street, or a cul-de-sac, should have the driveway located on the subordinate street unless specifically depicted otherwise specified by the ADRC/ADC or the County. Access drives should be located to minimize disturbance to the existing landscape.

Driveways must be at least 10 feet in width and may not exceed 14 feet in width where crossing the road right-of-way and tying into the roadway and must align with roadways at not less than a 75-degree angle. Driveways may widen once inside the building setback to allow for proper maneuvering and turnaround space. Driveways, turnarounds and off-street parking must be designed to blend into the site and must be buffered from the road using landscaping and earth forms. Where space permits, curving driveway alignments are favored over linear alignments to avoid natural features and because of their softened visual appearance. Driveways exceeding 12% up to a maximum of 15% must receive ADRC/ADC approval and must be heated. In any case, the first

and last 20 feet of the driveway must have a maximum gradient of 5%. Driveways should follow alignments that minimize grading, tree cutting, or other site disruption. Appropriate driveway materials include light colored exposed aggregate concrete, pavers, natural stone, loosed mined washed gravel, or other materials as approved by the ADRC/ADC. An 18" culvert drainage pipe should be installed where necessary beneath each access driveway, between the road shoulder and the property line. The flow line of the pipe should match the existing drainage channel slope to keep the flow of water continuing smoothly and unimpeded beneath the driveway crossing. Headwalls on each side of the culvert should be constructed on stacked stone or poured concrete walls faced with a rock veneer. Driveway access and garage door orientation may not face the street or any other common area. Garage door orientation should be resolved during the predesign meeting. Every effort should be made to minimize the potential view of the garage doors from the street. Garage should connect to the main structure or placed in a separate enclosed structure. To determine the effect of the garage door orientation, project lines perpendicular to each side of the door opening until they cross a built structure, an adjacent lot's building setback. If one of these lines crosses into a street, or common area, the garage doors are not facing a potentially acceptable direction.

Only designs that clearly place the mass of the home significantly closer to the street than the separate enclosed structure will be considered. The use of overhangs above the garage doors and other significant architectural detailing must be used in combination to mitigate the visual impact of the garage doors. In all cases, the front entry for pedestrian access should appear dominant over the vehicular access, but never appear excessive in height.

3. Retaining Walls

When retaining walls are used, their appearance should blend into and/or appear to be an extension of an existing natural land form where possible. Retaining walls that are visible from offsite should be faced with stone veneer

consistent with stone used on the residence or other retaining walls along the roadways adjacent to the lots, stacked rock or constructed with treated timbers.

Retaining walls exceeding 6 feet in height should be battered and stepped to include ample planting pockets for vegetation to fill in and break up the large retaining wall façade. Where multiple retaining walls are to be used, each tier must be separated by at least 4 feet to provide a planting area. In some cases, retaining walls up to 12' may be permitted if they reduce the amount of disturbance to native vegetation. When constructing vertical retaining walls, slope walls about 10 degrees from vertical should be considered to soften the impact of an otherwise vertical wall. No retaining walls or grading near setbacks will be approved that result in abrupt transitions to adjacent home sites and/streets. Structural retaining walls in excess of four feet must be designed by a structural engineer.

4. Parking

All home sites must have an area for the parking of two guest automobiles within the building setback. Homeowners, who possess trucks, boats, campers, buses, campers, motorcycles, recreational vehicles, other mobile equipment, trailers, implements, and vehicles (excluding automobiles) of all kinds or nature, must store or park these vehicles within an enclosed area so as to completely hide them from view. Sufficient garage space for all automobiles and other vehicles used by the occupants of a lot shall be provided to keep these within the garage other than for temporary purposes. No commercial vehicles, trucks with a capacity in excess of one ton, shall be parked or stored upon any lot or street within the RMR subdivision.

5. Utilities

All utility services are underground and are generally stubbed to the front property line for each lot. Sewer, water, gas, electricity, telephone, and cable are usually clustered together in the same location within the preferred

driveway access zone. This will allow homeowners the ability to run service lines in conjunction with their driveways to limit any further site disturbance. The Owner and Contractor are responsible for extension of services from these stubbed locations to the residence. Utility trenching may not encroach into any required setback except where trenches cross the front of the lot from the road into the building setback. All utility connections and routing will be addressed during the pre-design meeting. Information regarding utility connection procedures may be obtained by contacting the respective utility providers.

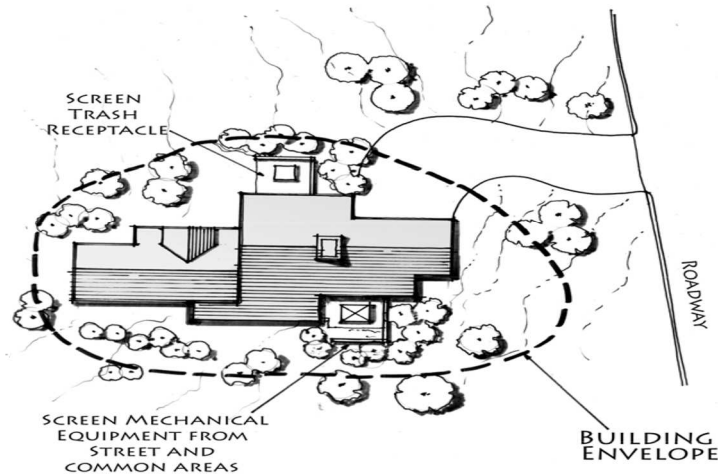
Sanitary sewer service to each home site may be provided by either a low pressure service line or gravity service line. Lots with a low pressure sewer line will be required to install a low pressure pump as part of the sanitary sewer connection. Some home sites that are served by a gravity sewer line may have a finished floor elevation lower than the service line elevation. These lots may require installation of a sewage ejector pump as part of the sanitary sewer connection.

All areas disturbed due to utility installation should be restored, as nearly as possible, to their natural condition and be revegetated using the approved plant list. To the extent possible and with the approval of the utility company, utility boxes are to be located and/or screened to minimize their visual impact.

6. Privacy Walls and Fencing

Site privacy walls and fencing must appear as a visual extension of the residence, using similar construction materials and finishes. Privacy walls and fencing should be limited to creating and establishing privacy around outdoor living spaces, screening service areas (around pools, play areas or tennis courts), retaining walls, providing a defined edge between maintained landscaped areas and native vegetation, and for pet enclosures such as dog

runs. Privacy fence and wall designs should harmonize with the site and the buildings in both scale and appearance.



All privacy walls and fences must be located inside the building setback and should not exceed 6 feet in height measured from existing natural grade. They should be constructed of wrought iron, natural or stone veneers, local soils material, stone boulders or rot resistant wood.

Walls may not be constructed of exposed concrete aggregate, concrete block, or brick. No lot boundary or building setback perimeter fencing will be permitted. Metal (other than wrought iron), plastic, vinyl, chain link or other like materials is prohibited.

Wall and fence designs are subject to review and approval by the ADRC/ADC. Other materials and styles of fencing may be approved at the discretion of the ADRC/ADC.

7. Outdoor Storage, Trash Receptacles and Mechanical Equipment

Trash disposal, outdoor storage and work areas, and outside equipment including metering devices, transformers, air conditioning units, are to be completely screened from off-site views and, as appropriate, made inaccessible to wildlife by using architectural features integrated into the building design and the form, materials and colors of the site walls. No roof or wall mounted mechanical equipment will be permitted. Any exterior mechanical equipment, transformers, air conditioning units, etc. must be installed at ground level adjacent to the residence. All such mechanical equipment and all trash receptacles must be screened by privacy walls or fencing to be kept hidden from view and prevent sound pollution. All equipment and storage areas must be contained within the building setback. Contact utility companies regarding Access and the placement of screening material. All utilities must be located underground to eliminate unsightly views.

8. Antenna and Satellite Dishes

Satellite dishes, television or radio antennas shall be screened from the road, adjacent home sites, or common areas. Satellite dishes larger than 40" in diameter and umbrella covers over satellite dishes are not allowed. Removal of trees to improve reception is prohibited. Sufficient screening must be an integral component if these devices are to be installed. Incorporation of satellite dishes on antennae must be approved by the ADRC/ADC and may be subject to special requirements and fees.

9. Signage and Address Identification

All address identification will be standardized at RMR. Owners will be given a detail of the standard address identification during the pre-design meeting. Cost for construction and maintenance is at the Owner's expense.

No additional signage of any kind will be permitted, except for temporary real estate signs, construction signs by each builder, directional signage to be provided by the developer and/or signs advertising the name of the

institution providing financing therefore may be displayed on a Lot during construction of the Building so long as said sign(s) is approved in writing by the ADRC/ADC prior to installation. A standard sign detail will be provided to each builder/developer should they choose to have a sign. Owners may advertise a dwelling unit and lot for rent or for sale by displaying a single, neat, reasonably sized vacancy sign or "For Sale" sign thereon.

10. Lighting

The brilliance of the night sky at RMR is an amenity to be preserved. Low level street lighting will be provided at RMR for safety and easy identification of entrances, driveways and buildings. In order to maintain a dark sky, no owner shall install additional lighting adjacent to the right of way. To be acceptable, floodlighting from the driveway to the building setback must be pedestrian oriented in scale and focused in a downward direction and must be used to meet the requirements of safety and easy identification of entrances, driveways and

Low level exterior site lighting is permitted within the building setback provided such lighting will not produce excessive glare toward the street or adjacent home sites. All lights should be cast downward. No open air flood lighting is permitted. Light sources should be shielded and directional and may be incandescent, halogen or amber except for temporary Holiday decorative lighting.

11. Swimming Pools, Spas and Hot Tubs

Swimming pools, spas and hot tubs must be designed as a visual extension of the main residence through the use of privacy walls, fences, and decks. All pools, spas and hot tubs along with their mechanical equipment must be located in a specific area and must be screened from views of adjacent home sites and common areas. Refer to item II.B.6 *Privacy walls and Fencing* for specific requirements. Noise from any mechanical equipment must be dampened so as not to be intrusive to adjacent home sites and common areas. All pools

and spas must be constructed in accordance with local, county or state regulations.

12. Recreational Sport Courts and Play Structures

Tennis courts will not be permitted due to the excessive clearing required by them. Smaller sport courts and other play structures such as trampolines, swing sets, slides may be allowed when measures to minimize their impacts to adjacent home sites and common areas are addressed and approved by the ADRC/ADC. All play structures should be painted in color to blend into the landscape or match the residence. Timber or dark-colored steel structural components are allowed.

13. Outdoor Living Spaces

Integration of outdoor living spaces into the design of the house is an important feature of homes in this region. These outdoor spaces offer opportunities for homeowners to experience the transition of the comforts of home with the outdoors. Designers are encouraged to incorporate the natural environment into the home through the use of large covered and open porches, decks, hard and soft patios, breezeways and courtyards. Large porches can be screened for nighttime use and outdoor sleeping. These elements should be confined to the building setback and, for the most part, should not be freestanding unless approved in advance by the ADRC/ADC. The number of these elements should be limited to avoid visual clutter. Attention should be paid to patterns of sunlight in planning exterior spaces in relation to buildings to receive as much sunlight as possible over the course of the day. Consideration should be given to the role building surfaces, colors and material choices play in reflecting sunlight into adjoining exterior spaces.

Materials and roofs for outdoor living areas should be consistent with materials and roof designs used on the main residence. Decks and trellises should be built of wood, stained and/or sealed. Greenhouses should be simple

and straightforward in design and must be attached to the main structure along one wall.

14. Wildfire Safety Measures

Thoughtful planning and preventative landscape maintenance measures should be incorporated into overall landscape plans in order to reduce the risk of wildfire throughout the RMR community. Each plan should consider the amount of fire fuel immediately surrounding a structure that is either existing vegetation or plant material to be installed. Proper off-site disposal is required for slash and debris material, dead limbs, leaves, needles and other flammable material. Vegetation should not be planted directly next to or under roof overhangs. Homes must include sprinkler systems. Roads should provide natural fire breaks. Firewood shall be stacked away from the home.

(Plan submittal requires URBAN INTERFACE WILDFIRE application)

15. Utility Easements

Utility easements have been established throughout RMR in order to facilitate the installation and maintenance of utilities. Owners and their consultants are responsible for providing utility service lines to their homes. All utility lines serving individual homes must be located underground and when feasible, should be sited under or alongside driveways to minimize site disturbance.

III. Building Design Parameters

A. Building Size

No more than one main residence may be allowed on any home site. All single family lots have a minimum square footage requirement for the main residence. Lots shall have a minimum size of 3,000 square feet and a maximum 8,500 square feet of livable space allotted for each lot.

When computing floor area:

- All square footages are measured to the outside wall

- Basement space or any floor with a finished elevation more than three feet below the natural contour of the surrounding area shall not be included
- Livable space does not include garage structures either attached or detached.
- Guesthouses, if approved, will be counted toward the total maximum livable square footage allowed for each lot.

The foregoing size limitations are absolute minimums but shall not be construed to permit the buildings meeting these minimum sizes. Each home shall have an attached or detached fully enclosed garage with no more than two garage doors without transition. No carports shall be allowed. By imposing a maximum livable size, RMR maintains the proper balance of open space in relation to the built environment and residences remain subservient and blend into the natural land forms and existing landscape. No prefabricated buildings including mobile homes and modular buildings will be allowed.

Should an Owner wish to exceed the maximum livable space, he/she may do so by purchasing an adjacent home site and combining the two home sites into one. Any combination of Lots must be pre-approved by the ADRC/ADC in accordance with the requirements of the CC&Rs for River Meadows Ranch. Lot owner must submit an application for a Plat Amendment to Wasatch County, legally and permanently combining the 2 adjacent lots into one lot. When two or more lots are combined together, a new building setback must be established by the ADRC/ADC. The ADRC/ADC will analyze every combination of lots in case-by-case basis to create this new building setback, building size, height and massing and will determine if extra square feet of livable space may be available for every home site added. This may result in special restrictions. **All these issues will be discussed and resolved during the Pre-Design Meeting and the Plat Amendment must be approved by Wasatch County prior to Preliminary Design Review application to the ARDC.**

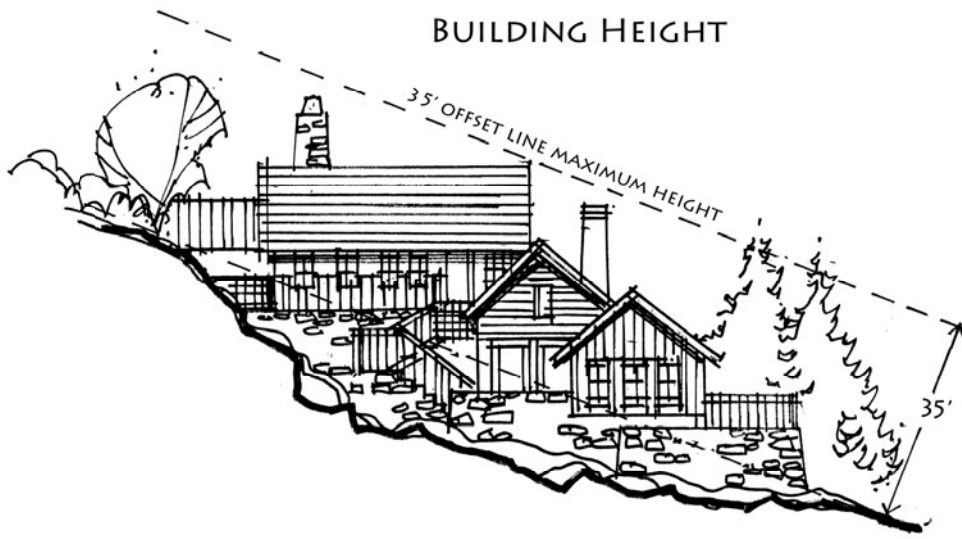
Buildings such as guesthouses, detached garages or other outbuildings may be constructed with prior-approval from the ADRC/ADC, provided they are visual extensions of the main residence and are located within the building setback. The ADRC/ADC will analyze them in case-by-case basis. Construction of guesthouses or other outbuildings shall comply with County regulations and local codes and standards.

B. Building Height

All homes within RMR shall be limited to a maximum of (2.5) floors excluding chimneys. Detached garages and other auxiliary structures shall be limited to no more than (2) floors. Building Heights shall comply with the Wasatch County regulations.

The ADRC/ADC will render individual judgments with respect to the overall

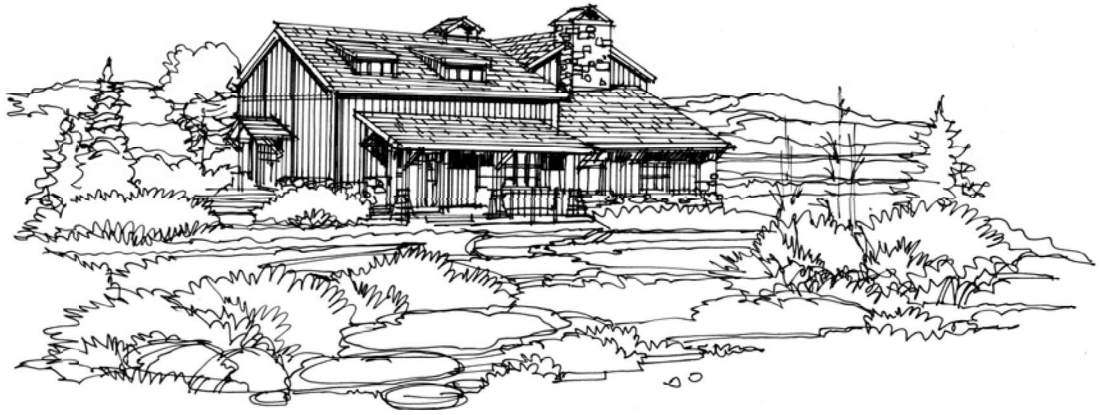
scale of the proposed structure in relation to its location and surroundings. [The ADRC/ADC retains the right to impose different height restrictions if necessitated by specific site conditions or deems impacts to adjacent properties](#)



1. Meadow Lots

The maximum building height of structures on the Meadow Lots is limited to 35 feet by county code unless otherwise stated on the RMR subdivision plat. Building height restrictions help protect views, but such protection is not their primary purpose. Blending the built structures into the natural landscape and avoiding structures that are out of scale are the overriding concerns at RMR.

Building height is measured from any roof point on the house to the existing grade directly below it. Chimneys may exceed these height restrictions.



MEADOWS LOT STYLE

2. Hillside Lots

The maximum building height of structures on the Hillside Lots is limited to 35 feet by county code. Building height is measured from any roof point on the house to the existing grade directly below it. Chimneys may exceed these height restrictions.

C. Building Setbacks

The minimum front, side, rear, and corner lot setback requirements for homes constructed in RMR shall conform to the requirements of the Wasatch County Code.

IV. Architectural Character

A. Introduction to Architectural Character Design Principles

Preserving the fundamental beauty of Wasatch Front mountain hilltop and valleys is central to RMR's architectural philosophy. The architectural styles embraced here reflect inspiration from and respect for the natural environment,

ensuring unity in function, the relationship of the spaces and structure, and aesthetic character of those enclosed spaces. Built structures are human-scale in size and relate to their surrounding landscape in overall design and construction materials.



The following architectural principles are intended to reinforce and enhance the RMR Styles; defining the look, feel, and function of the built environment. The Architectural Guidelines are not intended to limit creativity and individual style, but should be viewed as a framework from which Owners work as they establish their own individual expressions. Variety, interest, and elegance in architectural designs shall be incorporated into the RMR aesthetic. All designs shall be compatible with the development character as indicated in these standards.

The architectural theme at River Meadows Ranch includes a mix of refined Mountain, Farmhouse, Traditional Ranch Homes and houses with similarity to Victorian contemporary style.

Characteristics of the styles encouraged at RMR include: Gable or Hip Roof forms with medium pitches of 8:12 to 12:12 on primary roofs; Simple and classic detailing; Single and two story elements combined to provide variety in the elevation; Use of wood, some composite materials and stone as exterior building materials (stucco, vinyl siding, and aluminum sidings are prohibited); Porches, verandas and balconies, including post and railing details.

B. Historical Precedent

1. Regional Vernacular

Just as site planning must respond to the parameters of architectural design, the architectural elements must evolve from the site and regional vernacular. Although there is no single River Meadows Ranch style, there is a cohesive and harmonious philosophy of design. The thematic character seeks to combine elements of the past with the innovations of the contemporary mountain future.

- a) Craftsman
- b) Traditional "Mountain Rustic"
- c) Mountain Modern

C. Prohibited Architectural Styles

Any style not listed that is determined to represent an extreme statement of any architectural style or period, as determined by the ADRC/ADC, is not appropriate.

The following architectural styles and motifs are either not permitted or strongly discouraged.

- Colonial
- Georgian
- Neo-classical
- Coastal-Eastern Seaboard
- French Provincial

- Gothic and Neo-gothic
- English Tudor or mock Tudor styles
- Art Deco
- Traditional Swiss chalet
- Tyrolean styles and motifs
- Traditional 'Swedish Cope' Log Homes
- A-frame structures
- Geodesic dome structures
- Gambrel roofed residential structures
- Pre-fabricated 'Modular' structures
- Log Cabin type structures
- Massive type structures

D. Building Design Guidelines

1. Building Form

The form of the individual buildings at RMR is the single most important design factor contributing to the success of the built environment.

Overall building form relates directly to the mass and scale of the structure. Therefore, the mass of each building should be appropriately scaled using simple and distinct volumes, with adjoining secondary masses used for scaling and visual interest. A single, massive form is inappropriate.

Building walls are typically one to one and one half stories in height and are required to step down to lower heights at the perimeter of the structure. Two-story wall massing is not appropriate for ridgeline lots. Buildings with living space designed in the roof are encouraged, as they typically appear less massive and, therefore, more sensitive to the landscape. Horizontal massing is preferred in the Valley lots with adequate plane of walls changes, roof heights shifts and wall offsets.

a) Mass and Scale- Primary Structures

It is important that the massing of buildings be human in scale in order to maintain an intimate relationship with the existing environment.

No unbroken expanse of building mass may exceed 60 feet in length. Refer to III.C *Building Design Parameter for height restrictions*. When the 60-foot limit is reached, one of the following must occur:

- The building mass must bend or be articulated;
- The wall line must be offset a minimum of 8 feet;
- The roof forms a different shape and/or ridge alignment.

The intent of these design principles is to ensure that the building mass does not become overpowering. Changing the plane of walls, changing direction, and providing some variety in the roof form gives diversity and visual interest. The overall form of buildings should include one low dominant mass. Secondary forms can then become additive to create an interesting composition of simple elements that step with the terrain.

b) Mass and Scale- Secondary Structures

Secondary roofs can join into side walls or cover smaller building forms. Roof forms should be used to shed snow away from building entries, patios, decks, porches, garages, driveways and other areas of activity. The overall form of buildings should include one low dominant mass. Secondary forms can then become additive to create an interesting composition of simple elements that step with the terrain.

c) Foundations

Foundation walls are those walls that seem to “grow” out of the ground and act as the base of the building. On sloped sites, they are the walls that form the lower-level walkout. On level sites, they are the

building walls at the lowest level above grade. In either location, they should be expressed as anchors to tie buildings to their sites.

Durable materials should be used to protect the entire exterior foundation wall structures from impact and snow damage. No single foundation material except for stacked or stone veneer can be taller than 7 feet from finish grade.

- Appropriate materials for foundation walls include:
- Stacked stone
- Stone veneer
- Board-formed concrete
- Concrete with large exposed aggregate
- Rammed Earth

Foundation wall materials that are prohibited include:

- Common brick veneer
- Wood panels
- Plywood skirting
- Aluminum skirting
- Plastic skirting
- Asphalt composition shingles

d) Garages

The maximum size of an attached garage shall be (1,000) gross square feet. The maximum size of a detached garage shall be (1,200) gross square feet. Garages proposed in excess of these maximum requirements may be considered by the ADRC/ADC if they are in balance with the overall architecture. Side entered and turn-in garages are encouraged to be designed so they are set back from the front of the home.

The desired garage door type is metal or wood, four panel overhead, with or without windows. Garage doors should be the same color pallet as the body of the house and may have a slightly darker shade. In any case, these doors should blend with the home and surroundings. In order to minimize the impact on the community, garage doors facing the street or any common area are unacceptable. Two exceptions to this rule are if a side entry garage would require grading that may have more impact than would a front facing garage or if height restrictions limit building orientation. This issue must be resolved during the pre-design meeting.

To determine whether the garage vehicle entrance faces a potentially acceptable direction, lines should be projected perpendicular to each side of the garage door openings until such lines cross a built structure or an undeveloped neighboring buildable area. If one of these lines crosses into a street or common area, the garage doors are not facing a potentially acceptable direction.

Exceptions to this rule may be made at the discretion of the ADRC/ADC due to insurmountable obstacles existing on the home site or for home sites that can accommodate garages in the rear portions of the property. In this latter case, the intent would be to recall a carriage house behind the main residence. Only designs that clearly place the mass of the home significantly closer to the street than the garage will be considered. The front entry or entry for people should appear dominant over the entry for vehicles. Overhangs above the doors and significant architectural detailing also must mitigate the visual impact of the garage doors.

Home sites in prominent locations may have additional requirements relative to garage door placement. These requirements will

be communicated to owners and their consultants at the pre-design conference.

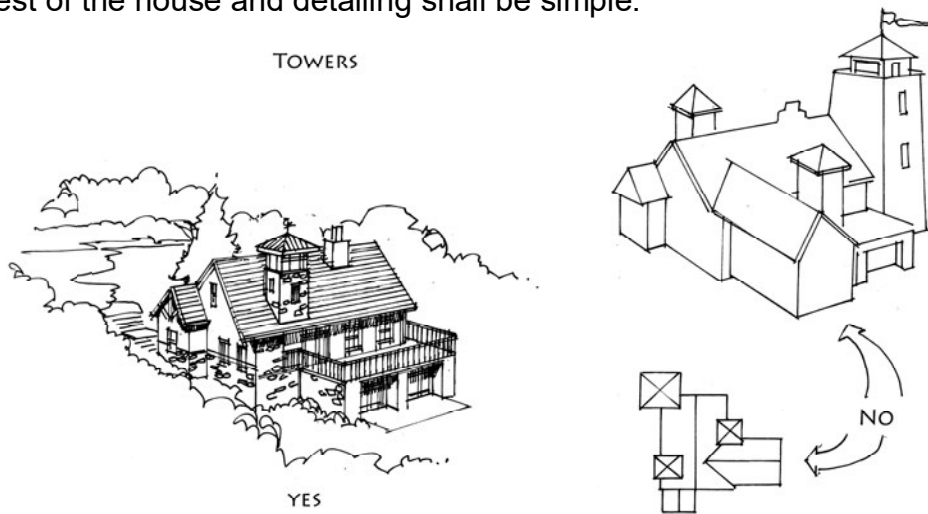
e) Basements

No basements are permitted in the Meadows lots. In the Hillside lots, basements may be included as part of the design of the house where the grading condition allows it. Basements may increase the value of the house and may serve as storage or extra living space. They should have adequate light and ventilation and should be well waterproof and protected against moisture.

f) Towers

Towers can be placed at various locations on the lot, considering the massing and overall balance of the home design. Towers should be designed so they don't overwhelm the home and they shall promote views to and from the top of the tower. Special care should be taken to limit the overall size of the towers. Tower windows or openings must be vertical in proportion and the roof pitch on towers should not exceed 5:12. Towers should be limited to one per lot. Additional towers may be approved by the

ADRC/ADC considering that they are located adjacent to another one and the design is appropriate. Materials on towers shall be consistent with the rest of the house and detailing shall be simple.

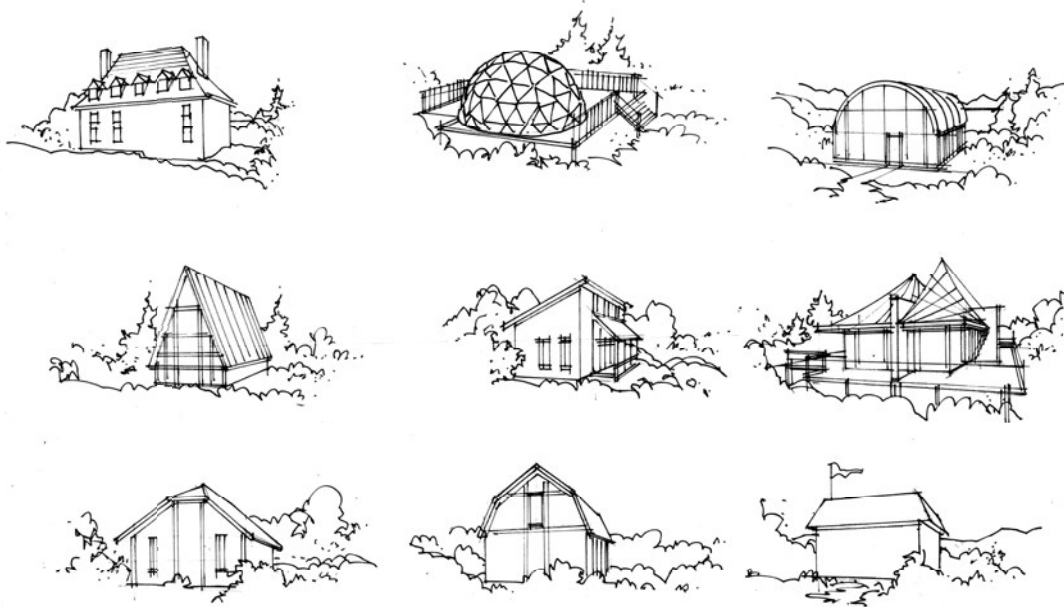


g) Roof Form and Style

Roof shape must relate to human scale and create a pleasing relationship to the street and other common areas as well as to its adjacent structures. Roofs within the development are to be single or double gabled with dormers or sheds permitted at smaller, secondary roofs. Flat, conical and barrel vault shapes should be used sparingly and only on secondary roofs. Roof shapes specifically not allowed include:

- Mansard
- False mansard
- Domed- segmented or curvilinear
- A-frame or modified A-frame
- Corrugated barrels - Quonset huts
- Joined shed
- Curvilinear, not barrel vaulted
- Clipped gables

- Gambrel



Roofs descending from the ridge of the predominant or primary roof must have the same slope, but need not be the same length. Roof structures and roof lines should step down the hillside providing the appearance that the home follows the terrain. Roof framing should be expressed wherever possible, particularly through exposed ridge beams, outriggers, rafter tails and fascia boards. Either cold roof or super insulated roof construction may be used.

i. Roof Pitches

Meadows lots roof pitches to be considered range from:

- Roof Pitch - Allowed 8:12 to 12:12
- Roof Pitch - Considered 4:12 to 7:12
- Roof Pitch - Not allowed less than 4:12
- Flat roofs will be permitted only with prior approval of the ADRC/ADC and they may only be proposed in when they comprise less than ten percent (10%) of the total roof area or are used as a deck or balcony element.

Hillside lots roof pitches to be considered range from:

- Roof Pitch - Allowed 4:12 to 7:12
- Roof Pitch - Considered 8:12 to 9:12
- Roof Pitch - Not allowed less than 4:12
- Flat roofs will be permitted only with prior approval of the ADRC/ADC and they may only be proposed in when they are used as a secondary roof form in outdoor decks/patios over living spaces or garages, ancillary structures, spaces such as sunrooms, detached structures, etc.

Roofs sharing the same ridge may share the same pitch; “flying” shed dormers may be used sparingly. Pitch breaks are permitted when they occur at architecturally appropriate locations such as plate location or changes in plane. Shed roofs used to cover balconies on street facades should be integrated into the overall design. Gable dormers should have a pitch of at least 5:12. Roofs descending from the ridge of the primary roof must have the same slope but different length. Primary roof pitches should be equal or steeper than secondary roofs.

ii. Ridgeline Length

Generally, buildings should not have one simple dominant roof. No continuous, unbroken ridgelines longer than 70' will be allowed. The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or overbearing. Roof forms should be used to shed snow away from building entries, patios, decks, porches, garages, driveways and other areas of activity.

iii. Overhangs

Roof overhangs protect walls and wall openings from rain and snow and contribute to a building's overall form and character. Roofs should overhang 12-36 inches. In no case should a roof form on a primary structure have an overhang of less than 18 inches. Roof overhangs shall be proportioned to the scale of the building mass. Overhangs that are less than 18 inches should be used on secondary smaller roofs and must be approved by the ADRC/ADC.

iv. Roof Appurtenances

Dormers, clerestories, and skylights are roof appurtenances that help to create interesting, pleasant interior spaces. Their location on the roof is critical to avoiding a chopped up and visually confusing appearance. Roof top equipment is not allowed. Ridge vents for roof ventilation are preferred. Flues and vents for gas operated fireplaces and all other ventilation pipes such as furnaces, must be enclosed in faux chimneys. Roof ornaments such as finials, ridge scrolling, turrets or barge and eave boards are prohibited.

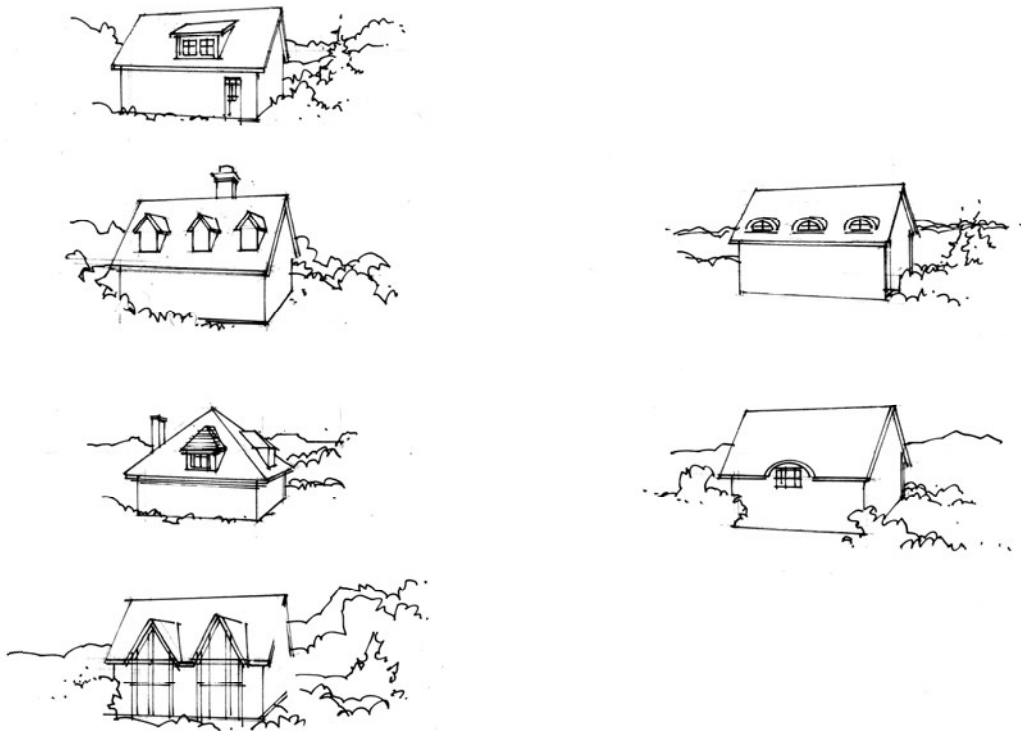
Dormers may be shed or gable forms. Swooped dormers are not permitted. Dormer walls can be placed at or near the roof eave or within the field of the roof. Clerestories should be placed within the field of the roof and should not extend to the eave line.

Skylights must be placed flush against or no more than 4 inches above the roof's surface. Skylights placed at an angle with the roof plane must be avoided. Skylights should not extend to the eave line. Skylights and solar panels should be applied parallel and flat to the roof and are not to be on any roof parallel or facing the street.

v. Snow guards, Gutters and Downspouts

Snow guards should be used wherever significant amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways, garages and decks. Pitched roofs which face north are particularly susceptible to snow and ice accumulation. Snow guards should be painted metal plate supports with or without timber horizontal members, painted metal snow cleats, or copper snow cleats. Snow guards specifically not allowed are bright, reflective metal finishes or plastic snow cleats.

Gutters should be made of painted metal or copper of a color and finish that blends with the finish color scheme. Gutters should be half-round or rectangular and downspouts should be circular or rectangular.



Outdoor gathering areas that are not completely covered and may be exposed to water drip from the roofs above are ideal locations for installation of gutters and downspouts. Where roofs are in constant shadow or have northern exposures, gutters and downspouts used in conjunction with heat tape are often effective. Gutters used below snow guards should be designed to take the load of accumulated snow and ice which snow guards frequently release.

Traditional or half round gutters and downspout may be constructed of aluminum or steel.

2. Building Components

a) Entries

Building entries should be inviting and designed to avoid the danger of snow shedding from overhead roofs. Entry portals and enclosures should exhibit a high level of artistry in the detailing of structural connections, doors, windows and trim. Building entries should be inviting and proportioned to convey a sense of human scale. The clean lines of restrained and understated entries are appropriate to RMR Development.

Entries that are too ornate, monumental, or imposing will not be allowed. Entrances that are part of a covered front terrace or porch are preferred, but cannot be further than 4 feet above finish grade. Entrances should take into consideration snow shedding from overhead roofs.

Door sizes should be appropriate to their materials, with more rustic “heavy” doors used in stone and “lighter” more open doors used in window wall assemblies. Doors in heavy timber or stone walls should be relatively tall and narrow, supported by deep, rough-sawn wood or cut stone lintels. Lintels should be wider than the doors they span. Large, predominantly

glazed view doors should occur in frame walls only and should be recessed to minimize reflections from off site. They should be scaled for the surrounding structure supporting them. The largest doors on buildings should generally be reserved for primary entries, where over-sized, finely crafted portals are most appropriate. All doors should be generally rectangular in shape. Double doors are encouraged at grand entrances or as elements within window wall assemblies.

Typical door types should include standard swing, pivot swing, sliding and terrace. Exterior doors should be wood or wood-clad in maintenance-free metals such as copper. Aluminum and steel with baked enamel finish are also permitted. Doors constructed of solid wood may be built of panels, planks or timbers—hewn, distressed or similarly finished. Baked enamel colors for aluminum or steel cladding should be similar to trim colors with hues similar to field colors or stained wood colors. Variations in designs and materials used for exterior door hardware are encouraged to bring a level of fine detail to buildings within the development. Approved materials include brass, copper, wrought iron, wood and aluminum or steel. Aluminum and steel should be pre-finished.

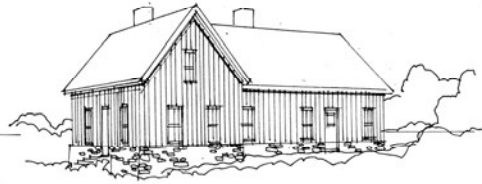
b) Walls

Building walls should be expressed as mass or frame walls, related to the structural nature of the building they are enclosing. They should continue down to the ground to give a feeling of solidity and repose. The lower portions of the exterior walls should be protected from extreme weathering and staining as a result of snow accumulation. The lower (36" minimum), at grade level of exterior walls should be surfaced in materials such as Cor-ten steel, stone veneer or concrete with stucco finish. Prohibited materials for the lower walls are: Untreated wood or plywood, aluminum, degradable steel, plastic/vinyl siding, asphalt composition, transite, brick, wood shakes or tiles.

USE OF MATERIALS



1 WALL MATERIAL- YES



2 WALL MATERIALS- YES



3 WALL MATERIALS- YES



4 WALL MATERIALS- NO

The ADRC/ADC will review all exterior materials with respect to their use and relationship to their specific location and placement. All exterior materials must comply with the color limitations as described in these design guidelines. The exterior walls of any building are not to be surfaced with more than three materials within a single facade.

One material should be dominant over the other(s) and they should express a logical structural relationship. All building facades must include a significant degree of texture.

Acceptable wall materials to be used are:

- Wood- horizontal or vertical painted or stained wood applications.

Wood is a desirable material; however, it should be detailed and treated with care because of the impact of the climate over the long term.

- Stone - should be used to define or enclose a component of the building. When stone is used, it must be a dominant element and must be an integral material used to define, enclose a component of the building or it must be used as an accent.

- Board & Batten Siding
- Wood Shingle Siding
- Composite materials
- “Hardi-Plank,” pre-finished sidings or other simulated wood cement board painted or stained siding
- Rusted steel (or Cort-ten steel) as accent only
- Insulated rammed earth.
- Appropriate use of other materials not identified herein may also be considered.

The following wall materials are limited and may be considered by the ADRC/ADC when they are not used as dominant elements or base materials:

- Plain, split face or architectural concrete block, limited.
- Stone tile, limited
- Stucco, limited.
- Factory Applied painted steel, limited

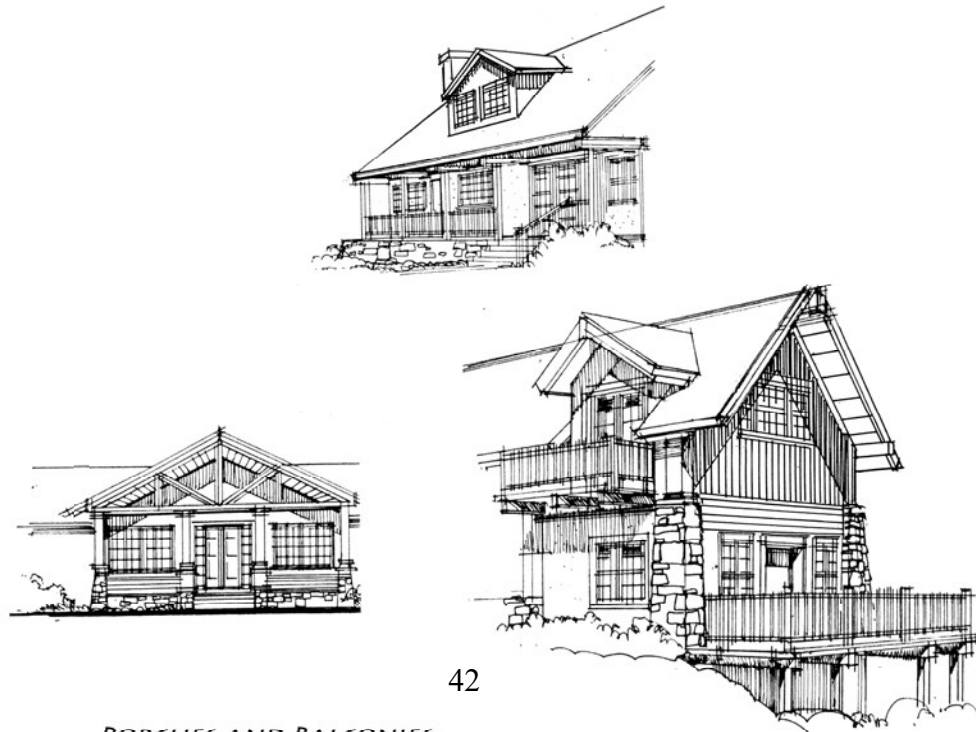
Prohibited wall materials that have proven to be unsuitable for use in this area due to the climate conditions, incompatibility with the environment, or because their appearance is unacceptable are:

- Plastic siding
- Colored concrete block
- Lava rocks, clinker walls
- Half timbered stucco
- Construction grade finished plywood siding (including smooth or grooved)

- T-111 type wood siding materials
- Aluminum siding
- Vinyl Siding
- Stucco, unless approved by ADRC/ADC.
- Bright, contrasting, or patterned tile
- Brick
- Painted steel (non-factory applied coating)
- Man-made synthetic or concrete faux stone veneer

c) Porches and Balconies

Covered porches, terraces, decks and balconies are a key element to creating a more inviting sense of entry. This is accomplished by highlighting the pedestrian-oriented entrance, rather than the more typical garage-dominated entry. Although not required, covered porches and wrap-around decks are encouraged. When used they should be of sufficient size to fit the overall size of the building. Upper level decks must be integral to the design and over first floor space. Balusters and railings should be a complementary visual element of the building's exterior design.



Open and closed porch railing details are encouraged. In the case of closed porch railing details, use of the same material as the adjacent form is preferred. Natural weather-resistant wood such as cedar or redwood, unpainted steel materials, and other composite products may be used for railing construction. Stoops may be construction of wood, but only when design to give the appearance of a solid mass. All used materials should be in harmony with the primary building materials. Main entry doors are to be placed within the porch area to provide adequate cover from weather. Porch or deck flooring materials to be allowed are:

- Plain or rough-sawn wood
- Exterior slate, stone, and tile
- Composite decking products
- Steel grating where applicable
- Stained and/or stamped concrete

Roll down exterior window coverings, canvas awnings or other similar material will not be allowed.

d) Shading Devices

e) Fireplaces and Chimneys

i. Fireplace Requirements

The use of wood burning fireplaces or stoves is permitted for both indoor and outdoor living spaces at River Meadows Ranch.

Fireplaces should be designed to meet all applicable codes. Exposed flues and vents for gas-operated fireplaces or other equipment such as furnaces should be hidden from primary views and painted to blend with the nearest building materials.

ii. Chimney Sizes and Shapes

All flues six inches in diameter or greater shall be designed with chimneys. Chimneys should have a tall slender proportion in scale, reminiscent of turn of the century structures and preferably built of stone. Tapered slopes are encouraged as they add scale and interest. Heights of wood-burning chimneys relative to their nearest rooflines should comply with applicable codes. Heights of gas burning chimneys or boiler flues should be designed to proportionally match their wood-burning counterparts to lend authenticity and consistency to the overall roof-line.

iii. Materials and Caps

Chimneys shall be constructed of wood, stone, and brick, copper or steel. All prefabricated metal flues should be concealed within a faux chimney. Chimneys may terminate in decorative caps made of either stone or metal and can extend up to 24" above the chimney top or as approved by the ADRC/ADC. When flat or pitched stone caps are used, they should have a minimum thickness of four inches. Chimney caps should be designed to screen spark arrestors and other utilitarian equipment as much as possible.

f) Additive Elements

Generally, additions to the Main body shall be limited in size so they are not considered as dominant elements. They can be added in many combinations considering that they are proportional and smaller than the main body.

3. Fenestration

a) Windows

Windows should appear as integral architectural features that are either recessed or bordered by projections to provide a shadow pattern and

reduce reflectivity. Elevations will differ on various sides of the home; however, windows on all sides must be treated with the same attention to detail given to the front. Careful consideration should be given to the ratio of solid wall area to window area. All facades should contain some degree of doors, windows, or openings in the walls and should be used appropriately to fit within the overall façade.

i. Window Sizes, Shapes and Types

Windows should be proportioned to emphasize the vertical aspect of a facade. Their sizes should be appropriate to their materials. Large view windows should occur in frame walls only and should be recessed under exaggerated roof overhangs or porch soffits to minimize reflections from off site. They should be scaled for the surrounding structure supporting them—windows between large, rough-hewn timbers, for example, will be considerably bigger than those between smaller timbers. Small, individual windows in mass surfaces should relate to large view windows in window walls through the use of consistent proportions, modular elements, or similar designs. Their shapes should be based on a vertical or Fenestration should be generally rectangular in shape with deviations from this permitted in unique locations such as entries and special window boxes. Picture, fixed, double-hung, awning, horizontal sliding and casement windows are encouraged. No round or oval shaped windows are allowed. Arched windows will be permitted on a limited basis, but not on primary front-facing windows. Half round, geometric shaped, jalousie, pivoting or hopper windows will not be allowed.

Shutters are permitted around windows if they are operable. Design and placement of shutters should be consistent and should not appear random or haphazard. Wood shutters should be

stained to match wood windows or trim or painted to match baked enamel colors. Metal shutters are not allowed.

Windows should be supported by deep, rough-sawn wood, cut stone, or cast concrete lintels. Lintels should be wider than the windows they span. Lintel overhangs should not be less than two inches whether set into a wall or grouped together in horizontal openings.

ii. Window Materials and Colors

Allowed materials for windows are:

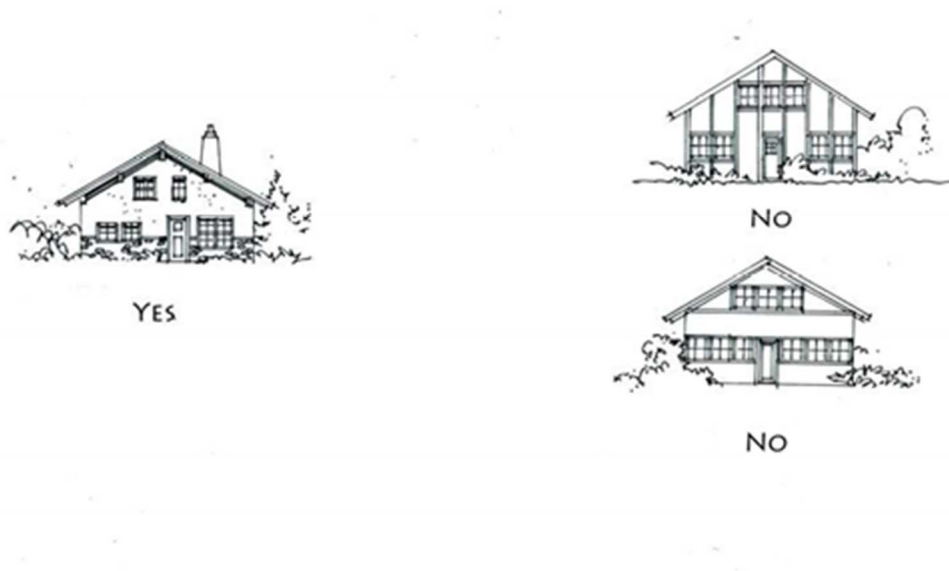
- Stained or painted Wood
- Aluminum clad wood with baked enamel finish
- ○ Steel clad wood with baked enamel finish
- Copper clad wood left to patina naturally, provided it loses its reflective properties within one year after installation
- Solid Vinyl or fiberglass windows

Prohibited materials are:

- Solid Aluminum windows

Baked enamel colors for aluminum and steel cladding should be similar to trim colors and in similar hues to field colors or stained wood colors. Stone sills are permitted. Vinyl clad windows or brick sills will not be allowed. Window casings should be stained or painted to match the trim color.

WINDOW SIZES, SHAPES AND TYPES



iii. Window Glazing

Windows should be insulated (double-glazed minimum) with at least a single low-emissive coating on one of the glazing. Glazing should be non-reflective to minimize off-site glare. Large vision panels within window walls should be tempered. Glass may be coated or tinted to control solar heat gain, but a reflective mirrored appearance will not be approved.

Viewing windows should be set back under roof overhangs or other recesses in the structure to place the glass in shadow, thus avoiding reflection and glare. Analysis should be done to minimize summer solar gain and maximize the effects of the winter sun.

b) Doors and Transoms

Exterior doors should be expressed as relatively deep reveals within mass walls of stone. Within frame walls, they should be expressed as infill materials between structural members with surfaces recessed from the members to reinforce the notion of field versus frame. Trim should be incorporated into the design of doors, either as bucks within stone walls or surface trim on planar materials such as wood siding or other composite materials. Fenestration should be proportioned appropriately for the surrounding material.

i. Exterior Door Sizes, Shapes and Types

Door sizes should be appropriate to their materials, with more rustic “heavy” doors used in stone and “lighter” more open doors used in window wall assemblies. Doors in heavy timber or stone walls should be relatively tall and narrow, supported by deep, rough-sawn wood or cut stone lintels. Lintels should be wider than the doors they span. Large, predominantly glazed view doors should occur in frame walls only and should be recessed to minimize reflections from off site. They should be scaled for the surrounding structure supporting them. The largest doors on buildings should generally be reserved for primary entries, where over-sized, finely-crafted portals are most appropriate. All doors should be generally rectangular in shape. Double doors are encouraged at grand entrances or as elements within window wall assemblies.

Approved door types include standard swing, pivot swing, sliding and terrace. Within Guideline parameters, custom designs are encouraged for doors, particularly at primary entries.

ii. Exterior Door Materials and Colors

Exterior doors should be wood or wood-clad in maintenance-free metals. Aluminum or steel with baked enamel finish and copper are

allowed to patina naturally. Baked enamel colors for aluminum or steel cladding should be similar to trim colors with hues similar to field colors or stained wood colors. Vinyl clad doors are prohibited. Doors constructed of solid wood may be built of panels, planks or timbers—sanded hand hewn, distressed or similarly finished.

iii. Exterior Door Hardware

Variations in designs and materials used for exterior door hardware are encouraged to bring a level of fine detail to buildings within the development. Encouraged materials include brass, copper, wrought iron, wood and aluminum or steel. Aluminum and steel should be pre-finished. Industrial, highly-reflective finishes such as brushed or polished metals are not permitted.

ci) Subtractive Elements

Subtractive forms like openings may be used in the structure providing they are proportional in form and complementary with the building. Their shapes should be based on a vertical or square unit, whether set into a wall or grouped together in horizontal openings. Shapes and forms of subtractive elements shall coordinate with the design of the additive elements as well as the proposed doors and windows.

4. Architectural Elements and Details

a) Roofs and Rafters

Roof elements, including dormers, towers, decks and terraces are encouraged by River Meadows Ranch. Exposed treated wood roof rafters are encouraged. Roof elements shall be proportional to the building mass and roof. Flat skylights are allowed; however, bubble skylights are prohibited.

b) Roof Brackets

Timber wood roof brackets are encouraged in River Meadows Ranch. They shall be proportional to the building mass and roof overhangs. Timbers should be four inches minimum thickness by six inches minimum depth and be of rot resistant species or stained and protected by UV finish or capped with corrosion resistant metal.

c) Columns

Heavy sawn timbers must be sized to reflect the natural surroundings, namely typical diameter of trees in the area. Rectangular hewn timbers for columns and beams should be ten by six inches as a minimum in any direction. Larger columns may be considered by the ADRC/ADC providing they are proportional with the design of the structure. Plastic or fiber glass materials in columns are prohibited.

d) Roof Materials

Roof surfacing materials are important as a means of blending the new construction to the existing character of the area. Primary roofing materials will be limited to present a coherent and harmonious image for the community. From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. Either cold roof or super insulated roof construction is encouraged. Roof materials to be allowed are:

- Architectural grade asphalt shingles in approved colors.
- Standing seam metal roofing in approved colors (non-reflective). No blue color is allowed.
- Copper with an accelerated patina (no shine)
- Simulated wood shingles or shakes (may not be permitted per County code or Urban Interface Wildfire restrictions)
- Slate or Simulated slate in earth tones
- Cement tile in proportion with roof form
- Other materials deemed appropriate by the ADRC/ADC

Prohibited materials are:

- Vaulted tile
- Reflective metals

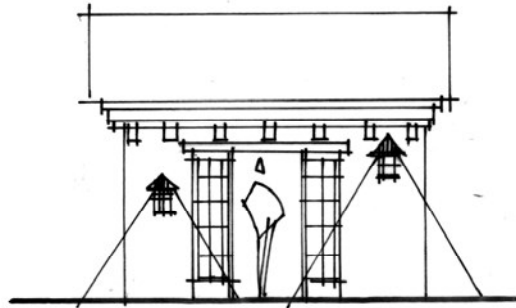
e) Exterior Trim and soffits

Gable end fascias should be either two or three step design.

Fascia should be a 10" +/- minimum dimension. Structural expression of roof framing is encouraged. Closed soffits may be of T&G wood, or painted aluminum as approved by the ADRC/ADC.

f) Exterior Architectural Lighting

The purpose of this Section is to regulate the use of outdoor lighting, emitting undesirable light rays into the night sky or onto private property. In order to maintain a rural character and preserve views to the night sky, exterior lighting is to be minimized. Standards for controlling lighting and glare are set forth to reduce the disturbance and inconvenience to property owners and traffic hazards to motorists. These standards are intended to allow reasonable enjoyment of adjacent and nearby properties while requiring adequate levels of light for safety and convenience.



EXTERIOR ARCHITECTURAL LIGHTING

Exterior lights should be compatible with the design of the residence. Lights whose sole function is to floodlight a building or yard will not be permitted. Some architectural lighting may be approved by the ADRC/ADC. The most important factors to be considered are: support standard design and height, lamp types and characteristics, light intensity and distribution and lighting of hazardous locations.

5. Materials

RMR encourages the use of natural materials. The primary palette of materials includes: stone, wood timbers, square cut logs and siding, wood siding trim and details, and metal roofs. Wood is a desirable material as an accent and should be detailed and treated with care because of the impact of the climate. Appropriate use of other materials not identified herein may also be considered. Some manmade materials are allowed when used on parts of the building where the differentiation is minimized, such as materials that are weathered or have that appearance.

Facades should be composed of multiple materials and similarly detailed. The exterior walls of any building are not to be surfaced with more than

three materials within a single façade. Large expanses displaying a single building material are discouraged. Material changes should be such that heavier materials should be on the bottom and lighter materials above (i.e., concrete with rock masonry should be below wood). All material changes should occur at corners or breaks in façade only and in no instance terminate mid façade. In the interest of conserving resources and encouraging buildings to blend harmoniously with their surroundings, the use of local building materials is encouraged. These principal elements may be incorporated in each building design in a manner that is consistent with the design objectives herein. The use of bright, contrasting, or patterned tile as an exterior accent is discouraged.

The following materials have proved to be unsuitable for use in this area due to the climate, incompatibility with the environment, or because their appearance is such that the value of adjoining or abutting property is adversely affected. These materials are to be limited in use or prohibited. Materials labeled as “discouraged” may only be used if specifically approved by the ADRC/ADC.

- Plastic or vinyl siding – prohibited
- Plain concrete block – prohibited
- Colored or architectural concrete block – prohibited
- Fish scale cut shingles – only as an accent where gable ends
- Match stick wood or other inlays – discouraged
- Lava rocks, clinkers – prohibited
- Half timbered stucco – prohibited
- Plywood siding (including smooth or grooved) – prohibited
- Aluminum siding – prohibited

Features such as awnings, flower boxes, balconies, exterior decks, and other similar enhancements shall be considered. The number of such features will not be allowed to over-decorate the wall. Exterior decks, when incorporated on an exterior wall, shall be of sufficient size to suggest depth and shall be scaled appropriately to the overall size of the building.

The mass of the balusters and the railings, when used, should be a visual element of the building's design. Balusters and railings should be designed in a simple, straight-forward manner. Acceptable baluster and railing material include: Wood and rod iron, vertical and horizontal. Log type balusters and railings are prohibited.

The ADRC/ADC will review all exterior materials, not only with respect to their use, but also in terms of their appropriateness in relationship to their specific settings. All exterior materials must comply with the color limitations as described in the Color Palette portion of these Design Guidelines.

6. Color Palette

The predominate palette embraces earth tones and other low-intensity colors taken directly from the natural site. Building colors should be chosen to blend buildings with their surroundings and all trim, frames, doors, and windows shall be in concert with adjacent field colors. All exterior wood shall be painted or stained; nature-colored wood finishes are preferred. Colors naturally inherent to the applied materials such as natural stone or semi-transparent stained woods offer the desired textures for the RMR development. Three-color schemes are minimal: trim, accent, and body color. Color changes on walls must have accompanying trim to start and stop the color break. Color schemes must be varied from the adjacent properties in all directions.

Prohibited:

- opaque stains covering materials such as stone or wood
- Colors foreign to the natural landscape
- Bright, primary colors on walls and roofs
- More than four colors (Accessory uses must use the same colors as the main building)
- Mono-toned (1 color) paint schemes
- Painted roof
- Inconsistent use of colors. Example: using different colors for each column in a porch.

Actual paint chips from the manufacturer must be submitted to the ADRC/ADC for approval on exterior wall and trim colors.

Exterior wall color and trim must be chosen from the RMR color palette (see Appendix B), and it shall be approved by the ADRC/ADC. Selection of colors outside of the RMR color palette may be considered by the ADRC/ADC if they are similar to it.

7. Radon Gas Mitigation

There is the potential that radon gas exists naturally in some of the soils on River Meadows Ranch. In order to mitigate the buildup and potential harmful affects of radon gas in lower levels of homes, such as basements, crawl spaces and first floors, the homeowner's Architectural Design Team should consult with a Geotechnical or Soils Engineer to determine if Radon Gas is present on a specific lot and to develop specific mitigation techniques if gas is found. It is more cost-effective to include radon resistant techniques while building a home than to retrofit a radon reduction system once the home is built and occupied.

V. Landscape, Hardscape and Outdoor Features

A. Landscape Design

1. Philosophy and Approach

Areas outside of the building setback are to be left in their natural state with the exception of trails, walkways, roadways, driveways and utility corridors unless otherwise approved by the ADRC/ADC. Any areas disturbed by construction are to be restored with indigenous plant material that is consistent with the adjacent undisturbed area.

Within the building setback, landscape design and indigenous plant materials may be used to establish privacy. Landscape design within the building setback must provide a comfortable transition into the native vegetation at the perimeter of the building setback. As the River Meadows Ranch lifestyle is

of a rustic nature, and to minimize the use of water and reinforce integration of improvements with the natural environment, formal ornamental gardens and manicured lawns are discouraged.

Landscape designs should incorporate plant materials from the approved indigenous, native, and compatible plant lists, included here in Appendix A, as they relate to the vegetation zones of the surrounding area. Installation of non-native species is discouraged and use of invasive plant materials is strictly prohibited. Landscape designs should define outdoor spaces and entries, frame desirable views, screen undesirable views, buffer prevailing winds, provide seasonal shade and add color and interest to courtyards, patios, pools and other outdoor spaces. Consideration should be given to size, color and texture of plant materials. The use of drought tolerant plant materials and the installation of moisture sensors, drip irrigation and automatic irrigation systems that conserve water are encouraged.

Landscape plans should address the building setback and the natural area. Design goals are different for each of these areas and, thus, require different design solutions. A variety of landscape improvements and materials are permitted within the building setback, but plant materials and improvements are limited in the native landscapes outside the building setback. These guidelines have been established with the intention that over time the restoration and enhancement of areas disturbed by development will blend and become a common natural landscape feature visually linking the entire community.

New plantings should be used to protect important view sheds, help to define use areas on lots, and screen outdoor service areas and other improvements from adjacent lots and off-site views. Landscape improvements should incorporate, rehabilitate and enhance existing vegetation, utilize indigenous species and minimize areas of intensive irrigation. The following guidelines apply to all landscape areas:

- Provide new trees and shrub plantings in a mix of sizes and textures that will blend naturally into the surrounding vegetation.
- Place large specimen trees in areas close to homes to assist in blending structures into the site.
- Locate plant materials in an informal, natural manner rather than in straight lines, circles or other unnatural patterns.
- Take cues from nature, using soil filled planting pockets nestled among rocks to mimic the wild species that grow in alpine settings.
- Inside the building setback, limit the use of high-maintenance turf to small patches and lay out lawn areas first, thinking of them as “area rugs” for the garden.
- Irrigated landscaped areas over 3,500 square feet are prohibited.
- Consider natural, native ground covers as alternatives to lawn.
- Design building improvements around existing major stands of trees on the property.
- Protect riparian and wetland areas from disturbance during construction.
- Mulch, if used, must be a natural, organic material such as shredded hardwood and be natural color (not stained or dyed red or orange). The use of stones or like products as gravel or rock mulch is strictly prohibited.

As stated, special consideration must be taken to preserve the natural landscape’s visual integrity and prominent physical site features. Large specimen indigenous plant material should be used to replace the natural vegetation lost during construction and to reduce the apparent height and mass of any buildings as viewed from off site. Plant material installed within the building setback should be the same scale as the naturally existing plant material in the surrounding environment.

Thinning, pruning or removal of existing plant material and, in particular, specimen trees (over 8 inches in diameter), is prohibited without the prior approval of the ADRC/ADC.

2. Neighborhood Principles

a) Meadow Lots

Landscaping on the meadow lots should reflect the riparian character of the Provo River corridor. Plant material should be used to scale the homes and break up the mass of the structure. Any areas within any lot disturbed by construction are to be restored with indigenous plant material and native grass mixture that is consistent with the adjacent undisturbed area. Within the building setback, landscape design and indigenous plant materials may be used to establish privacy. Landscape design within the building setback must provide a comfortable transition into the native vegetation at the perimeter of the building setback. Species such as Cottonwood, Dogwood, Willow, Birch and Alder are typical of riparian plants found along the river and tributaries. Tree plantings should be massed similar to the existing groves seen along the river corridor. Evergreen or coniferous species should be limited to screening outdoor “rooms” and wind breaks. The preponderance of plant material should be deciduous in nature.

Larger areas of native grass are more acceptable and encouraged on the meadow lots and reflect the character of river valley, therefore, the use of traditional native meadow grasses that are more drought tolerant than strains of Bluegrass is recommended for areas outside the development envelope. Areas of Bluegrass should be kept adjacent to the home and outdoor living areas to reduce lawn areas requiring irrigation. Manicured or “groomed” yards, pools and gardens are to be minimized.

b) Hillside Lots

Any areas disturbed by construction are to be restored with indigenous plant material that is consistent with the adjacent undisturbed area. Within the building setback, landscape design and indigenous plant materials may be used to establish privacy. Landscape design within the building setback must provide a comfortable transition into the native vegetation at the perimeter of the building setback. New tree and shrub plantings are to be a mix of sizes that will blend into the surrounding vegetation, naturalizing with little maintenance. Plantings on the ridgeline lots should screen the residence on the south and east sides. These are the exposed views from Highway 40 and River Road. Large shrubs (deciduous and evergreen) which reach a mature height of 6-10 feet shall be mixed with deciduous and coniferous trees to mask and break up the mass of the residence on the downhill sides which can be seen from River Road and Highway 40.

3. Common Areas

a) Common area maintenance is the responsibility of the Home Owners Association. Landscaping, grading and revegetation of the common areas will be completed and maintained by the developer until the HOA takes over responsibility. The HOA must perform routine maintenance of all cut and fill slopes to ensure that seed and re-vegetation measures limit erosion potential per subdivision plat note.

4. Plant Species and Types

See Appendix A

B. Hardscape and Paving Design

1. Materials and Color Palette

Paving for outdoor terraces, walls, stairs, paths and driveways should be designed with the natural setting in mind. Paving materials should blend with the natural topography and vegetation. Hardscape is only permitted within the

building envelop and will be limited to circulation and outdoor living areas. Use of retaining walls to create terraces for outdoor living areas will be common on hillside lots, but should be limited on meadow lots. Materials for walls and paving should be stone or natural looking materials. Colored concrete that is complimentary to the natural earth tones is allowed in small quantities. Impervious surfaces such as asphalt drives or concrete terraces are to be minimized and not exceed 30% of the gross lot area. Wood decks shall conform to the materials and colors outlined in the materials palate for the house facade.

C. Outdoor Features and Amenities

1. Artificial Water Features-Must be approved by ADRC/ADC
2. Swimming Pools-shall be fenced per code-approval shall be part of the ADRC/ADC review. No above ground pools.
3. Mailboxes-As approved by County and USPS
4. Seasonal Decorations- See lighting section
5. Exterior Landscape Lighting

All area lighting, including parking area lighting shall be full cut-off fixtures. Street lights and all outdoor lamp sources shall be white: high pressure sodium, low pressure sodium, or metal halide unless otherwise determined by the ADRC/ADC and approved by the Wasatch County. Sodium vapor, mercury vapor or other colored light sources are not permitted. If the ADRC/ADC and Wasatch County permits a light type other than high pressure sodium, then the equivalent output shall be the limit for the other light type.

The lowest wattage bulb for any given application is encouraged. 60 watts outdoor lamps is the maximum allowed. 75 to 100 watts may be approved by the ADRC/ADC in special circumstances. Any materials or methods of installation not specifically prescribed herein will be evaluated by the ADRC/ADC. Approval shall be based on proof of equivalency to the applicable standards and otherwise complying with the intent of these guidelines. Pedestrian and pathway pole top symmetric distribution fixtures should not exceed an overall height of twelve (12) feet above grade directly below the fixture, as measured to the top of the fixture or a horizontal plane being lit by the fixture. Lamps should be metal

halide or a more efficient unit source. Up-lighting or direct lighting of plantings or structures from ground level will not be permitted in any location within RMR with the exception of entry monument signs or upon special approval of ADRC/ADC.

Subdued landscape lighting may be incorporated into landscape design, however the ADRC/ADC will typically only approve landscape lighting where the light source would not be visible from off-site, and there is no potential light spillage onto adjacent properties. Lighting of vegetation is discouraged. Up lighting is prohibited in any circumstances.

High intensity lighting connected to motion sensors for security purposes may be unshielded provided it does not permeate direct glare and lighting into adjacent properties, and provided it is programmed to go off within five minutes after activation, and the light shall not be triggered by activity off the property.

Temporary lighting that conforms to the requirements of this Chapter shall be allowed. Non-conforming temporary exterior lighting may be permitted by the ADRC/ADC only after considering (1) the public and/or private benefits which will result from the temporary lighting; (2) any annoyance or safety problems that may result from the use of the temporary lighting; and (3) the duration of the temporary non-conforming lighting. The applicant shall submit a detailed description of the proposed temporary non-conforming lighting to the ADRC/ADC. The ADRC/ADC shall provide written notice of said request to owners of property immediately adjacent to the subject property. Said notice shall inform adjacent property owners they may comment on the request during a period of not less than ten (10) days after mailing of the notice and prior to final action on said request. Holiday lighting is permitted between November 25 and January 15.

Any proposal for building façade lighting must be approved by the ADRC/ADC. As a general rule it will not be allowed. It may be considered if the building surface being lit is not in the line of sight of any residential living unit; the average vertical foot candles on the surface being lit does not exceed the average horizontal foot candles of the adjoining circulation areas by no more than

three (3) times, and the maximum point does not exceed twenty (20) foot candles and the façade lighting shall be turned off by 10:00 p.m. each night, and not turned on until dusk the following day.

6. Landscape Walls

Landscape walls must be constructed of approved boulders or laid stone, mortared on-site stone or stone-face concrete; unacceptable materials include concrete, decorative concrete block, wood and brick; Perimeter fencing of the building setback or lot boundary is strictly prohibited.

7. Paths and Other Paved Surfaces

All paved surfaces at RMR should have a scale and character in keeping with the style and flavor of the community in general and should respond to climate, terrain, and the palette of natural materials and colors suggested by the surrounding environment. Where paved surfaces are used, the choice of material and the alignment of the path, driveway or road should be based on both aesthetic and functional considerations.

Acceptable paving materials include: asphalt, decomposed granite, on-site stone, wood, concrete, concrete paving stone and brick. Unacceptable materials include: ceramic tile, surface applied aggregate coatings, Astro-turf, and concrete block. Paving designs should be simple and straightforward, using one or two different materials at most.

8. Landscape Structures and Site Furnishings

VI. Construction Regulations

The preservation of natural areas is critical to the aesthetic appeal of the community. To ensure that natural areas surrounding every home site are preserved to the maximum extent possible and the nuisances inherent in any

construction process are kept to a minimum, the following regulations will be enforced during the construction period. Lot Owners will be responsible for violations of these Guidelines by any consultant, contractor or subcontractor, agent or employee performing any activities on behalf of the Owner. Whether such violation occurs on the Owner's property or elsewhere in the community, the Owner will be held responsible. Applicable Occupation Safety and Health Act (OSHA) regulations and guidelines must be observed at all times during construction.

A. Limits of Disturbance

The building setback is the limit of disturbance for each home site and is also the area within which all construction activities related to the improvements must be confined except for the driveway and utility lines extension construction. To this end, the approved area of disturbance should be staked and temporarily fenced with a minimum four-foot high construction fence during the duration of construction. Construction fencing should extend to the street frontage so contractors and suppliers will be unable to park vehicles or store supplies in the natural environment. All disturbed areas must be revegetated following construction with approved plant materials.

When a utility trench does not follow the driveway, the trench area should be fenced with construction fencing along the trench on each side at a width of 8 feet and the trench area must be fully revegetated immediately following utility installation.

B. Construction Site Plan and Construction Trailers

As part of the Final Design Submittal to the ADRC/ADC, a construction site plan should be prepared and approved which indicates construction access, parking areas off the street, sanitary facilities, concrete wash out area, trash drum,

material storage and approved access drives for construction activities on any home site.

A portable field office may be located within the building setback, clear of all setbacks unless otherwise approved by the ADRC/ADC. The type, size and color of any portable office must be approved by a representative of the ADRC/ADC as part of the construction site plan. The field office may not remain on site for more than two weeks after construction is complete.

C. Construction Trash Receptacles and Debris Removal

Owners and builders must clean up all trash and debris at the end of each day. An approved trash receptacle should remain on the site during the construction period for this purpose. Receptacles should be positioned along the access drive, clear of adjacent road rights-of-way and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse and disposal must be offsite at an approved Wasatch County landfill or transfer station. Owners and their consultants, contractors, or other employees are prohibited from dumping, burying, or burning trash of any kind (including construction and landscaping debris) anywhere onsite.

All concrete washouts from both trucks and mixers must occur within a contained area inside the building setback. The debris accumulated during the course of construction will ultimately need to be removed from the site completely. Concrete washout in road rights-of-way, setbacks, or on adjacent properties is strictly prohibited.

Each construction site must be kept neat and must be properly policed to prevent it from becoming a public eyesore, nuisance or detriment to other home sites or open space. Any clean-up costs incurred by the ADRC/ADC or the

declarant in enforcing these requirements will be payable by the Owner. Dirt, mud or debris tracked onto roads from the construction site must be promptly removed.

D. Sanitary Facilities

Each owner or contractor/builder is responsible for providing adequate sanitary facilities for construction workers. Portable toilets must be located within the building setback, clear of setbacks and in a discrete location approved by the ADRC/ADC.

E. Daily Operation

Construction activity which generates noise audible from the boundaries of any home site, such as hammering, sawing, excavation work, concrete delivery and so forth must be confined to the hours of 7:00 AM to 7:00 PM, Monday through Friday, and 8:00 AM to 7:00 PM on Saturday. Noisy activity is prohibited on Sunday of each week, particularly during the summer period of high owner/visitor occupancy.

F. Site Visitations and Personnel Conduct

Due to the inherent danger associated with an active construction site, visitors to any site should be limited to those persons with official business relating to the construction activity, such as construction workers and tradesmen, building officials, security staff, Architectural Design Review Committee (ADRC/ADC) members, sales personnel and the Owner. Construction personnel should not invite or bring family members or friends, especially children, to the job site.

Construction personnel are prohibited from bringing pets inside the RMR development. No construction personnel will be allowed to fish or hunt within the development.

G. Use of Firearms

The possession or discharge of any type of firearm by construction personnel on any construction site, home site, common area parcel or right-of-way is prohibited.

H. Alcohol and Controlled Substances

The consumption of alcohol or use of any controlled substance by construction personnel on any construction site, home site, common area parcel or right-of-way is prohibited

I. Preservation of Native Landscape and Re-vegetation

Prior to site disturbance, trees and all natural areas which are to be preserved must be marked and protected by flagging, fencing or barriers. The ADRC/ADC has the right to flag major terrain features, trees or plants it deems should be protected.

As previously stated in these Design Guidelines, the impact of construction on the existing landscape should be minimized as much as possible. However, some disturbance is inevitable. Correcting damage caused during the development process requires revegetation. To the greatest possible extent, revegetation should recreate the character of the pre-development environment using native trees and plant materials.

New plantings must blend with the existing landscape so that several years hence, all traces of the disruption will have disappeared. Plant species native to this region and approved by the ADRC/ADC must be used to revegetate all disturbed areas. A revegetation plan must be prepared and submitted with the final documents. Preparation of such plans should take into account the seasonal diversity, wildlife support and fuel management characteristics of the plants to be used.

Owners and their contractors will be held financially responsible for site restoration; revegetation and refuse removal from their property and from adjacent properties should the latter be the result of trespass or negligence by themselves, their employees, or sub-contracted agents.

J. Erosion Control

During construction, measures must be taken to mitigate erosion. To this end, contractors should employ in-field construction methods as outlined below. Measures must comply with Wasatch County, state and federal requirements.

- Temporary run-off channels must be built to drain construction zones. In areas draining two acres or less, channels must have silt screens installed at appropriate locations. Silt screens should be stretched across and anchored to the bottom of the channels with hay bales placed on the upstream side of the fabric. Where watershed above the site exceeds two acres, temporary earthen berms or ditches for channeling water around the construction site must be used in conjunction with silt screens.
- Silt fencing and/or hay bales must be provided along stream edges to prevent erosion of soil into streams.
- Soil stockpiles must be covered until soil is spread or removed from the site.
- All storm drain inlet structures must be protected by a filler berm until the area is stabilized and vegetation is established.
- Weather permitting, all embankments constructed as part of cut and fill operations must be seeded and mulched within one week of disturbance.
- Weather permitting, all building site areas must be seeded and mulched within one week of final grading completion.

K. Dust and Noise Control

The Owner's contractor is responsible for controlling dust and noise from the construction site including removal of dirt and mud tracked onto roadways. The sound of radios or other audio equipment used by construction personnel must not be audible beyond the property perimeter of any home site.

L. Blasting

If any blasting is to occur, the ADRC/ADC must be notified two weeks in advance and appropriate approvals must be obtained from Wasatch County. Blasting may only be done by licensed demolition personnel, with all requisite insurance coverage as mandated by county and state statutes, specific to their blasting activity at River Meadows Ranch. The ADRC/ADC will have the authority to require documentation in writing of anticipated seismic effects, with confirmation that such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures have been utilized. The ADRC/ADC may require additional insurance to cover potential damage from blasting to subdivision improvements and common areas. All excess material resulting from blasting, as well as all other excess excavation materials, must be promptly removed from the project site.

M. Material Stockpiling

All building materials, equipment and machinery required to construct a residence on any home site at RMR must be delivered to and remain within the building envelop of each home site. This includes all building materials, earthmoving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain in the community overnight. Material and equipment delivery vehicles may not drive across adjacent home sites or common areas to access construction sites.

N. Construction Insurance Requirements

All contractors and sub-contractors must post evidence of insurance with their lot Owner prior to entering the construction premises. Confirmation must

be evidenced in the form of a valid Certificate of Insurance naming the lot Owner, RMR and the RMR Community Association as certificate holders under the policy. The insurance must provide coverage for comprehensive general liability and automobile liability of not less than **\$1,000,000** and workers' compensation to the limits required by the State of Utah. General liability coverage should contain provisions for contractual liability and broad form property damage. The certificate should provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

VII. Architectural Control Committee Process and Structure

A. ADRC/ADC Process

Site sensitive design is fundamental for development at River Meadows Ranch. Design drawings should evolve from the careful and thorough analysis of a site's specific setting and features. Consequently, Owners and their consultants should approach a site with an open mind, creating development that fits within the environment in which it will be placed.

Owners should assemble a design team that includes an architect, engineer (structural and geotechnical if needed) and a landscape architect. Owners and their design teams should become familiar with these Design

Guidelines, the River Meadows Ranch Covenants, Conditions and Restrictions, Wasatch County applicable codes and ordinances, and other Utah State and US Federal regulations that apply to development at River Meadows Ranch.

1. Pre-Design Conference

Prior to preparing preliminary plans for any proposed improvement at River Meadows Ranch, the owners and their consultants must meet with a representative of the ADRC/ADC to discuss proposed plans and to resolve any questions regarding building requirements at River Meadows Ranch. This informal review, which should occur on the property, is intended to offer guidance and answer questions prior to the initiation of preliminary design.

The parameters and directives identified at each Pre-Design Conference remain valid for six months only. If the submittal of a preliminary design does not occur within six months of this Conference, a supplementary Pre-Design Conference will be required to review any changes in site conditions or revisions to the Design Guidelines that may have occurred.

2. Preliminary Design Submittal

The preliminary design submittal must follow the Pre-Design Conference within six months and must include the following exhibits: • Site plan (scale at 1" = 10' or 1/8" = 1') showing the entire lot, location of the building setback, building setbacks, limits of disturbance, the building footprint including garage and decks or porches, driveway, terraces, patios, existing and proposed topography, proposed finished floor elevations, ridge line elevations, significant trees, clusters of native shrubs and special terrain features to be preserved.

- Survey (scale at 1" = 10' or 1/8" = 1') prepared by a registered land surveyor or licensed civil engineer showing the home site boundaries and dimensions, topography (2-foot contours or less), major terrain features to significant trees either to be removed or remain, edge of pavement and utility locations.
- Schematic Floor plans (scale 1/4" or 1/8" = 1') showing proposed finished floor elevations.
- Exterior elevations (scale 1/4" or 1/8" = 1') showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of exterior materials and colors.
- Preliminary construction site plan indicating construction access, parking areas off the street, sanitary facilities, concrete wash out area, trash drum, and material storage.

- Preliminary landscape plan showing existing vegetation, areas of proposed removal of vegetation during construction, as well as proposed site furnishings, areas proposed for new plantings and suggested irrigation.
- Preliminary lighting plan showing locations of any free-standing light standards with material types and light sources, lighted landscape elements, and lighting on exterior building spaces and outdoor living areas.
- Preliminary Erosion Control Plan illustrating best management practices to be used during the course of construction, and where such practices will be implemented.
- Other drawings, materials or samples requested by the ADRC/ADC, which may have been specifically requested during the Pre-Design Conference.

Three sets of plan prints should be submitted, of which two sets will be retained by the ADRC/ADC. The ADRC/ADC will review the plans and respond in writing no later than 30 days following receipt of a complete submittal. If the submittal is not complete, all plans will be return to Owner without being reviewed along with a checklist outlining what materials are missing. The ADRC/ADC review process and 30-day timeline will not start until all required plans are submitted. Once plans have been reviewed and any issues worked out, the ADRC/ADC will write the Owner granting preliminary design approval.

3. Final Design Submittal

A final design submittal should follow within six months but no longer than twelve months from the ADRC/ADC's granting of approval for the preliminary design. This submittal must include the following exhibits. Review by the ADRC/ADC will not begin until all required documentation is received.

- Final Site Plan (scale at 1" = 10' or 1/8" = 1') showing the entire lot, the building setback, building setbacks, limits of disturbance, the

residence and all other buildings, driveway, culverts, drainage channels, parking areas, existing and proposed topography, finished floor elevations, protected plants and trees, special terrain features to be preserved, trees to be removed, utility sources and connections, and site walls/fences.

- Floor Plans (scale $\frac{1}{4}" = 1'$ or $\frac{1}{8}" = 1'$) showing finished floor elevations.
- Roof Plan (scale $\frac{1}{4}" = 1'$ or $\frac{1}{8}" = 1'$) showing all roof pitches.
- Building Section (scale $\frac{1}{4}" = 1'$ or $\frac{1}{8}" = 1'$ or larger) indicating existing and proposed grade lines.
- Exterior Elevations (scale $\frac{1}{4}" = 1'$ or $\frac{1}{8}" = 1'$) showing both existing and proposed grade lines, building heights clearly labeled, roof pitch, overhangs clearly dimensioned and an indication of exterior building materials and colors to be used.
- Materials Sample Board and literature as required by the ADRC/ADC depicting and describing all exterior materials.
- Final Landscape Plan (scale $1" = 10'$ or $\frac{1}{8}" = 1'$) showing size and type of all proposed plants, irrigation system, decorative materials or borders, and retained plants, as well as outdoor living spaces including pathways, gazebos, decks, greenhouses and so forth.
- Final Lighting Plan (scale $1" = 10'$ or $\frac{1}{8}" = 1'$) showing final locations of free-standing light standards with materials and specifications, lighted landscape elements, as well as lighting on exterior building spaces and outdoor living areas.
- Final Construction Site Plan showing construction access, parking areas off the street, sanitary facilities, concrete wash out area, trash drum material storage.
- Final Erosion Control Plan showing where the best management practices are to be located and how they will be maintained during the course of construction.

- Construction Documents including one set of plans and specifications.
- Construction Schedule showing anticipated construction commencement, inspection intervals and construction completion.
- Any engineering certification (Structural or Geotechnical).

The ADRC/ADC may also require on-site staking of building corners and other improvements for review. The submittal must include three sets of plan prints, two of which will be retained by the ADRC/ADC. A complete submittal package must be received at least ten days prior to a scheduled ADRC/ADC review meeting in order to be placed on the agenda for that meeting.

The ADRC/ADC will review final submittal packages and respond in writing within 20 days but no later than 30 days after a complete submittal has been received. Results of reviews will not be discussed over the telephone and Owners and their consultants will only be included in review meetings at the invitation of the ADRC/ADC. Responses to the ADRC/ADC by Owners and/or their consultants must be in writing. ADRC/ADC's final approval is valid for 12 months from the date of approval.

At the discretion of the ADRC/ADC, an on-site inspection may be conducted

prior to final design review to confirm that plans reflect actual site conditions.

4. Re-submittal of Plans

In the event that plan approval is denied for either a preliminary or final submittal, a resubmission of plans should follow the same procedure as an original submittal.

5. Construction Commencement

On receipt of final approval from the ADRC/ADC and all other reviewing agencies, and upon obtaining a building permit from the appropriate local or county

building office, the Owner may begin construction in accordance with the approved plans immediately. If construction has not commenced within the 12 month time period, approval will be considered revoked.

In any event, construction must be completed within one year from commencement except if completion is impossible due to labor strikes, national emergencies or natural calamities. If the 12-month deadline will be breached, Owners or their representatives must notify the ADRC/ADC, indicating the reasons for the delay and the revised timeline for completion.

At the discretion of the ADRC/ADC, work in progress may be inspected and notice may be given of noncompliance with approved plans and/or these Design Guidelines. The ADRC/ADC reserves the right to hire an independent inspector at the property Owner's expense should circumstances dictate. Absence of such inspection or notification during construction does not constitute an approval by the ADRC/ADC of work in progress or compliance with the Design Guidelines. Any such inspection should not be construed as an acceptance of any improvements or conditions, or as a waiver of any provision of these Design Guidelines or of any condition of approval established by the ADRC/ADC.

6. Modifications to Plans after Approval

Any modifications or additions to plans, whether architectural or site design, including color and materials changes, must be submitted to the ADRC/ADC for approval prior to implementation. It is the Owner's responsibility to keep the ADRC/ADC informed of any changes and the Owner cannot hold the ADRC/ADC liable for changes implemented prior to a verdict rendered if they are to be determined unacceptable. The ADRC/ADC will make every effort possible to make decisions in a timely manner so as to not delay construction progress.

7. Right of Waiver

The approval by the ADRC/ADC of any plans, drawings or specifications for any work done or proposed to be done should not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the Design Guidelines does not constitute a waiver of same.

The ADRC/ADC reserves the right to waive or vary any of the procedures set forth herein at its discretion for cause.

8. Construction Completion

Construction activities including landscape installations must be completed within 24 months of construction start. Upon completion of construction, the ADRC/ADC will inspect the property. If all improvements comply with these Design Guidelines and approved plans, the ADRC/ADC will issue a written approval to the Owner, notifying a final release of the improvements by the ADRC/ADC. This final release will be issued within 30 days of the final inspection. If work is found to not be completed in strict compliance with the set of approved plans or any portion of the Design Guidelines, the ADRC/ADC will issue a written notice of noncompliance to the Owner, specifying the particulars of noncompliance.

The Owner will have 30 days from the date of the notice of noncompliance with which to remedy the noncompliance portions of improvements. If, by the end of this time period the Owner has failed to remedy the noncompliance issues, the ADRC/ADC may take action to remove the noncompliant improvement as provided for in these Design Guidelines, including, without limitation, injunctive relief or the imposition of a fine. A final release will not be approved until all non compliance issues are resolved.

9. Design Review Fee

A Design Review fee will be charged as determined by the ADRC/ADC.

See application for Initial Fee. Additional Design Review fees may be charged for resubmittals, remodels or other special circumstances. Design Review fees are due at the time of preliminary submittal and no plan review will be conducted until fees are paid in full. Fees may be updated at any time and at the discretion of the ADRC/ADC.

B. ADRC/ADC Structure

1. Members

As stipulated in the Covenants, Conditions and Restrictions (CC&Rs) of RMR, as long as the Declarant owns any lot or parcel within RMR, the Architectural Design Review Committee (ADRC/ADC) will consist of three regular members and one alternate member, each of whom will be appointed by and serve at the sole discretion of the Declarant. At such time as the Declarant no longer owns any property within RMR, the ADRC/ADC will consist of such number of regular and alternate members as the RMR Community Association Board may deem appropriate. But in no event will there be less than three or more than seven regular members, nor less than one nor more than three alternate members. In this case, each of the members will be appointed by and serve at the discretion of the Board. Additional regulations governing the appointment of ADRC/ADC members are outlined in Section 10.1 of the CC&Rs.

2. Meetings

The ADRC/ADC will meet on a regularly scheduled basis as determined feasible and necessary to perform their duties during development of the property. The vote of a majority of the members will constitute an act by the ADRC/ADC. The ADRC/ADC will keep on file all submittals and copies of written responses to Owners and their consultants to serve as a record of actions taken.

3. Address

The contact information for Architectural Design Review Committee is:

RMR HOA c/o
Shelley Dalebout
P.O. Box 571
Midway, Utah 84049
Tel: 214-207-4002
rivermeadowsranchhoa@gmail.com

This address will be the place for submittal of plans and specifications for review and also where current copies of these Design Guidelines and CC&Rs can be obtained.

4. Resignation of Members

Any member of the ADRC/ADC may, at any time, resign from the Committee upon written notice delivered to the Board.

5. Amendment of Design Guidelines

The ADRC/ADC may, from time to time at its sole discretion, amend or revise any portion of the Design Guidelines. All such amendments or revisions must be appended to and made a part of the Design Guidelines. Administrative changes may be made in a like manner by the ADRC/ADC. Changes of a substantive nature may be recommended by the ADRC/ADC for consideration by the Board.

6. Liability

Neither the ADRC/ADC, nor any member thereof, including Wentworth Development LLC, RMR Community Association, its members, managers, employees, agents, and affiliates will be liable to any Owner or other person for any loss or damage claimed on account of any of the following: • The approval or disapproval of any plans, drawings and specifications, whether or not defective. Owners acknowledge that the ADRC/ADC is not reviewing plans, drawings or specifications for structural soundness, adherence to codes, or other similar purpose, but only with the intent of determining whether such plans, drawings and specifications comply with the provisions of these Design Guidelines. Neither the

ADRC/ADC nor any of its individual members, whether or not such member is a licensed or registered design professional, will have any liability as architect, engineer, landscape architect or other design professional.

- The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications regardless of any inspections by the ADRC/ADC during the course of construction.
- The development or manner of development of any property within RMR.
- The inspection or approval of any improvements within RMR

Every Owner or other person, by submission of plans and specifications to the ADRC/ADC for approval, agrees that no action or suit against the ADRC/ADC, any of its members, the RMR Community Association, the Declarant or the Developer, will be brought as a result of any action taken by the ADRC/ADC.

Approval by the ADRC/ADC of any improvement at RMR only refers to the RMR Design Guidelines and in no way implies conformance with local government regulations. It will be the sole responsibility of the Owner to comply with all applicable government ordinances and/or regulations, including but not limited to zoning ordinances and local building codes.

7. Delegation of Authority

The ADRC/ADC may delegate any or all of its Design Review responsibilities to one or more of its members, acting as a subcommittee of the ADRC/ADC, and/or a professional design consultant retained by the ADRC/ADC on behalf of the Board. Upon such delegation, the actions of such members or consultants will be equivalent to action by the Committee as a whole.

8. Governance

APENDIX A

APPROVED PLANT LISTS

Indigenous Plant List (Xeriscape)

Approved Native and Compatible Plant List (natural areas)

Additional Approved Plant List (building setback)

INDIGENOUS PLANT LIST
Xeriscape (only on Hillside Lots)
Natural Area

(No permanent irrigation allowed; however drip irrigation for establishment recommended)

Trees

<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Picea pungens</i>	Colorado Spruce
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus virginiana</i>	Chokecherry
<i>Quercus gambellii</i>	Gambel Oak

Shrubs

<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry
<i>Artemisia tridentata</i>	Big Sage
<i>Gutierrezia sarothrae</i>	Snakeweed
<i>Purshia tridentata</i>	Antelope Bitterbrush
<i>Rosa woodsii</i>	Wood's Rose
<i>Symphoricarpos occidentalis</i>	Western Snowberry

Perennial Flowers

<i>Achillea millefolium</i>	Western Yarrow
<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot
<i>Helianthus</i>	Sunflower
<i>Wyethia amplexicaulis</i>	Mule's Ear
<i>Allium acuminatum</i>	Wild onion
<i>Castilleja chromosa</i>	Indian Paintbrush
<i>Lupinus spp</i>	Lupine

Geranium spp	Wild Geranium (indigenous sp)
Penstemon spp	Penstemon
Erigeron spp	Fleabane
Eriogonum umbellatum	Umbrella Buckwheat
Vicia Americana	American Vetch
Oenothera spp	Evening Primrose
Calachortus nuttallii	Sego Lilly
Aster spp	Aster
Sphaeralcea spp	Globemallow

Grasses (for un-mown/natural areas)

Agropyron smithii	Western Wheatgrass
Agropyron spicatum	Bluebunch Wheatgrass
Bromus marginatus	Mountain Brome
Carex spp	Carex
Elymus cineris	Great Basin Wildrye
Festuca ovina	Sheep fescue
Koeleria cristata	Prairie Junegrass
Oryzopsis hymenoides	Indian Ricegrass
Poa pratensis	Kentucky Bluegrass
Poa bulbosa	Bulbous Bluegrass
Sitanion hystrix	Bottlebrush Squirreltail
Stipa spp	Needle Grass

APPROVED NATIVE AND COMPATIBLE PLANT LIST

Natural Areas

More Draught Tolerant Species

(supplemental irrigation recommended)

Trees

Acer ginnalla	Amur Maple
Acer glabrum	Rocky Mountain Maple
Alnus incana	Alder
Betula occidentalis	Western Water Birch
Craetaegus douglasii	Black Hawthorne
Picea pungens	Colorado Spruce
Picea omorika	Serbian Spruce
Pinus aristata	Bristlecone Pine
Pinus nigra	Austrian Pine
Populus acuminata	Cottonwood
Populus tremuloides	Quaking Aspen
Prunus virginiana	Chokecherry
Quercus gambellii	Gambel Oak

Shrubs

Amelanchier alnifolia	Saskatoon Serviceberry
Artemisia tridentata	Big Sage
Cercocarpus ledifolius	Curleaf Mountain Mahogany
Chrysothamnus nauseosus	Rubber Rabbitbrush
Cornus stolonifera	Red Osier Dogwood
Juniperous sp	Juniper
Pachystima myrsinites	Mountain Lover
Physocarpus malvaceus	Ninebark
Potentilla fruticosa	Potentilla
Purshia tridentata	Antelope Bitterbrush
Ribes alpinum	Alpine Currant
Phus glabra	Smooth Sumac
Rosa woodsii	Wood's Rose

Salix exigua

Coyote Willow

Symphoricarpos occidentalis

Western Snowberry

Perennial Flowers

Achillea millefolium

Western Yarrow

Aconitum columbianum

Monkshood

Allium acuminatum

Wild Onion

Aquilegia caerulea

Columbine

Arctostaphylos uva-ursi

Kinnickinnick

Aster alpinus

Alpine Aster

Balsamorhiza sagittata

Arrowleaf Balsamroot

Campanula carpatia

Bellflower

Fragaria

Strawberry

Geranium spp

Wild Geranium (indigenous species)

Gaillardia aristata

Gaillardia

Helianthus

Sunflower

Lupinus spp

Lupine

Penstemon spp

Penstemon

Oenothera spp

Evening Primrose

Sedum acre

Utah Sedum

Sphaeralcea spp

Globemallow

Viguiera multiflora

Showy Goldeneye

Wyethia amplexicaulis

Mule's Ear

Grasses

Agropyron smithii

Western Wheatgrass

Agropyron spicatum

Bluebunch Wheatgrass

Bromus marginatus

Mountain Brome

Carex spp

Carex

Elymus cinereus

Festuca ovina

Koeleria cristata

Oryzopsis hymenoides

Poa pratensis

Poa bulbosa

Sitanion hystrix

Stipa spp

Great Basin Wildrye

Sheep Fescue

Prairie Junegrass

Indian Ricegrass

Kentucky Bluegrass

Bulbous Bluegrass

Bottlebursh Squirreltail

Needle Grass

ADDITIONAL APPROVED PLANT LIST

Building Setback (irrigation recommended)

Trees

Acer ginnalla	Amur Maple
Acer glabrum	Rocky Mountain Maple
Alnus incana	Alder
Betula occidentalis	Western Water Birch
Craetaegus douglasii	Black Hawthorne
Picea pungens	Colorado Spruce
Picea omorika	Serbian Spruce
Pinus aristata	Bristlecone Pine
Pinus nigra	Austrian Pine
Populus acuminata	Cottonwood
Populus tremuloides	Quaking Aspen
Populus tremula 'erecta'	Swedish Aspen
Prunus padus	Mayday Tree
Prunus virginiana	Chokecherry
Quercus cambellii	Gambel Oak
Salix spp	Willow
Sorbus scopulina	Dwarf Mountain Ash

Shrubs

Amelanchier alnifolia	Saskatoon Serviceberry
Artemisia tridentata	Big Sage
Cercocarpus ledifolius	Curleaf Mountain Mahogany
Chrysothamnus nauseosis	Rubber Rabbitbrush

Cornus stolonifera
Cotoneaster spp
Euonymus alatus
Juniperous spp
Lonicera spp
Pachystima myrsinites
Physocarpus malvaceus
Pinus mugo (dwarf spp)
Potentilla fruticosa
Purshia tridentata
Ribes alpinum
Rhus
Rosa woodsii
Salix spp
Salix purpurea
Symphoricarpos alba
Yucca spp

Red Osier Dogwood
Cotoneaster species
Burning Bush
Juniper
Honeysuckle
Mountain Lover
Ninebark
Mugo Pine
Potentilla
Antelope Bitterbrush
Alpine Currant
Sumacs
Wood's Rose
Coyote Willow
Blue Arctic Willow
Snowberry
Yucca

Perennial Flowers

Achillea millefolium
Aconitum columbianum
Alcea rosea
Allium acuminatum
Aquilegia caerulea
Armeria caerulea
Artemisia schmidtiana
Aster alpinus
Balsamorhiza sagittata
Campanula carpatia
Cerastium tomentosum
Coreopsis

Western Yarrow
Monkshood
Hollyhock
Wild Onion
Mountain Columbine
Sea Pinks
Silvermound
Alpine Aster
Arrowleaf Balsamroot
Bellflower
Snow in Summer
Coreopsis

Delphinium
Dianthus
Dicentra spectabilis
Geranium spp
Gaillardia aristata
Helianthus
Heuchera
Iris missouriensis
Iris siberica
Linum lewisii
Lupinus spp
Monarda didyma
Nepeta mussini
Penstemon spp
Papaver oriental
Oenothera spp
Rudbeckia hirta
Sedum spp

Larkspur
Dianthus
Bleeding heart
Geranium
Gaillardia
Sunflower
Coral Bells
Western Sweet Flag
Siberian Iris
Blue Flax
Lupine
Bee Balm
Nepeta
Penstemon
Poppy
Evening Primrose
Daisies
Sedum

Grasses

Agropyron smithii
Agropyron spicatum
Aristida purpurea
Boutelous curtipendula
Bromus marginatus
Carex spp
Elymus cinereus
Festuca arundinacea
Festuca ovina
Festuca ovina 'glaucua'
Festuca rubra

Western Wheatgrass
Bluebunch Wheatgrass
Purple Threeawn
Side Oats Grama
Mountain Brome
Carex
Great Basin Wildrye
Tall Fescue
Sheep Fescue
Blue Fescue
Red Fescue

Koeleria cristata
Miscanthus
Oryzopsis hymenoides
Phalaris arundinacea
Poa alpine
Poa bulbosa
Poa secunda
Sitanion hystrix
Stipa spp

Prairie Junegrass
Maidengrass
Indian Ricegrass
Reed Canarygrass
Alpine Bluegrass
Bulbous Bluegrass
Sandberg Bluegrass
Bottlebrush Squirreltail
Needle Grass

Groundcovers

Aegopodium
Arctostaphylos uva-ursi
Gallium odorata
Fragaria
Lysimanchia numularia
Mahonia repens
Phlox subulata
Sedum acre
Thymus serpyllum
Thymus
Vinca minor

Snow of the Mountain
Kinnickinnick
Sweet Woodruff
Strawberry
Creeping Jenny
Creeping Oregon Grape
Phlox
Utah Sedum
Mother of Thyme
Woolly Thyme
Vinca

Vines

Lonicera

Dropmore
Honeysuckle

Scarlet

APENDIX B

DESIGN REVIEW SUBMITTAL CHECK LIST DESIGN REVIEW SUBMITTAL CHECK LIST

1. PRE-DESIGN CONFERENCE (Must occur prior to commencement of design)
 - Confirm sign off on conditions depicted in the Individual Lot Plan (to be completed at time of lot purchase)
 - Review Design Guidelines, CC&Rs and Wasatch County codes and ordinances
 - Schedule meeting with a member or members of the ADRC/ADC on site
 - Discuss driveway configuration and any special site opportunities and constraints
 - Obtain copy of Design Review Application
 - Ask and answer questions related to the design and approval of residences at River Meadows Ranch

2. PRELIMINARY DESIGN SUBMITTAL
 - Site plan with topography
 - Survey with legal description
 - Floor plans
 - Exterior elevations
 - Preliminary landscape plan
 - Preliminary lighting plan
 - Supplemental drawings, materials and studies requested during the Pre-Design Conference
 - Review fee and application

RESULT: Approval or denial from the ADRC/ADC within 45 days

3. FINAL DESIGN SUBMITTAL
 - Final site plan
 - Final floor plans
 - Roof plan
 - Building section

- Exterior elevations
- Materials sample board for exterior materials
- Final landscape plan
- Final lighting plan
- Construction site plan
- Complete set of construction documents (plans and specifications)
- Structural certifications
- Construction time schedule
- Proof of bond

RESULT: Final approval or denial from the ADRC/ADC within 30 days

4. OBTAIN COUNTY BUILDING PERMIT

5. CONSTRUCTION COMMENCEMENT (within 12 months of final ADRC/ADC approval)

6. CERTIFICATE OF FINAL CONSTRUCTION APPROVAL

- Issued by the ADRC/ADC upon completion of construction and all required inspections