

The Reserve at Crimson Ridge

Design Guidelines

Design Philosophy

The Reserve at Crimson Ridge is set on the Northern slopes of a mountainous area surrounding the Pineview Reservoir. The views into the Eden Valley are magnificent. The mountain environment created by the natural beauty of the rolling slopes and the native plants all combine to establish an environment that the community hopes to develop and continue.

The development of each of the home sites will require a serious design consideration regarding the natural environment. The Design guidelines have been prepared by architects and the developer. It is our intent to provide open space between some homes of structures and grouping of other structures whatever the site dictates.

The guidelines will provide a library of profiles, materials and suggestions for layout of the homes. The intent is to enhance the environment and provide a mountain scale for the structures. The sketches in the design guidelines will have similarities in the color and materials, but variation in the architectural profile will provide the variations in the community.

Each of the sites has unique features that will provide a design team the opportunity for creative planning. We are asking that pre-conceived designs or “canned plans” from other communities will not be considered.

The design will require the following investigation of the site: views, relationships to other homes, native landscapes, natural slopes, amount of cutting of the grade and other elements that may be unique to the site. An architectural review committee has been established that will assist the clients, architects and design team in the evaluation of the site and the preparation of the preliminary and final construction drawings. For this reason, the Architectural Review Process has been established, encompassing the following five phases:

1. The **Pre-Design Conference**, during which each home site Owner along with his or her architect may review their ideas and the natural characteristics of the home site with a representative of the Architectural Review Committee before any plans are prepared. It is required that these meetings take place at the home site and that the owner’s architect is present.
2. The **Preliminary Submittal**, at which time the Architectural Review Committee will review conceptual plans to ensure conformance with the Design Guidelines, before the Owner finalizes his design.

3. The **Final Submittal**, at which time the Architectural Review Committee will review final construction documents to confirm that they are consistent with the previously approved preliminary plans.
4. The **Pre-Construction Conference**, during which each builder will review the construction regulations with a representative of the Architectural Review Committee to ensure understanding of, and future compliance with, these regulations.
5. The **Final Inspection** of the improvements by a representative of the Architectural Review Committee to determine whether actual construction has been completed in strict compliance with the approved plans and Design Guide.

It is required that an Owner retain a licensed Architect for planning and design to ensure a thorough analysis and understanding of a particular home site as well as the Owner's special needs and living patterns has been considered. Doing so also provides the ability for the owner to effectively communicate to the Architectural Review Committee the concept and design of a proposed residence or improvement.

The Architectural Review Committee specifically reserves the right to make subjective, as well as objective, determinations of whether the goals of the Architectural Standards and Design Criteria have been met by a particular site. This Design Guide may include requirements and limitations that are more restrictive than the provisions of the Declaration of Covenants, Conditions and Restrictions for The Reserve at Crimson Ridge.

2. SITE PLANNING GUIDELINES

The climate, terrain and landscape at The Reserve at Crimson Ridge are all important factors that must be considered in the design of any improvements to properties within the community. It is the intent of the following guidelines to ensure environmentally sound and aesthetically pleasing development at The Reserve at Crimson Ridge for the mutual benefit and enjoyment of all its owners.

2.1 Site Analysis

Site planning for individual home site improvements at The Reserve at Crimson Ridge relies heavily on site analysis efforts. Use a topographic survey prepared by a registered Civil Engineer or a licensed Land Surveyor that determines site forms. The location and design of proposed structures must relate to existing and planned trees, and orientation of the proposed improvements. Privacy must be considered and its impact on adjacent neighbors and nearby

rights-of-way. Consider privacy in site planning and in designing the architectural elements of the structure.

Every project shall begin with a Site Analysis prepared by the Architect and landscape Architect. The Analysis is used at the Pre-Design Conference to aid in the establishment of the home location on the site. At a minimum, the following items must be identified and sketched onto a copy of the survey.

- Topography and landform
- Orientation
- Property boundaries
- Required setbacks from all boundaries
- Impacts on the use of the site due to snow removal and storage
- Location of utilities serving the site
- Views both onto the site and from the site
- Wind patterns

2.2 The Approximate Building Location

The Approximate Building Location concept is a major component of the philosophy for site planning each individual home site. The Approximate Building Location is that portion of each home site within which the majority of the improvement, including structures, decks, walls, landscape improvements, grading, drainage swales, parking, garage back up area, fencing, and where all mechanical equipment must be located, this is the only area of the home site where alterations of, or disturbance to, the natural landscape may occur. The only disturbance allowed outside of the building box is the fourteen-foot maximum width driveway between the road and the residence. The final approximate building location will be determined after the preliminary submittal. In all cases the area of the residence should be predominately within the area of the building box. See landscape guidelines paragraph 4 (note the exception for small building boxes).

Approximate building locations may be adjusted only by authorization from the Architectural Review Committee and only for the purpose of integrating the house better with the natural contours of the site or other appropriate issues as determined by the Architectural Review Committee.

Should a homeowner purchase two or more lots the Approximate Building Locations may be combined with the approval of the Architectural Review Committee and any other required governmental authorities.

2.3 Site Work

A very limited amount of excavation or fill will be permitted on any home sites except where specifically allowed by the Architectural Review committee. Every attempt should be made to minimize the use of engineered building pads.

Removal of vegetation within any approximate building location will be permitted on a limited basis; however, it is understood that some selective pruning or removal of trees and shrubs will be necessary for the development of any home site. Owners are strongly encouraged to transplant all significant vegetation on their home site that is in the building area. Your landscape architect can advise you on this process. The Architectural Review Committee must first approve any cutting of trees or vegetation.

Great care must be taken in designing the site improvements around the existing vegetation so the root system remains intact and that its supply of water is maintained.

2.4 Grading and Drainage

Site grading and drainage must occur with minimum disruption to the home site, without altering natural drainage patterns as runoff leaves the home site and without creating conditions that could lead to soil erosion.

In some cases the Architectural Review Committee may allow the re-routing of a portion of a dranageway within the boundaries of the Approximate Building Location. This will be considered on a case-by-case basis and it should not be assumed it will be allowed in all cases. In order to be approved the relocated drainage way must take into account the possible loss of vegetation, the visual quality of the drainage way, and the master drainage plan.

Surface drainage upon and across any home site must be addressed through the implementation of sound construction and grading practices. Any improvement which creates an obstruction to surface flows, snow melt, or groundwater discharge resulting in a back-up of storm waters or an increasing or moving of predevelopment flow onto a neighboring homesite or common area parcel is prohibited.

Ground floor levels should be established at a vertical elevation such that the final placement of backfill, walks, drives, and porches will produce a positive drainage away from the structure in all directions. The inclusion of foundation waterproofing and a perforated pipe foundation drainage system is recommended.

Where necessary to produce the desired results and in accordance with Weber County requirements, the Architectural Review Committee may approve minimal grading as well as the use of multiple small retaining walls. However, grading that produces awkward or steep slopes that are not natural in their final appearance will not be approved. Cut and fill slopes may have a maximum ratio of 3:1 horizontal to vertical unless supported by an approved retaining wall.

All homesite grading must be limited to construction of driveways and other grading necessary for authorized construction. Due to predevelopment grading on some home sites, corrective grading will be allowed. Except for driveway access, erosion control, special landscape conditions, or utilities, no other grading is allowed outside the Approximate Building Location of any homesite.

No excessive excavation or fill will be permitted on any homesite. On some sensitive sites, grading may not be allowed at all. Every attempt must be made to minimize cut and fill necessary for the construction of a home. Excess fill may not be placed on a homesite, it must be legally disposed of outside of The Reserve at Crimson Ridge. Retaining walls and level building pads may be utilized only where necessary. Grading must be limited to that reasonably necessary for the construction of a home.

Excavation or fill must be limited to 4 feet vertically outside of structure where exposed to view except as approved on driveway excavations. However, the Architectural Review Committee reserves the authority to disapprove of any exposed excavation or fill transition that is abrupt, awkward or unnatural in appearance.

All cut and filled areas must be revegetated with approved plant material or seed mix. Retaining systems are required at vertical cuts. No excavation, fill, or removal of trees and other vegetation will be permitted until the applicants' final construction documents have been approved in writing by the Architectural Review Committee and the Pre-Construction requirements have been fulfilled. Actual wall heights and ground slopes will vary by location. Multiple retaining wall systems with intermediate landscaping must be used wherever a single wall would exceed four feet or otherwise appear excessively high. In some special cases high retaining walls may reduce the amount of disturbance to native vegetation and may be preferred. When constructing vertical retaining walls, consider sloping the base about 15 degrees from vertical to soften the impact of an otherwise vertical wall.

Grading near the setbacks may not result in abrupt transitions to adjacent home sites or streets. No structures may be constructed on portions of a homesite where the slope exceeds 30 percent.

When cuts and fills are required, the maximum slope must be 3 to 1 to allow for natural vegetation, anything steeper than that will require an approved retaining wall unless special conditions exist on the site. Some special soil conditions may require a shallower slope such as 4 to 1.

2.5 Access Drives

A single driveway only may access each homesite. This access point should be resolved in the pre-design conference. Access drives shall be located to preserve and avoid important natural features, such as large or significant plant materials, drainage ways, rock outcroppings, and to minimize disruption of the existing landscape. Additionally, homeowners need to consult Weber County Ordinances that govern driveways.

The graded or paved surface of an access drive shall not exceed 14 feet in width. Driveways may widen once inside the Approximate Building Location to allow for proper maneuvering space. Driveway surfaces and certain landscaping are the only improvements allowed outside the Approximate Building Location with the exception of underground utilities servicing the homesite. Some limited encroachment may be considered where unique terrain, vegetation constraints, or

limited homesite width may warrant. The proposed driving surface is subject to approval by the Architectural Review Committee. Driveways are encouraged to be colored exposed aggregate concrete, pavers, stamped or colored concrete, natural stone, or other pattern and texture methods. Asphalt drives will be permitted but must be maintained properly. No uncolored concrete is permitted. A 12-inch concrete or metal culvert drainage pipe shall be installed where necessary beneath each access driveway, between the road shoulder and the property line, unless otherwise approved by the Architectural Review Committee. In some cases the pipe size may be too large to install due to site conditions. If this is the case, the Architectural Review Committee will consider an alternative. Larger pipe may be necessary due to run off design.

The invert flow line of the pipe shall be aligned and sloped so that ditch/drainageway storm flows will continue smoothly and unimpeded beneath the driveway crossing. The exposed ends of the pipe shall be aesthetically finished with stone headwalls.

Stone headwalls must be constructed in accordance with The Reserve at Crimson Ridgestandards adopted by the Committee.

2.6 Garage Location

Driveway access and garage location lend significant shape to the design and placement of the home. In order to minimize the impact on the community, garage doors may not face the street. Two exceptions to this would be if a side entry garage would require grading that may have more impact than a front facing garage or if height restrictions limit building orientation. This issue needs to be resolved during the Pre-design Meeting. Where possible, locate the driveway where it requires the least amount of cut or fill. Garage locations for each lot are as shown.

2.7 On-Site Parking

Each homesite must have an area for the parking of two guest automobiles within the Approximate Building Location. Homeowners who possess trucks, buses, motor homes, campers, boats, trailers, motorcycles, or any other motorized vehicles must be within an enclosed garage so as to be completely hidden from view.

2.8 Utilities

Utility services are generally stubbed to the front property line of each homesite. Sewer, gas, electricity, telephone and cable television service locations are clustered (usually with those of one adjacent homesite) in a utility easement located on one of the front corners of each homesite. The extension of services from these stub locations to the residence shall be the responsibility of each Owner and shall be routed to minimize disruption to the natural landscape. Utility trenches may not encroach into any required setback except where they cross the front natural area of the homesite between the service tap and the Approximate Building Location. All disturbed areas of the site must be restored to their natural condition as nearly as possible. Information regarding connection procedures may be obtained by contacting the respective utility companies.

2.9 Walls and Fencing

Site walls or fences must appear as a visual extension of the residence using similar materials and finishes. In no case will site walls or fences be permitted to arbitrarily delineate the Approximate Building Location.

It is understood that such walls or fences may define pet run or small yards, courtyards or terraces in close proximity to the residence for the purpose of privacy. No fence may outline the property line. Privacy or screen walls must not exceed six feet in height, measured from existing natural grade, and they may not encroach outside the Approximate Building Location. Fencing material must be of wood or stone. The use of ornamental iron or other metal fencing is subject to approval by the Architectural Review Committee. Chainlink, metal, plain concrete block, (unless veneered with stone) or wire fencing is prohibited.

Structural retaining walls may not exceed an above natural grade height of four feet unless otherwise approved. Multiple terraced retaining walls must be utilized where the overall height of retained earth exceeds six feet. Where multiple retaining walls are used, a four-foot planting area unless otherwise approved must separate each tier. Tiered retaining walls cannot exceed twelve feet above natural grade. Exception to this would be in the case of uphill rear terraces where a cut is necessary. If the wall is fully screened by the house, the wall may not need to be terraced. This will be resolved on a case-by-case basis.

Retaining walls may be constructed of cast concrete or concrete masonry units; however, all exposed surfaces and edges must be stone veneer, or stacked rock so as to blend unobtrusively with its natural surroundings. The retaining wall must not have a veneered look. Maximum height of stack rock walls is four (4) feet above finish grade unless otherwise approved by a licensed engineer.

2.10 Outdoor Storage and Trash Receptacles

Outdoor areas housing trash receptacles, firewood storage, maintenance or service equipment such as snow blowers, etc., or overflow storage shall be screened or concealed from all adjacent properties by a wall or fence. Firewood may be stored in an unscreened area provided it is neatly stacked in an inconspicuous location.

2.11 Mechanical and Electrical Meter Equipment

No roof mounted or wall mounted mechanical equipment will be permitted. Any exterior mechanical equipment utilized must be ground mounted adjacent to the residence and hidden from view by walls of sufficient height to fully screen it and buffer sound as well. The equipment and enclosure must be contained within the Building Box. Equipment must be placed with consideration to the adjacent homesite, so as to minimize noise intrusion on the outdoor living spaces. All electrical meters must be covered. Contact the utility companies for requirements concerning placement of the screen wall. All utilities must be located underground.

2.12 Antennae and Satellite Dishes

No satellite dishes, television or radio aerials or antennas may be installed that are not fully screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited.

The screen wall is subject to Architectural Review approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the homesite and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

2.13 Signage And Address Identification

All address identification will be standardized at The Reserve. You will be supplied with a detail of the standard address identification device during the pre-design meeting. This will be built at the Owners expense. Supply of the bronze address panel is by "Metal Letters" in Lehi, Utah (801)768-4442 attn: Kevin Maag.

No additional signage of any kind will be permitted except approved temporary construction signs by each builder and directional signs provided by the developer.

2.14 Site Lighting

The developer has designed an entry marker for each site showing the address. This marker is lit by a single electrical fixture; no other fixture or fixture type is allowed.

Site lighting is permitted within a building box, provided such lighting does not result in excessive glare toward the street or neighboring properties. All exterior lighting must be of a low level subdued intensity with the source of light fully shielded and is subject to approval by the Architectural Review Committee. Security lighting must also comply with the shielding requirement and be connected to a timed motion detector. Harsh interior light such as created by lighted skylights or garage fluorescent lights when the garage has windows is prohibited due to its affect on the dark sky. Garage windows must be draped.

2.15 Swimming Pools, Spas, or Hot Tub

Swimming pools, spas, or hot tubs, if any, must be designed as a visual extension of the residence through the use of walls or decks and must be shielded from view. All pools and spas must be constructed according to Weber County regulations. All pumps, motors, and heaters must be fully screened from view from the street, adjacent home sites, or public areas. Additionally the noise must be dampened so as to be quiet from adjacent home sites and public areas.

2.16 Tennis, Sport Courts, And Basketball Goals

Due to the extensive clearing required by tennis courts they will not be permitted. Sport courts will only be allowed when measures to minimize their impacts are included in the plan. Wall-mounted or freestanding basketball goals may be allowed subject to Architectural Review Committee approval.

Support posts of a freestanding basketball goal shall be painted to blend unobtrusively with its visual backdrop surrounding, and the backboard must be clear. Portable basketball hoops are not allowed.

2.17 Play Structures

Play structures, trampolines, swing sets, slides, or other such devises are allowed only when the application is made in advance with the Architectural Review Committee. Approval for such equipment may be granted when it is proposed to be placed within fenced, rear yard areas, is constructed and finished with materials which are complementary to the structure, is limited in height to eight feet or less and for which the colors of the equipment are in keeping with the intent of these guidelines. Generally, timber and dark colored, powder coated, steel structural components are allowed. Plastic (especially brightly colored plastic) is not allowed.

2.18 Homesite Restrictions

No more than one residence may be constructed on any homesite. When two or more lots are purchased together the Approximate Building Locations may be combined to form one lot. The Architectural Review Committee must approve the new Approximate Building Location. The height and visual impact of larger houses on combined lots will be assessed by the Architectural Review Committee on a case-by-case basis and may result in special restrictions. This will be resolved during the Pre-Design Conference. Additionally, Weber County may require a visual impact study on larger homes on combined lots.

Other outbuildings such as detached garages may be constructed, provided they are a visual extension of the main residence. Such “complexes” are subject to approval by the Architectural Review Committee and any other required governmental authorities.

2.19 Guest Houses

Guest Houses are permitted with county approval on each Reserve lot. All Guest Houses must be within the building box and the square footage of the Guest House will be counted toward the total maximum.

3. ARCHITECTURAL DESIGN

The first aesthetic objective of every home at The Reserve should be to allow the buildings to fit quietly into the existing landscape. The goal is to create appealing and interesting structures that are subtle and complementary to the dominant beauty of the mountain setting.

The second aesthetic objective should be to design all structures so that they relate to human scale; homes must be designed to not be overwhelming.

While there is no one Reserve style, there is a unifying philosophy of design. Homes should reflect regional traditions and respond to the unique character design requirements of the mountain climate. Rather than prescribing a specific formula, the guidelines and requirements are intended to foster a thoughtful and comprehensive approach to creating an uncommonly well-designed community.

All materials and effects at The Reserve at Crimson Ridge are to be genuine. Development of spaces for the enjoyment of outdoor living is encouraged. Porches, overhangs, trellises, and the softness of shade and shadow as a result of articulated massing and details are all desirable features. Anything too massive or without well-designed proportions and appropriate functional detailing will not be approved.

3.1 Diversity and Continuity

The principal objective of the Community Design Guide is to add elements of architectural richness and variety to individual dwellings without allowing exceedingly flashy, ostentatious or attention-grabbing designs.

To recreate this richness, the Architectural Review Committee anticipates a complex harmony in the design and construction of houses to be built within each area of The Reserve at Crimson Ridge Community.

In order to build with a distinct and legible identity, architectural continuity with other homes in The Reserve must be considered by the architect and will be examined by the Architectural Review Committee when reviewing applications. Design continuity can be achieved through form, height, massing, materials, colors and other design patterns. The goal is to create subtle homes that complement their surroundings, allowing the mountain setting to remain the dominant image.

3.2 Building Size

There is no minimum size requirement of residences since each residential design will be reviewed according to their individual merits. One of the first goals of all Owners and their Architects should be to create the highest quality home within the smallest possible volume consistent with the satisfaction of the Owners need for space. The intent is that the natural landscape currently dominant at The Reserve, remains the dominant visual image. The existing quiet repose and harmony can only be maintained if the built homes and landscape remain subservient and blend into the natural landforms and existing landscape. In keeping with this philosophy, a maximum size is imposed to assure a proper balance of open space within The Reserve at Crimson Ridge.

6,000 square feet for the main floor area foot print. Upper floors are to be built into the roof structure (Three floor height walls are not allowed). Basements cannot exceed the size of the main floor accessory buildings cannot exceed 1000 square feet.

Should an owner purchase an adjacent lot to increase the house size, such proposals shall be made to the Architectural Review Committee before any serious design work is done.

3.3 Prefabricated Buildings

No building that is constructed off-site and requires transportation to any homesite, whole or in partial assembly will be permitted; this includes mobile homes, stock modular buildings, or any other structure requiring transportation and set up in partially complete state. However, structures that are assembled off-site and completely disassembled for transportation, including log structures or custom designed modular building, may be permitted. The aesthetic merits of any such structures are subject to review and approval by the Architectural Review Committee.

3.4 Height of Structures

Weber County ordinances and The Reserve at Crimson Ridge Design Guide limit allowable heights. While the building height restrictions may help protect views, this is not their purpose. The overall full development appearance of the Community is the overriding concern. With that end goal in mind, the following height restrictions will apply:

Homesite Number

Maximum Building Height

35 feet

Notes Concerning Height Listed On Prior Page:

1. Maximum Building Height is measured from any point in the house to the finished grade directly below it.
2. Weber County Ordinances must govern.
3. Chimneys may exceed these heights.

It is the intent of this Design Guide that roof forms for homes on sloping sites step down with the grade to integrate with the natural setting. The heights criteria are to avoid construction of houses that are out of scale. Beyond the height criteria, the Architectural Review Committee will render individual judgments with respect to the overall scale of the proposed design in relation to its location and all surrounding uses. The process does not seek to impose generalized criteria where more specific insights can be demonstrated to result in a better solution. The Committee has the right to impose a height restriction less than what is stated herein, if it believes it is necessary due to specific site conditions.

It is also the intent of the height limitations that roof forms for homes on sloping home on sloping homesites step up or down with the grade to integrate the massing of the structure with the natural setting.

Building masses are required to step down to lower heights at the perimeter of the structure. If used at all, two-story wall massing should be minimized.

Architects who propose structures with more than one level should be certain that there is an difference in the areas contained on each level. The Architectural Review Committee due to their usually boxy, massive appearance will usually disapprove homes with similar floor area on two levels. Although small-cantilevered elements may be considered, significant volumes over negative space must be avoided.

Ultimately, the Architectural Review Committee judgments will take into account the more specific character of both the site and the proposed architectural response.

Offsets or indentations in wall planes create visual interest and add depth. No building wall may extend more than 20 feet in height without an offset in the vertical plane of at least two feet.

No single-story building wall may extend more than 30 feet in length, without an offset of at least two feet. No two-story building wall may extend more than 20 feet in length without an offset of at least two feet.

3.5 Asymmetry And Organic Composition

Although pattern and rhythm are encouraged, large areas of symmetrical massing are discouraged. Gable ends are an example of a portion of a building that might tolerate symmetry; however the masses about either side of that gable need to be substantially differentiated from each other. A smaller gable and centered on a large gable will generally not be approved. Larger homes are particularly discouraged from the use of symmetry as an organizing principle of design because this symmetry can lead to the creation of a home that appears formal or institutional, rather than residential.

3.6 Foundations

All visible surfaces of foundation walls must be stone. Foundation walls step down with the grade change so that its exposed surface does not exceed a vertical height 8" above finish grade at its greatest exposure. Material covering the foundation wall must be in the same plane as the wall above. Unless the material is acting as an architectural base, such as stone, in which case the offset should be at least six inches.

Where the vertical distance from the underside of a ground floor wood deck structure (along its perimeter edge) exceeds 30 inches above finish grade below, the deck edge must be skirted with wood siding to screen the cavity beneath the deck, or have a special quality that would allow viewing the structure acceptable. Foundation walls that occur under a skirted deck such that they are no longer visible are exempt from the facing requirements stated above.

3.7 Exterior Materials

Exterior materials should generally be natural material that blend and are compatible with the native landscape. The predominant exterior materials should consist of wood or native stone,

including wood shingles, wood shakes beveled or tongue-in-groove board siding, board-on-board, board and batt, native stone. Plywood siding is prohibited. No logs.

The use of metal siding including aluminum, fiberglass siding, vinyl siding, or asbestos siding is prohibited. All exterior surfaces including gutters, chimneys and their covers, and window frames are to be finished or painted. Unfinished metallic exterior surfaces are not permitted unless they are copper or cor-ten steel. The use of stucco is prohibited.

The use of textured masonry block as an exterior finish material will be considered on a case-by-case basis, and shall be limited to accent segments of the building façade. Brick will not be allowed. Simulated or cultured stone will not be allowed. The aesthetic merits of any combination of exterior materials are subject to review and approval by the Architectural Review Committee, in order to maintain the architectural integrity and consistent visual experience of The Reserve. No fake stone.

3.8 Roofs

The roofline of each house must create its own pleasing relationship to the street, other common areas, and to its adjacent structures when viewed from all directions. The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or discordant with the landscape or neighboring structures. Expansive roof structures shall be articulated by way of gable or shed dormers. Overhangs shall be provided at all roof edges and must be 3'-0" or more. Asymmetrical roofs are preferable to those that are obviously symmetrical. Covered terraces or porches must be fully integrated into the design of the house.

The roofs of all two-story homes should include single-story elements that help scale the two story elements back to the ground. For both one and two story residences, the roof profile should be richly varied including individual masses of sufficient size in plan and elevation to convey the desired result. The higher masses should generally occur toward the center, with the lower profiles occurring toward the outer portions of the house. At no time can the highest point of the roof be at any of the outside walls.

All residences at The Reserve should predominately be pitched/gables roofs. Flat roofs, with very shallow pitches will be allowed when combined with pitched roofs. No mansard will be allowed.

The dominant roof form must have a minimum pitch of five feet by twelve and a maximum pitch of twelve feet by twelve. In some cases portions of the roof may be less to achieve the desired Architecture.

Preferred roof materials include slate, heavy butt shakes, flat concrete tiles, permanent non reflective metal roofs, or heavyweight three-dimensional thick-butt asphalt shingles, with a weight of 325 pounds per square or more. Shingles are prohibited. Most pre-finished metal roofs are considered too reflective and will be prohibited.

Cor-ten (i.e. rusting steel) or copper roofing is encouraged as metal roofs of choice. Copper roofs must be allowed to turn brown or patina. No permanent shiny copper will be allowed. If asphalt shingles are used, a dark metal drip edge detail must be used to finish the edge appearance.

The use of asphalt shingles of standard or medium thickness, any types of barrel or "S" tiles, asphalt roll roofing, or reflective metal surfaces is prohibited.

All roof vents for mechanical equipment, water heaters, or attic venting is encouraged to be incorporated into a chimney. If not incorporated in the chimney then they must be on the rear side of the roof.

3.9 Entrances

Entrances proportioned to convey a sense of human scale are more appropriate than those with exaggerated dimensions. Any grandeur should be experienced upon entering the house. The clean lines of restrained and understated entries are more appropriate. Entries that are too ornate, monumental, or imposing will not be approved. Entrances that are part of covered front terrace or porch are preferred.

Inasmuch as there is typically only one driveway entrance per house, porte cocheres will only be approved on homsites large enough to permit the required turning movements without encroaching into the side setbacks.

3.10 Porches, Terraces, Decks

The focal point of the house should become the people-oriented entrance, rather than the more typical garage-dominated streetscape. An enhanced sense of entry is achieved when entry porches are used.

Although not required, front porches are strongly encouraged. Canvas awnings are prohibited.

3.11 Awnings And Roll Down Exterior Window Coverings

The use of awnings, canvas or other similar materials is not allowed. Roll down exterior window coverings are not allowed.

3.12 Chimneys And Outdoor Fires

Well-proportioned chimney masses can be used as sculptural features complimenting the overall qualities of the house. Exposed metal flues will not be approved.

The area (measured in plan view) of any one chimney should be no less than 12 square feet and no more than 48 square feet. Chimneys lend themselves to a variety of angular and rounded forms that can enliven the three-dimensional quality and profile of the overall design.

To preserve the high quality air at The Reserve, all residences are encouraged to utilize natural gas log fireplaces, rather than standard wood burning fireplaces or stoves.

Due to the extreme fire danger usually present in this high desert and mountain region, all chimneys must be equipped with a U.L. or I.C.B.O. approved spark arrestor. Spark arrestors must be fully concealed by the use of a chimney cap detail.

Outdoor fire pits or fireplaces are prohibited unless they are gas.

The Architectural Review Committee must approve permanently installed barbecues.

3.13 Exterior Colors

The color of exterior materials must generally be subdued to blend with the natural landscape. Earth tones are recommended, although accent colors that are used judiciously may be permitted.

In no case will colors approaching the primary range (red, blue, white and yellow) be permitted, nor will drastic contrasts in value (light to dark) be allowed. This applies to both paint and stain. White may only be used as an accent or "trim" color; "light-gray" siding stains that approach white or off-white in appearance will not be allowed. Garage and exterior doors are not considered "trim".

Proposed colors must be demonstrated to the Architectural Review Committee in a sample format that adequately depicts the hue, tone and shade of the proposed color in its final application. Sample swatches on the structure itself are preferred; as an alternative, stained or painted sample boards of the actual siding to be used would also be accepted. Small color samples, printed on paper, may not accurately depict how a finished color will appear on an expansive wall of real construction materials, and are therefore discouraged. The Architectural Review Committee may require the color selection to be applied to an area of the house prior to approval.

3.14 Windows, Skylights, Draperies, And Shutters

Windows should not appear as openings cut into the side of a box, but rather as architectural features recessed, projected, or bordered by projections that provide a shadow pattern and reduce reflectivity.

While the elevations will differ on various sides of the house, windows on all sides must be treated with the same attention to detail given to the front or street elevation. All facades shall contain some degree of doors, windows, or other openings in the walls. Octagons, circles, hexagons, and triangles insensitively placed will not be approved. No scissor truss windows will be permitted with slopes not matching the roofline. Scissor trusses can only be used if not visible from outside.

The glass of windows must not be highly reflective. The window frames must not be white or off-white.

The dome of skylights must be clear, gray or bronze. No white domes are allowed, nor may their frames consist of reflective material that is left unfinished. This especially applies to aluminum frames that must be anodized or finished with baked enamel. Skylights must be placed on the roof in an organized pattern that compliments the roof design. All skylights must be low profile flat type. Bubbly type skylights are prohibited. Shutters and drapery linings must be in neutral color ranges when visible from outside the home. White or off-white is not considered a neutral color.

3.15 Building Projections

All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, louvers, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall match or compliment the surface from which they project, or must be painted or stained an approved color to blend unobtrusively with adjacent materials. All building projections must be contained within the building box.

3.16 Garages And Garage Doors

Garages for each residence are required, either attached or detached, accommodating at least two automobiles; carports are prohibited unless approved otherwise. Garage doors shall not dominate the residence when viewed from the street, especially in areas visible from rights-of-way and common areas. Design submittals with the garage door(s) as a primary focal point from the street will be rejected.

Effective measures that minimize the dominance of garage doors include side entries out of direct view from the street and overhangs or piers that add the softness of shade and shadow by way of recessing the doors. Plans submitted with the garage entrance as the primary focal point from the street, will not be approved.

Place the garage in a separate structure with or without an enclosed connection to the main house or place the entrance to the garage away from the street view. When this is not possible due to topography or other site constraints, the garage doors shall be placed further away from the street than the house façade, leaving the house form as the main focal point from the street. Overhangs above the doors and significant architectural detailing can also mitigate the visual impact of the garage entrance.

Garage doors must relate to the remainder of the house's design elements. Garages must not present closed or unarticulated facades. Glazing in garage doors should be provided to reduce the impact of the doors on the rest of the community. Large or unbroken masses above garage doors will not be approved. This is where detailing and a change in the plane of the surface can be beneficial.

The garage doors should be either the same color as the body of the house, or a slightly darker shade of the same color. In either case, they should not be lighter or dark enough to call attention to themselves.

Other design features that shall be provided include the use of single-bay doors in lieu of double-width doors. No door should exceed 10 feet in width and in most cases should be 9 feet. The Architectural Review Committee requires single-bay doors so as to present a smaller-scale appearance relative to the rest of the structure. Some exceptions to the single-bay door

requirement may be granted when the applicant can demonstrate that the scale of a double-width door is proportional to the rest of the house design, and is in keeping with the scale of the rest of the neighborhood streetscape or is not physically possible to use a single bay door.

Where three or more garage bays are planned, care must be taken in the design of the garage door plane. More than two doors are not allowed in the same plane. The third (and fourth) door(s) must occur in a secondary building plane, offset by a minimum of 32 inches from the primary front wall of the garage, to avoid a continuous uninterrupted wall of three or more garage doors. All garage doors must be recessed a minimum of 12”.

No garage doors over 9 feet in height will be allowed. Single garage doors divided by a substantial pier or column are encouraged over double doors.

The use of fluorescent or other highly visible lighting may be precluded in areas where the expanse of an open garage door might cause excessive glare, particularly when visible from neighboring residences and public rights-of-way or when windows are used in the garage or garage door. Windows can be draped.

3.17 Solar Applications And Other Structures

Passive solar design is encouraged. Active solar applications can result in excessive glare and reflection, and would only be approved by the Architectural Review Committee if the hardware is integrated in the structure or landscaping of a homesite and are not visible from any other homesite or common area. The Architectural Review Committee must approve doghouses, runs, and permanently installed recreational equipment.

4. LANDSCAPE GUIDELINES

As homes are designed and built within The Reserve, care must be taken to preserve the rugged natural beauty intrinsic to this site. The native vegetation and unique site features are the fabric that weaves together a cohesive and distinct character for the community.

Home placement on the site as well as any outdoor needs must be sensitive to the preservation and continuation of the existing natural fabric. Trees, natural vegetation, and all other site features should be incorporated and utilized to enhance the overall appearance of the home. Since the plant species permitted for re-vegetation is limited, and the growth process long, every method to preserve existing vegetation is limited, and the growth process long, every method to preserve existing vegetation must be

employed. Landscaping desires should be taken into account at the Site Planning Phase. Retrofitting a home with only enhanced landscaping after the design has been established will not likely result in a solution that meets the Architectural Review Committee's requirements.

Each homesite has an Approximate Building Location. It is designed to protect and preserve the natural landscape features. When thinking about the site plan and Landscape Design three zones have been created for each lot. They are the Natural Area, the Transition Area and the Private Area. The Reserve at Crimson Ridge Review Committee must approve any pond or water feature.

4.1 Natural Area

The Natural Area is that portion of the homesite that lies outside of the Approximate Building Location, and must remain as natural area, or re-vegetated area to the standard outline in this section. On homesites with existing natural vegetation, additional plant material may be added if approved or may be required in the Natural Area or within the Approximate Building Location by the Design Review Committee. If allowed, only plants indigenous to the general area of development may be used in the Natural Area. In addition, the density and mix of any added plant material in the natural area will be required to approximate the density and mix found in the general area. Permanent irrigation of the Natural Area on homesites with existing vegetation is not permitted since the indigenous vegetation does not require additional water. Permanent

irrigation of the Natural Area can lead to disease and death of the native plants, and aid in the spread of undesirable plant species or weeds. Temporary irrigation of all re-vegetation in the Natural Areas is allowed.

4.2 Transitional Area

The transitional area is that portion of a homesite within the Approximate Building Location, but outside of the residence or site walls, within which an Owner may enhance the landscape. All areas of the homesites which were disturbed by construction activity must be restored and re-vegetated and must be appropriately tended until the natural vegetation is reestablished.

For Owners wishing to undertake supplementary planting, The Reserve landscaping concept may be envisioned as a series of concentric planting zones around a home. The most formal planting, must be situated adjacent to the residence, or an accent border within 6 feet of either side of the entry drive or parking apron. Plant materials in the “close in” zone may be selected from the species described in Appendices A, B, and C of the Design Guide. As the distance from the residence increases, a transitional planting zone may occur between the more formalized planting around the residence and the established setback lines. Planting in this transitional zone should be selected from Appendices A and B, as the landscape blends back to the natural vegetation outside the Approximate Building Location. The line of interface between this transitional zone and the natural landscape outside the Approximate Building Location may occur along a soft edged irregular line that roughly approximates the building location line.

Care must be taken during the siting of the residence on the homesite to allow planting space for perimeter landscaping to occur, if desired, without necessitating encroachment outside the Approximate Building Location.

The Design Review Committee prior to its application or implementation must approve all supplementary landscaping plans.

4.3 Private Area

The private area is that part of the Approximate Building Location which is screened from view from adjacent homesites, the street, or public areas by site walls or structure, within which an Owner may create as varied a landscape as desired, provided that only plants on Exhibit A, B, or C are used. Private area landscapes are subject to approval by the Architectural Review Committee.

4.4 Approved Plant List

The Design Review Committee has approved a list of plants and trees deemed to be inherently compatible with the natural Reserve landscape including indigenous and non-indigenous species. Such plants are listed in Appendices A, B and C of this Design Guide, and landscaping of any transitional areas is expressly limited to these species. Turf, when used, must not be a dominant component of the landscape.

4.5 Fire Prevention Thinning

The Transitional Area of the homesite is that area where fire prevention thinning may occur. Removal of the native vegetation down to raw earth for the purpose of fire prevention thinning is not allowed. When the native vegetation is removed within the Transitional Area, it must be replaced with landscape material listed in Appendices A, B and C.

4.6 Minimum Tree Planting Requirement

Each lot within The Reserve must develop a quality landscape design that incorporates, at a minimum, seven spruce trees 12 to 16 feet in height, in addition to whatever aspen trees are used.

5. CONSTRUCTION REGULATIONS

The preservation of the natural areas of The Reserve is critical to the community. In order to ensure that the natural area of each homesite is preserved to the maximum extent possible and the nuisances inherent to any construction process are kept to a minimum, the following regulations shall be strictly

enforced during the construction period of all improvements at The Reserve. The Owner of a homesite shall be responsible for violations of the Design Guide, including construction regulations contained therein, by any contractor, subcontractor, agent, or employee performing any activities on behalf of the Owner within The Reserve, whether located on the homesite or elsewhere within The Reserve.

5.1 Approximate Building Location And Fencing Requirement

The Approximate Building Location which is the limit of development on each homesite, is also the area within which all construction activities related to the improvements must be confined. To this end, the approved area of disturbance must be staked and fenced in with a minimum four-foot high construction fence during the full duration of construction. Construction fencing enclosing the Approximate Building Location must extend for the full street frontage so no contractors or suppliers park in the natural area.

When a utility trench does not follow the driveway, the trench area must have a construction fence no wider than 8 feet along the route, on each side, and be fully re-vegetated wherever the natural area is disturbed.

5.2 OSHA Compliance

All applicable Occupational Safety and Health Act (OSHA) regulations and guidelines must be observed at all times.

5.3 Construction Site Plan And Construction Trailers

As part of the Final Submission, a construction site plan must be prepared and approved which indicates construction access, parking areas off of the street, sanitary facilities, concrete wash out area, trash drum, material storage, and approved access drives for construction activities on any homesite.

Upon approval of the Construction Site Plan a construction trailer or portable field office may be located on the building site within the Approximate Building Location, clear of all setbacks. The type, size and color of any portable office must be approved by a representative of the Architectural Review Committee as part of the construction site plan. The field office may not be placed on-site earlier than two weeks prior to the actual onset of continuous construction activity. At the same time, the provision of temporary power and telephone may be installed. A construction trailer may not remain on site for a period of time exceeding six months without written approval of the Architectural Review Committee.

5.4 Construction Trash Receptacles And Debris Removal

Owners and builders shall clean up all trash and debris at the end of each day; an approved trash receptacle must remain on the site at all times for this purpose to contain all lightweight materials or packaging. The receptacle must be positioned on the site alongside the access drive, clear of side and rear setbacks, adjacent road right(s)-of-way and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse. Disposal shall be at a suitable off-site facility.

All concrete washouts, from both trucks and mixers, must occur within a contained area of the Approximate Building Location of the homesite in a location where it will be ultimately concealed by structure or covered by backfill. Concrete washout in road rights-of-way, setbacks or on adjacent properties is strictly prohibited.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or detriment to other homesites or open space. Any clean-up costs incurred by the Architectural Review Committee or the Association in enforcing these requirements shall be payable by the Owner. Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces and driveways or other portions of The Reserve of Crimson Ridge.

5.5 Sanitary Facilities

Each Owner or builder shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets must be located within the Approximate Building Location, clear of all setbacks and in a discreet location approved on site by the Architectural Review Committee.

5.6 Construction Access

The access drive approved by the Architectural Review Committee will be the only construction access to any homesite.

5.7 Vehicles And Parking Areas

Construction crews will not park on, or otherwise use, undeveloped portions of homesites or open space. All vehicles shall be parked within an agreed upon area by the Architectural Review Committee. During very busy construction periods involving multiple trades such that all construction vehicles cannot be confined to the site proper, the overflow vehicles may be temporarily parked along the shoulder of the roadway, in locations and for time periods solely as approved by the Architectural Review Committee. During these periods the road must allow continual unconstrained access by normal traffic and emergency vehicles, including fire trucks. Where parking on the shoulder occurs all damage to the shoulder and landscape must be repaired by the contractor continually and not left for the end of construction. Vehicles may not be parked on neighboring homesites in nearby driveways or on open space. Changing oil or other vehicle maintenance is prohibited.

5.8 Conservation Of Native Landscape

Trees and all natural areas that are to be preserved must be marked and protected by flagging, fencing, or barriers. The Architectural Review Committee shall have the right to flag major terrain features or plants which are to be fenced for protection. Any trees or branches removed during construction must be promptly cleaned up and removed from the construction site.

5.9 Erosion Control

During construction, measures must be taken to eliminate erosion. The following outlines the required, in-the-field construction methods that must be performed by the contractor. All measures utilized must comply with Weber County Ordinances.

5.10 Excavation Materials And Blasting

If any blasting is to occur, the Architectural Review Committee must be notified two weeks in advance and appropriate approvals must be obtained from Weber 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 The Reserve. The Architectural Review Committee shall have the authority to require in writing documentation of anticipated seismic effects, with confirmation such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures have been utilized. The Architectural Review Committee may require additional insurance to cover potential damages 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 Reserve at Crimson Ridge.

5.11 Dust And Noise Control

The contractor shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from public or private roads that is the result of construction activity on the site.

The sounds of radios or any other audio equipment used by construction personnel must not be audible beyond the property perimeter of any homesite; repeated violations of this provision will be precipitate a total prohibition of any on-site use of radios or audio equipment during construction.

5.12 Material Deliveries

All building materials, equipment and machinery required to construct a residence on any homesite at The Reserve must be delivered to and remain within the Approximate Building Location of each homesite clear of all setbacks. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain at The Reserve overnight. Material delivery vehicles may not drive across adjacent homesites or common area parcels to access a construction site.

5.13 Firearms

The possession or discharge of any type of firearm by construction personnel on any construction site, homesite, common area parcel or right-of-way at The Reserve at Crimson Ridge is prohibited.

5.14 Alcohol And Controlled Substances

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

5.15 Fires And Flammable Materials

Careless disposition of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard are prohibited. At least two 20-pound

ABC-Rated Dry Chemical Fire Extinguishers shall be present and available in a conspicuous place on the construction site at all times.

No on-site fires are allowed, except for small, confined, attended fires for the purposes of heating masonry water.

5.16 Pets

A member of any construction crew may bring no pets, particularly dogs, into The Reserve.

5.17 Preservation Of Property

The use of or transit over any other homesite, common area or amenity is prohibited. Similarly, the use of or transit over the natural area or setback outside the Approximate Building Location of any homesite is prohibited. Construction personnel shall refrain from parking, eating, depositing of rubbish or scrap materials (including concrete washout) or any neighboring homesite, common area parcel, or right-of-way.

5.18 Protection Of Subdivision Improvements And Restoration Of Property

Each Owner shall be responsible for the protection of all subdivision improvements, roadways, common areas or improvements of any other homesite which may be damaged by the activities of such Owners contract, subcontractor, agents or employees.

Upon complete of construction, each Owner and builder shall clean his construction site and repair all property which has been damaged, including but not limited to, restoring grades, planting shrubs and trees as approved or required by the Architectural Review Committee, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the Owner and general contractor shall be held financially responsible for site restoration / re-vegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees on sub-contracted agents.

5.19 Construction And Real Estate Signage

Temporary construction signs shall be limited to one standardized sign per site. This sign is intended for job site identification only; therefore, it must be located within the Approximate Building Location facing the street frontage of the homesite.

The construction sign may not be erected on a site earlier than two weeks prior to the onset of continuing construction activity and must be removed within two weeks of the issuance of a certificate of occupancy by the County, or immediately upon the passage of 30 calendar days without significant construction activity.

Real Estate “for sale” signs are prohibited. Individual signs, or construction sign attachments, identifying individual sub-contractors, tradesmen, or suppliers are prohibited; identification of licensed tradesmen, when required by state or county statutes, shall be confined to the posting location of the building permit. Attachment of signs or similar material to trees is strictly prohibited.

5.20 Daily Operation

Daily working hours for each construction site shall be from 30 minutes before sunrise to 30 minutes after sunset. Construction activity which generates noise audible from the boundaries of any homesite, such as hammering, sawing, excavation work, concrete delivery, etc., must be confined to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturday. Noisy activity is prohibited on Sunday of each week, particularly during the summer period of high Owner/visitor occupancy.

5.21 Site Visitations

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 Review observers, sales personnel, and the Owner. Construction personnel should not invite or bring family members or friends, especially children, to the job site.

5.22 Construction Insurance Requirements

All contractors and sub-contractors must post evidence of insurance with their homesite Owner, prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming both the homesite Owner and The Reserve at Crimson Ridge Community Association, Inc.

The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workmen’s compensation. The minimum limits of liability shall not be less than \$500,000 each for general liability and automobile

liability. General liability coverage shall contain provisions for contractual liability and broad from property damage.

The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

5.23 Vehicular Access

Prior to the start of construction activity at The Reserve, each general contractor shall meet with security staff and prepare a "contractors vehicle pass list" and the supporting information relating to the description and identification of construction/employee vehicles. No person or vehicle will be allowed past the guardhouse until the requisite documents are on file and the appropriate passes have been issued. The Architectural Review Committee or the security staff may require proof of acceptable insurance as a condition of entry.

6. DESIGN REVIEW

Site sensitive, site-specific design shall be fundamental at The Reserve at Crimson Ridge. Design drawings should evolve from the careful and thorough analysis of a site's specific setting and features. Therefore, Owners and/or their designers should refrain from approaching a site with a predetermined design expecting to "make it fit" with little regard to natural constraints. The Reserve at Crimson Ridge has established this review procedure to assist the applicant through the design process in its appropriate sequence.

Plans and specifications shall be submitted to the Architectural Review Committee in accordance with the following conference and submittal requirements and review procedures.

6.1 Pre-Design Conference

Prior to preparing preliminary plans for any proposed improvement it is mandatory that the Owner and the Architect meet with a representative of the Architectural Review Committee to discuss proposed plans and to resolve any questions regarding building requirements at The Reserve at Crimson Ridge. This informal review is to offer guidance prior to initiating preliminary design and should occur on site. In some cases this may occur by conference call at the discretion of the Architectural Review Committee.

The parameters and directives identified at each Pre-Design Conference remain valid for one year only. If the submittal of preliminary design does not occur within twelve months of a Pre-

Design Conference, a supplementary Pre-Design Conference is in order to review any changes in site conditions or revisions to the Design Guide that may have transpired.

6.2 Preliminary Design Submittal

A Preliminary Design Submittal must follow within twelve month of the fulfillment of the requisite Pre-Design Conference. When the Preliminary Design is complete, its submittal for consideration must include all of the following exhibits. Review by the Architectural Review Committee will not commence until the submittal is complete.

- A. Site plan (scale at 1" = 10'-0" or 1/8" = 1'-0"), showing the entire property, location of the proposed Approximate Building Location, the residence and all building, driveway, parking area, existing and proposed topography, proposed finished floor elevations, and all trees, all clusters of native shrubs, and special terrain features to be preserved.
- B. Survey (scale at 1" = 10'-0" or 1/8" = 1'-0"), by a registered land surveyor or licensed civil engineer showing homesite boundaries and dimensions, topography (2 feet contours or less) major terrain features, all trees, edge of pavements or curb and utility locations.
- C. Floor plans (scale 1/4" or 1/8" = 1'-0") showing proposed finished floor elevations.
- D. All exterior elevations (scale 1/4" or 1/8" = 1'-0") showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of all exterior materials and colors.
- E. A 1/8-inch scale model that shows topography (minimum 2 foot contours) of the entire homesite is required at this time. Models at other scales cannot be accepted, as the models are often viewed and compared with other models of nearby homesites. Items such as roof overhangs, balconies, posts, and exposed beams must be modeled three-dimensionally, rather than being simply drawn onto the model base. Landscaping must be shown to illustrate how it relates to the design.
- F. Any other drawings, materials or samples requested by the Architectural Review Committee.

The submittal shall consist of one set of prints, which shall be retained by the Architectural Review Committee.

6.3 Preliminary Design Review

The Architectural Review Committee will review the plans and respond in writing no later than 30 days after a submittal is complete.

Members of the Architectural Review Committee will not discuss results of reviews over the telephone with an Owner or his Architect or Builder.

Any response an Owner may wish to make regarding the results of an architectural review must be addressed to the Architectural Review Committee in writing.

The Architectural Review Committee's approval of a preliminary design is valid for twelve months.

6.4 Final Design Submittal

A Final Design Submittal must follow within twelve month of the Architectural Review Committee's granting of approval for a preliminary design. When the final design is complete, its submittal for consideration must include the following exhibits. Review by the Committee will not commence until the submittal is complete.

- A. Site plan (scale at 1" = 10'-0" or 1/8" = 1'0"), showing the entire property, location of the Approximate Building Location, the residence and all buildings, driveway, culverts, drainage channels, parking area, existing and proposed topography, finished floor elevations, all protected plants or special terrain features to be preserved, trees to be removed, all utility sources and connections, and site walls.
- B. Floor plans (scale 1/4" = 1'-0") showing finished floor elevations.
- C. Roof plan (scale 1/4" = 1'-0") showing all roof pitches.
- D. Building section (scale 1/4" = 1'-0" or larger), indicating existing and proposed grade lines.
- E. All exterior elevations (scale 1/4" = 1'0") showing both existing and proposed grade lines, plat heights, roof pitch and an indication of exterior materials and colors.
- F. Paint chips and literature as requested by the Architectural Review Committee depicting and describing all exterior materials.

- G. Complete landscape plan (scale 1" = 10'-0" or 1/8" = 1'0"), showing size and type of all Proposed plants, irrigation system, all decorative materials or borders, an all retained plants.
- H. On-site staking of all building corner and other improvements, if requested by the Architectural Review Committee.
- I. Construction site plan as described in paragraph 5.3.

The submittal shall consist of three sets of prints, which shall be retained by the Architectural Review Committee.

A Final Design Submittal must be received at the designated address of the Architectural Review Committee (see Section 7.2 of these Standards) by noon of the Friday preceding a scheduled meeting of the Architectural Review Committee, in order to be included on the agenda for consideration.

6.5 Deferral Of Material Or Color Selection

An applicant may wish to delay the confirmation of landscaping interiors (if any) and final color or stonework selection until some point in time after the start of construction, in order to better visualize landscape considerations, or to test an assortment of potential colors with actual material intended for use. The Architectural Review Committee will cooperated with the applicant in this regard, provided that no landscape work may be started, nor color or material applied, until such time as the Committee has had the opportunity to review and consent to the final selections. We advise that the re-submittal occur before the placement of any orders for materials to avoid potential restocking costs in the event of denial of the submitted item(s).

Further, the provision stated here shall be a condition of Final Design Approval; therefore application of any material, coating or finish without the requisite re-submittal to the Architectural Review Committee shall have the effect of voiding the approval in its entirety.

6.6 Site Inspection

As soon as the submission of final plans is complete, a representative of the Architectural Review Committee will inspect the homesite to determine that the conditions as depicted in the final submittal are accurate and complete.

6.7 Final Design Review

The Architectural Review Committee will review the plans and respond in writing no later than 30 days after a submittal is complete.

Members of the Architectural Review Committee will not discuss results of reviews over the telephone with an Owner or his Architect or Builder, and no Owner, Architect or Builder shall have the right to attend any meeting of the Architectural Review Committee unless specifically requested by the Architectural Review Committee.

Any response an Owner may wish to make regarding the results of a Architectural Review must be addressed to the Architectural Review Committee in writing. The Architectural Review Committee's approval of the final design is valid for twelve months.

6.8 Re-submittal of Plans

In the event of any disapproval by the committee of either a Preliminary or Final Submittal, a resubmission of plans should follow the same procedure as an original submittal. An additional Architectural Review fee shall accompany each submittal as required by the Architectural Review Committee.

Design approvals for each review step remain valid for one year only. Therefore, if an application lags the fulfillment of a preceding review phase by more than twelve months, that prerequisite step must be repeated, unless waived by the Architectural Review Committee.

6.9 Pre-Construction Conference

Prior to commencing construction, the builder must meet with a representative of the Architectural Review Committee to review construction procedures and coordinate his activities in The Reserve.

6.10 Commencement Of Construction

Upon receipt of final approval from the Architectural Review Committee, and having satisfied all Weber County review processes, the Owner shall satisfy all conditions and commence the construction or any work pursuant to the approved plans within one year from the date of such approval.

If the Owner fails to begin construction within this time period, any approval given shall be deemed revoked.

The Owner shall, in any event, complete the construction of any improvement on his homesite within one year after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in greater hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities.

If the Owner fails to comply with this schedule, the Architectural Review Committee shall have the right to either have the exterior of the improvement completed in accordance with approved plans or remove the improvements, with all expenses incurred to be reimbursed to the Architectural Review Committee by the Owner.

6.11 Inspections Of Work In Process

The Architectural Review Committee may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the Architectural Review Committee of work in progress or compliance with this Design Guide.

6.12 Subsequent Changes

Additional construction or other improvements to a residence or homesite, changes during construction or after completion of an approved structure, including landscaping and color modification must be submitted to the Architectural Review Committee for approval prior to making such changes or additions.

6.13 Final Release

Upon completion of any residence or other improvement, the Owner shall give written notice of completion to the Architectural Review Committee. Within 10 days of such notification, a representative of the Architectural Review Committee shall inspect the residence or other improvement for compliance. If all improvements comply with this Design Guide, the Architectural Review Committee shall, in recordable form, issue a written approval to the Owner, constituting a final release of the improvements by the Architectural Review Committee, said release to be issued within 30 days of the Final Inspection. If it is found that the work was not done in strict compliance with approved plans or any portion of this Design Guide, the Architectural Review Committee may issue a written notice of noncompliance to the Owner,

specifying the particulars of noncompliance, said notice to be issued within 30 days of the Final Inspection.

The Owner shall have 30 days from the date of notice of noncompliance within which to remedy the noncompliance portions of his improvement. If, by the end of this time period the Owner has failed to remedy the noncompliance, the Architectural Review Committee may take action to remove the noncompliance improvements as provided for in this design Guide, including, without limitation, injunctive relief or the imposition of a fine.

6.14 Non-Waiver

The approval by the Architectural Review Committee of any plans, drawings or specification for any work done or proposed shall 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 this Design Guide shall not constitute a waiver of same.

6.15 Right Of Waiver

The Architectural Review Committee reserves the right to waive or vary any of the procedures set forth herein at its discretion, for good cause shown.

6.16 Exemptions

Utility and maintenance building, structures, and cabinets located on non-residential tracts are exempted from this Design Guide. However, the Architectural Review Committee will endeavor to attain as high a level of conformance with these standards as is practical for these types of facilities.

6.17 Design Review Fee

An Architectural Review fee will be charged. Additional Architectural Review fees may be charged due to re-submittals, remodels, or other special circumstances. The full Architectural Review fee will be paid at the time of the Preliminary Submittal.

Up to 4,500 square feet	\$2,500
4,501 – 7,000 square feet	\$3,000
7,001 – 10,000 square feet	\$4,500
10,000 – 15,000 square feet	\$6,000

* Homes above 15,000 square feet may be permitted only on double homesites.

7. ARCHITECTURAL REVIEW COMMITTEE

7.1 Members

The Architectural Review Committee shall consist of three (3) to seven (7) members, appointed by declarant. Each member shall hold his office until such time as he has resigned, been removed, or his successor has been appointed.

7.2 Address Of Architectural Review Committee

The address of the Architectural Review Committee shall be the address established for giving notice to the Association, unless otherwise specified by the Committee. Such address shall be the place for the submittal of plans and specifications, and the place where the current Design Guide shall be kept. The present address for the Architectural Review Committee:

Architectural Review Committee
Attn: Nathan Brockbank
6084 South 900 East
Murray, Utah 84121

7.3 Resignation Of Members

Any member of the Architectural Review Committee may, at any time, resign from the Architectural Review Committee upon written notice delivered to the Board.

7.4 Duties

It shall be the duty of the Architectural Review Committee to consider an act upon such proposals or plans related to the development of The Reserve at Crimson Ridge that are submitted

pursuant to this Design Guide to enforce the Design Guide, and to amend this Design Guide when, and in a manner deemed appropriate by the Architectural Review Committee.

7.5 Meetings

The Architectural Review Committee shall meet from time to time as necessary to properly perform its duties. The vote of a majority of the members shall constitute an act by the Architectural Review Committee.

7.6 Compensation

Unless authorized by the Association, the members of the Architectural Review Committee shall not receive any compensation for services rendered.

All members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of their duties. Professional consultants and representatives of the Architectural Review Committee retained for assistance in the review process shall be paid such compensation as the Architectural Review Committee determines.

7.7 Amendment Of Design Guide

The Architectural Review Committee may, from time to time and at its sole discretion, amend or revise any portion of the Design Guide. All such amendments or revisions shall be appended to and made a part of the Design Guide. Administrative changes may be made in like manner by the Architectural Review Committee; the Architectural Review Committee for consideration by the Board of Directors of the Homeowner's Association may recommend changes of a substantial nature.

7.8 Non-Liability

Neither the Architectural Review Committee, any member thereof, nor the developer, shall be liable to the Association or to any Owner or other person for any loss or damage claimed on account of any of the following:

1. The approval or disapproval of any plans, drawing and specification, whether or not defective.

2. The construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications regardless of any inspections by the Architectural Review Committee during the course of construction.
3. The development or manner of development of any property within The Reserve at Crimson Ridge.

Every Owner or other person, by submission of plans and specifications to the Architectural Review Committee for approval, agrees that he will not bring any action or suit against the Architectural Review Committee, any of its members, nor the developer, regarding any action taken by the Architectural Review Committee.

Approval by the Architectural Review Committee of any improvement at The Reserve at Crimson Ridge only refers to The Reserve at Crimson Ridge Design Guide and in no way implies conformance with local government regulations. It shall be the sole responsibility of the Owner to comply with all applicable government ordinances or regulations, including but not limited to zoning ordinances and local building codes.

7.9 Enforcement

The Architectural Review Committee may, at any time, inspect a homesite or improvement and, upon discovering a violation of this Design Guide, provide a written notice of non-compliance to the Owner, including a reasonable time limit within which to correct the violation. The Architectural Review Committee may also record a notice of violation after the expiration of the time limit. If an Owner fails to comply within this time period, the Architectural Review Committee or its authorized agents may enter the homesite and correct the violation at the expense of the Owner of such homesite; said expense to be secured by a lien upon such homesite enforceable in accordance with the Declaration.

In the event of any violation of this Design Guide, the Architectural Review Committee may, at its sole discretion and in addition to restoration expenses, impose without limitation a punitive fine, commensurate with the severity of the violation.

In the event of the Architectural Review Committee deems it necessary to retain legal counsel in connection with the enforcement of this Design Guide, the Owner against whom such enforcement is sought shall be liable for all legal fees and other out-of-pocket expenses incurred by the Architectural Review Committee or The Reserve at Crimson Ridge Community Association, Inc. in enforcing the Design Guide.

7.10 Severability

If any provision of the Design Guide, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, or unenforceable, the validity of the remainder of this Design Guide, and of the application of any such provision, section, sentence, clause, phrase or word in any other circumstances, shall not be affected thereby, and the remainder of the Design Guide shall be construed as if such invalid or unenforceable part were never included therein.

7.11 Delegation Of Authority

The Architectural Review Committee may delegate any or all of its Architectural Review responsibilities to one or more of its members, acting as a subcommittee of the Architectural Review Committee, and/or a professional design consultant(s) retained by the Architectural Review Committee on behalf of the Association. Upon such delegation, the actions of such members of consultant(s) shall be equivalent to action by the Committee as a whole.

7.12 Declaration Of Covenant, Conditions, And Restrictions

This Design Guide is promulgated pursuant to the terms and conditions of the Declaration of Covenants, Conditions, and Restrictions for The Reserve at Crimson Ridge. However, in the event of any inconsistency between the provisions of this Design Guide and the provisions of such Declaration, the more restrictive of the two provisions shall apply.

