

SAHALE DESIGN GUIDELINES

The Design Guidelines contain both absolute requirements and general guidelines for preferred design principles. The interpretation and application of the more general guidelines will be left to the discretion of the DRC (Design Review Committee). This will allow judgment, discretion, and flexibility to address the unique characteristics of each Single-Family Homesite. It should be understood, however, that the overall goal of the DRC is to apply the Design Guidelines in a fair and impartial manner to all properties in the development. Approval of any variances or deviations will take into consideration the special merit and design creativity, within an overall consistency with the Design Guidelines. ***No decision made by the DRC will set precedence for any other application presented to the DRC.***

Zoning

All land use and buildings shall be in compliance with all zoning and land use ordinances as well as all regulations of the municipalities and agencies governing the project.

Architectural Control

Declarant reserves to itself and is hereby granted the sole right and exclusive authority to resolve all architectural issues in this Project in order to insure the harmony of design and quality of construction and materials. All architectural designs, plans, fencing, specifications and construction materials must be reviewed and approved by the Declarant in writing, and must be consistent with, in congruity with and not in conflict with the Development Agreement with the County. In the event of any conflict, inconsistency or incongruity, the provisions of the Development Agreement shall in all respect govern and control.

No Waiver of Future Approvals.

The approval of the DRC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whatever subsequently or additionally submitted for approval or consent.

Variance

The DRC may authorize variances from compliance with any of the architectural guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations require but only in accordance with its duly adopted rules and regulations, and prior written consent of the County Board of Adjustment. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) to stop the DRC from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit or the terms of financing shall not be considered a hardship warranting a variance.

Aesthetics

Decisions of the DRC may be based on purely aesthetic considerations. Each Owner, by virtue of his acceptance of a deed to a Lot or other document of conveyance, acknowledges that opinions on aesthetics matters are subjective and may vary as DRC members may change over time.

Size and Massing

All Homes shall be single-family dwellings with no more than two stories above the natural grade and no less than a three-car garage. Garages must not face the street; however, one bay of a three-car

garage and two bays of a four-bay garage may face the street.

All homes shall have at least 2000 SF of finished ground floor living space, above grade, exclusive of garages. Basements do not qualify as ground floor living space.

Architectural Style

While a diverse variety of architectural styles are allowed, it is important that a true and authentic architectural style is established and that the characteristics and precedents of that style are fully integrated throughout the design. Each applicant will be required to declare a specific architectural style and will be expected to justify the proposed design and detailing.

To encourage harmony with the surrounding area and natural terrain, more traditional styles such as Craftsman, Prairie, Farmhouse are generally appropriate. Mountain-Contemporary or Mountain Modern styles are also appropriate, but should blend with and compliment the natural surroundings. Styles that are not allowed and generally discouraged include, but are not limited to the following: Suburban Tract Housing, Victorian, Log Home, Prefabricated or Modular Homes.

Building Materials

Home exteriors must consist of at least two (2) types of approved construction materials. All material and color selections must be approved by the DRC. Such selections must include actual selection specification as well as a physical sample. Material Boards are encouraged, but an adequate electronic sample may be accepted. All exterior materials must be consistent and compositional on all sides of the home. Using one material on the front and another on sides and rear will not be allowed.

Masonry

All masonry products must be natural, full-scale materials. Full-bed natural stone is encouraged at perimeter of home to cover any exposed foundation and to protect more vulnerable materials from standing snow and weather. Any use of masonry materials must be consistent around all sides of home. All wainscot areas must terminate at an inside corner. Natural stone veneer may be used, only if full dimensions stones are used at outside corners and door and window sills, so as to appear as full bed stone. Brick may be used as an alternative to stone at the discretion of the DRC. Artificial or cultured stone is not allowed.

Siding

Natural wood siding is encouraged, though architectural grade fiber-cement materials may be used. The size, scale, and application should be used, so as to represent natural wood siding applications. Stucco, aluminum or vinyl siding is not allowed. Architectural steel products may be considered with certain architectural styles.

Roofing

All Homes shall be constructed with a minimum of 30-year architectural or superior grade asphalt shingles. Metal roofs are allowed on pitches and where architecturally appropriate. Transitions in the roof are allowed to be flat. TPO is allowed as long as it is covered with a gravel ballast. All metal roofs must be of natural color and patina. Painted metal roofs are not allowed, except when colors accurately represent natural colors and patinas, and must be approved by the DRC.

Roof Pitches will vary depending on the selected architectural style, however it is expected and even required that roof pitches be true and authentic to the proposed architectural style.

Windows

Aluminum-clad wood windows are encouraged, though fiberglass or other composites may be

considered. Vinyl windows are not allowed.

Soffit and Fascia

Soffits are encouraged to be of natural wood, though metal or composite materials may be considered. Fascia dimensions should be 10” or greater with at least 1 step. Solid natural wood, fiber cement, or stepped metal clad fascia materials are acceptable. Any metal cladding must be heavy gauge.

Color of Materials

Careful consideration should be given to the color selection of all exterior materials of the home. Colors should generally be of earth tone and blend with or compliment the natural surrounding colors. Loud or bright colors are generally discouraged. Whites are allowed, but only in soft muted tones.

Setbacks and Height Limit

All setback height limit requirements as per Wasatch County Municipal Code.

Geological Considerations

All owners are advised to obtain at their own expense a geotechnical report and recommendation for their specific property prior to initiating the design and construction of any structures. Such reports should be provided by a licensed geotechnical engineer. It is the owner’s responsibility to see that any and all recommendations are carried out to mitigate any and all unforeseen geotechnical hazards.

Slope and Drainage Control

No structure, plant, improvement or other material may be placed or permitted to remain, or other activities undertaken which may damage or interfere with established lot sizes or dimensions, create erosion or sliding problems, or which may change the direction or flow of drainage channels, or obstruct or retard the flow of water through the channels.

The slope control area of each Lot and all improvements therein shall be maintained continuously by the Owner of the Lot, excepting those improvements for which a public authority or utility company is expressly responsible.

It shall be the responsibility of the Owner to see that his Lot strictly conforms to the grading and drainage plan established by the Declarant, and the County.

For purposes of this subsection, the term "established drainage pattern" shall mean the drainage pattern, facilities, and improvements in existence at the time a Lot is conveyed to a home purchaser by the Declarant, its successor or assigned.

Within these easements and rights of way, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in, on or about the easements and rights of way, or which may obstruct or retard the flow of water through the drainage channels in the easements and rights of way. The easement and right of way area of each Lot and all improvements within said area shall be maintained continuously by the Owner, excepting those improvements for which a public authority or utility company is expressly responsible.

Each Owner shall be responsible to develop, improve, and landscape his Lot in a manner consistent with the land drain system and the established drainage pattern, and so as not to detract from, interfere with, or impair or the land drain system or the established drainage pattern on any other Lot within the Project. No changes to the land drain system or the established drainage pattern on any Lot shall be permitted without the prior written consent of the County.

Each Owner shall be strictly liable for any loss, damage or claim caused to person or property in the Project caused by his negligence or carelessness.

Accessory Buildings

All setback and height limit requirements as per Wasatch County Municipal Code.

Accessory Buildings are considered “conditional uses” which require the approval of the County and the DRC. Each application to construct or install an Accessory Building will be evaluated separately by the DRC and approved or disapproved on a case-by-case basis, subject to the following guidelines.

Any detached accessory building must conform in design and materials with the primary residential home or demonstrate a historically authentic outbuilding.

No metal sheds or barns are allowed. No prebuilt or prefabricated outbuilding, tent, shack, shed or other detached buildings are permitted.

An Accessory Building that houses animals or poultry shall be located no less than fifty feet (50') from any Home. Detached buildings must use the same building materials and be of the same style and colors as the Dwelling Unit.

Other Accessory Building styles and colors that complement the primary residence may also be considered.

Conditional Use

Conditional uses may be allowed for a swimming pool, cabana, equipment building, and outdoor recreational activities, such as an athletic court, tennis courts, basketball court and so forth. To obtain permission for a conditional use, the Owner shall submit a written application to the DRC with plans and specifications. The DRC will review the application and submit a written acceptance or denial. Conditions may be imposed the DCR may charge an application and review fee. The DRC may require samples of proposed construction materials. Any application not expressly approved in writing shall be considered denied and any such unapproved improvements shall be considered non-conforming and the Owner may be required to remove the improvements and restore the property to its prior condition at owner's sole cost and expense.

Fencing

All Lot fencing installed or constructed by an Owner must be expressly approved in writing by the DRC. This includes the location, construction materials, colors, dimensions, etc. A request may be denied. No fence or similar structure shall be placed in any front yard by an Owner. No fence or similar structure shall be placed in any side or rear yard in excess of six (6') feet in height.

“3 Rail” or another open fencing design is encouraged. Where full height fencing is required for enclosure of pool or containment, open iron fencing is preferred. Vinyl fencing is not allowed.

Chain link fencing is strictly prohibited, unless used to enclose sports courts, in which cases they will be required to be coated and colored black or green.

If there is a dispute about fencing, the decision of the DRC shall be final, binding and conclusive.

Lighting

Each Owner is responsible at his sole expense to install and maintain an adequate yard lighting or lights.

Mailbox

Each Owner is responsible at his sole expense to install and maintain a mail box materials and construction of mailbox should be consistent with materials and construction of the home. Example, if masonry is used to build mail box enclosure, then it must match the masonry exterior on the Home.

Trails

All abutting properties shall maintain the trails according to County Standards and Maintenance procedures.

Landscaping

All Lot landscaping, grading, and drainage is subject to the following covenants, conditions, restrictions and easements, and shall be completed strictly in accordance with any Landscaping guidelines adopted by the Declarant or the DRC (which landscaping guidelines may be adopted, amended, supplemented, or otherwise modified by the Declarant or the DRC from time to time) so as to comply with and not impair all applicable ordinances and flood control requirements.

- a) Each Owner is obligated to install landscaping on his lot at his sole expense.
- b) All Lot landscaping must be completed within nine (9) months of the date of completion of the Unit on such lot.
- c) Landscaping shall include, by way of illustration but not limitation, the planting of a lawn and/or other appropriate ground cover, planting beds, appropriate bushes and shrubs, and the planting of trees.
- d) Trees, lawns, shrubs, or other plantings placed on a Lot shall be properly trimmed, maintained and replaced by the Owner.
- e) Any weeds or diseased or dead lawn, trees, ground cover, bushes or shrubs shall be removed and replaced.
- f) All replacement trees must also satisfy the requirements of the street tree planting plan adopted by the Declarant or the DRC (which street tree planting plan may be adopted, amended, supplemented, or otherwise modified from time to time).
- g) The landscaping of a Lot may not adversely affect the value or use of any other property or detract from the original design scheme and appearance of the Community.
- h) No concrete, cement or masonry products, pavers, brick, stone, cobblestone, tile, terrazzo, slabs, slate, rocks, pebbles, gravel, permeable pavements and so forth or other artificial or impermeable surfaces (collectively "Controlled Surfaces") may be installed or constructed as landscaping in the front, side or rear yards of a Lot without the express prior written consent of the DRC.
- i) Front, side or rear yards constructed primarily or substantially of Controlled Surfaces are prohibited.
- j) Should any owner fail to comply with the provisions of this Section, the Declarant or the DRC shall have the right to seek an order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof or to recover damages, or both, and shall also have the authority but not the obligation to complete the landscaping or restore the Lot to

its original condition without being guilty of a trespass, and require the Lot Owner to pay the cost of labor and materials. Nothing in this Section shall be interpreted to limit any other remedy available to the Association or Declarant with respect to such noncompliance.

- k) The cost and expenses incurred, including a reasonable attorney's fee, whether or not a lawsuit is filed, shall be considered the personal obligation of the Lot Owner and shall constitute a lien on the interest of the Owner in such Lot, enforceable at law or equity, until payment is made.

Planting

As part of the final landscaping, each owner shall install the following trees at minimum:

Front Yard

- (6) Deciduous or Coniferous Trees - 2" caliper min.

SAHALE DESIGN REVIEW

Plans for new building, site, or landscape construction, as well as plans for renovation, expansion, or refurbishing of existing buildings and landscape must receive final approval by the DRC, prior to commencement of construction. Individual applicants are responsible for ensuring they are in possession of and in compliance with the latest version of the Design Guidelines.

Any proposed changes from the DRC-approved plans must be presented and approved by the DRC prior to any construction of that change. This includes changes to the site, landscape, and building exteriors. All changes must be drawn by the original architect/home designer and presented by the general contractor.

Design approval will consist of a two-phase process, beginning with Preliminary Design approval, followed by Final Design approval. Final Design approval must be granted by DRC, prior to owner submitting any plans to local municipality for a Building Permit.

Preliminary Design Review

The DRC will review the Preliminary Design for the project. The Preliminary Design must convey the design intent of the project within the context of the site. A set of PDF plans to be sent to the DRC by email.

Preliminary Design Set:

Existing Site Conditions / Survey

Survey by licensed surveyor including topography, boundaries, utilities, setbacks, and easements. Actual locations of and sizes of existing trees must be indicated.

Proposed Site Plan

Showing property boundaries, easements, existing and new grading, building footprints and roof overhangs, all other improvements, area of disturbance, maximum site coverage, and existing vegetation.

Schematic Floor Plans

Showing proposed interior and exterior spaces, including door and window locations. General dimensions, floor elevations, and area calculations must be clearly indicated.

Schematic Roof Plan

Indicating roof pitch and direction of slope, materials, chimneys and major flues, ridges, valleys, hips and hinges, with exterior walls dashed.

Exterior Elevations

Provide elevations for each side of building(s). All exterior materials to be shown graphically and specified. Also indicate existing and proposed grading with finish floor elevations, as well as building height limit.

Landscape Plan

Schematic plan showing existing vegetation to remain, vegetation to be removed, and proposed vegetation. Also indicate Proposed Area of Disturbance. All disturbed area to indicate proposed

restoration measures.

3D Model

Physical or digital 3D Model that adequately illustrates buildings scale and massing. Model to include all proposed buildings, as well as accurate existing terrain, with proposed grading.

Material Samples

Physical or Electronic Material samples with manufacturer specifications and color selections for the following: Roofing, Siding, Masonry, Metal Drips, Flashings, Hardware, Window Sash, Exterior Decks and Hardscapes. Materials locations must be clearly referenced to Exterior Elevations.

Application and Fees

Application fees must be received at time of application.

The Preliminary Design Plan Set is to be sent to the DRC via email or delivered in person.

Once approved, the DRC will provide conditional approval to proceed with production of the Final Plan Set and full construction documents. Any conditions listed in preliminary approval, must be incorporated in the Final Plan Set.

Final Plan Review

The DRC will review the Applicant's Final Plan Set, which shall consist of the full set of Construction Documents. The Final Plan Set must be prepared by a licensed Architect or other qualified Design Professional, and must be submitted to the DRC prior to applying for a building permit. Applicants will be notified in writing of the DRC's Final Review Comments.

Final Plan set shall include the following at minimum:

Final Plan Set:

Site Plan – indicating access drive and parking, existing trees to be saved and those to be removed, site grading and drainage (with existing and final topography), utility locations and tie-in points, setbacks, area of disturbance, maximum site coverage calculations, property boundaries and easements, building footprint and roof plan, decks and patios.

Foundation Plan – indicating elevations for all top of foundation walls and top of footings. Also indicating unexcavated areas, and crawl space areas.

Building Floor Plans - indicating overall building dimensions, room layouts, mechanical rooms and flue/duct chases, window and door locations, meters and utility connections.

Roof Plan – indicating roof pitch and direction of slope, materials, chimneys and major flues, ridges, valleys, hips and hinges, ridge vents, snow guards, gutters, and exterior walls below.

Exterior Building Elevations – indicating building height (with natural grade shown dashed); exterior materials indicated and described for walls, stairs, railings, flashing, chimney and sill caps, etc.; window and door locations and configurations; all exterior trim with sizes indicated; exterior

express structural components.

Building Sections – indicating roof, walls, floors, porches, terraces, patios, decks, exposed structure, room names, and finished grade (1/4" = 1'0" min. scale).

Exterior Building Details – indicating the visual expression of materials, structure, finishes, trim, soffit and fascia, railings, chimney caps, and other such detail components that describe the building.

Landscape Plan – indicating existing trees to be saved and removed; planting plan by species and size of all proposed trees, shrubs and ground cover; all "hardscape" and deck areas; driveway, maneuvering, and parking areas; retaining walls; fences and privacy walls; exterior lighting, etc.

Material and Color Board – describing, through actual samples, all exterior materials and colors of the project. A color board must be submitted with any final submission.

Construction Management Plan (CMP) – illustrating the proposed strategy for managing the jobsite. The CMP shall include the location construction parking areas, snow storage areas, waste receptacle locations, location of construction trailer, construction parking areas, snow storage areas, waste receptacle locations, sanitary facility locations, and concrete washout pan location. Scale shall be the same as Site Plan. Construction parking is curb to asphalt on the side of the road the project is being built. No construction parking is ever allowed in the native areas.

Updated 3D Model – required only if significant changes are made to the Preliminary Design.

Application and Fees – with Application wet-stamped by the licensed Architect or Engineer who prepared the submittal.

The Final Plan Set is to be sent to the DRC via email or delivered in person.

The DRC is expressly empowered and authorized to deny any application, sketch plan, or Final Plan for whatever reasons it deems prudent and, in so doing, shall have the right to take into consideration, among other things, the suitability of the proposed improvement, the materials of which it is to consist of, the site upon which it is proposed to be erected, the harmony thereof with the surroundings, and the effect of said improvement on the outlook from neighboring properties or the street.

Once approved, the DRC will provide a stamp or letter, certifying that the Final Plans are approved and ready to proceed with permit application.