TUHAYE

Site, Landscape and Architectural

Design Guidelines

Single Detached Homes

September, 2018

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Amended and Restated

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Preface

These Guidelines have been created to ensure all Improvements at Tuhaye preserve the natural beauty of the surrounding landscape and generate a unified community design. The Design Guidelines explain the architectural aesthetics and site considerations that are to guide the design and construction of all new buildings, building additions, site work, and landscaping at Tuhaye. Illustrations are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.

The Guidelines are administered and enforced by the Tuhaye Architectural Review Committee (ARC) in accordance with the procedures set forth in the Declaration of Covenants, Conditions and Restrictions for Tuhaye (CC&Rs). The review and approval of all building and site Improvements are subject to the discretion of the ARC as described in these Guidelines. The Guidelines may be amended from time to time, as deemed necessary by the ARC. In the event of any conflict between the Design Guidelines and the CC&Rs, the CC&Rs shall govern and control.

It is the Owner's responsibility to ensure they have the most current edition of the Guidelines and have carefully reviewed all applicable sections of the CC&Rs. These Guidelines are binding on any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary Improvements at Tuhaye.

The Tuhaye Design Guidelines are organized into the following chapters and Appendices:

1. ***An Introduction to Tuhaye*** – Chapter 1 describes the natural landscape surrounding Tuhaye and summarizes the goals and objectives for design within the community. A brief description of traditional Craftsman, western Ranch House, and Mountain Contemporary architecture, as applicable to Tuhaye, is also provided.

2. ***Site and Landscape Guidelines*** – Chapter 2 outlines the Guidelines and standards for siting all buildings sensitively to the surrounding landscape and environment. This chapter also describes the Improvement Envelope and design criteria that have been established for each Homesite, as shown on the Homesite Diagram. It provides Guidelines for the development, renovation or alteration of site Improvements, including driveways, drainage, outdoor paving areas, planting areas, sidewalks, walls, fencing and exterior lighting.

3. ***Architectural Design Guidelines*** – Chapter 3 provides Guidelines and standards for construction, remodeling, renovation, and/or alteration of any building improvement. This

section includes standards on building massing, height, color and exterior finish design. A description of appropriate architectural influences is included in the chapter.

4. ***Architectural Review Committee Organization*** – Chapter 4 provides a description of the structure of the Architectural Review Committee (ARC) that administers the design and construction review process. It describes the composition of the ARC, its function and jurisdiction, as well as its responsibility to uphold, and right to amend, the Tuhaye Design Guidelines.

5. ***Design Review Process*** – Chapter 5 entails a step-by-step process ranging from minor improvements to new construction including submittal items, schedules, and fees.

6. ***Construction Guidelines*** – Chapter 6 describes the construction review process and outlines various Guidelines intended to assure the preservation of the surrounding landscape and environment throughout the construction process.

7. ***Appendices*** – Appendix A provides a list of defined terms, capitalized throughout this document. Appendix B contains an approved plant list. Appendix C contains a list of plants prohibited for use within Tuhaye.

These Guidelines supersede all previous versions of the Tuhaye Design Guidelines effective as of September, 2018. Approval of construction from this date forward is subject to these Guidelines and not bound by precedent set for construction approved under former versions of the Guidelines.

1 An Introduction to Tuhaye

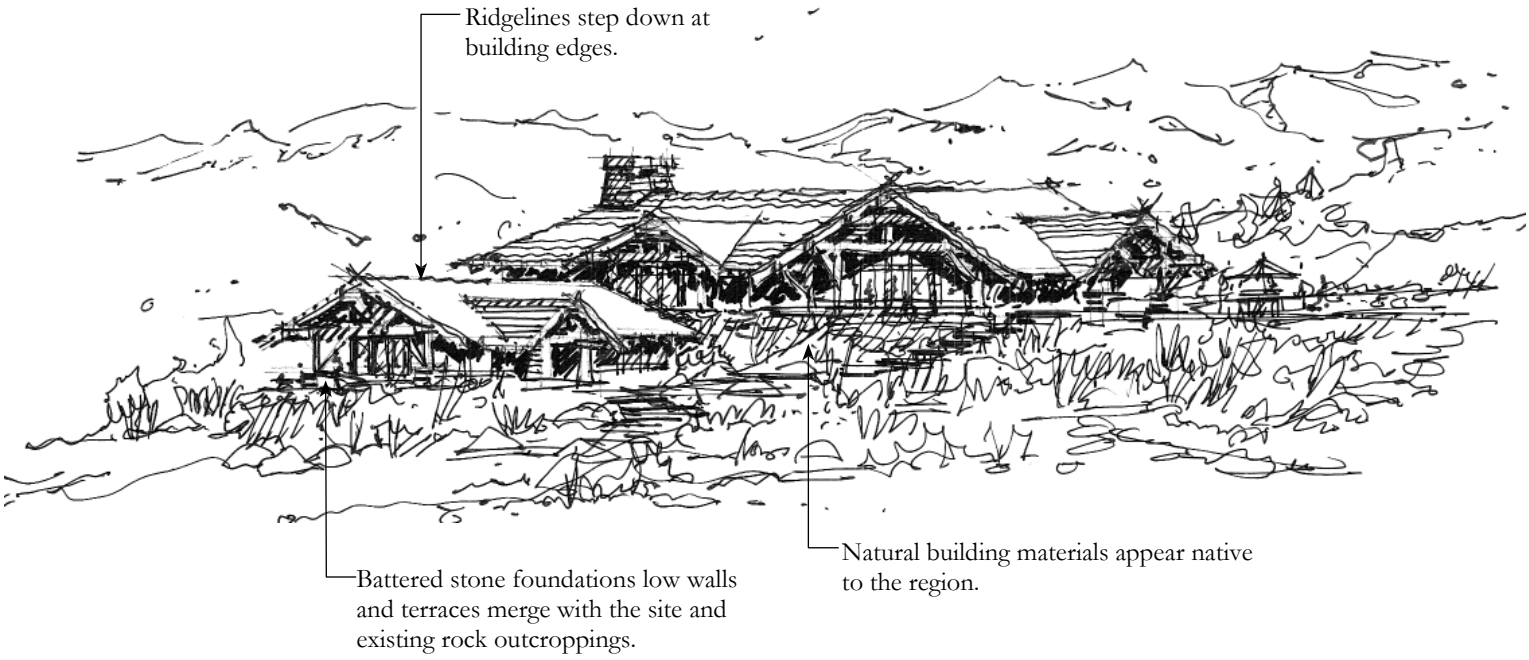


Figure 1.1 – Buildings and Site Improvements are integrated into the landscape.

1.1 THE GOOD LAND

Tuhaye, ***"The Good Land"***, is a place of remarkable beauty and tranquil vistas. For centuries, this high plateau valley located between the Wasatch and the Uinta Mountains was used as prime hunting ground by Native Americans. The water table that accumulated in the valley's basin from Wasatch and Uinta drainages provided an abundance of plant and wildlife populations that enriched the wealth of the land. Residents and visitors to the land today will discover that Tuhaye is indeed ***"The Good Land"***.

The natural resources surrounding Tuhaye that were so inviting to the Native American people are the same that attract Owners and their guests to this land today. Nearby reservoirs and lakes offer an abundance of water-related activities including fishing, boating, water skiing and the use of

personal water craft. For the winter sport enthusiast, the world-class ski resorts of Deer Valley and Park City and the Nordic ski center at Soldier Hollow are located only 20 minutes from the community. During the spring, summer and fall seasons, the golf course designed by Mark O'Meara provides an incomparable golf experience.

The beauty of the rolling topography and long, expansive views are Tuhaye's prime assets. The design philosophy at Tuhaye is to preserve and enhance this natural landscape treasure. Members of the Tuhaye community are invited to share this objective. Architectural and landscape designs are to embrace the strength and beauty of the land and use it as the inspiration for all building and site designs. Buildings and the other Site Improvements are to be integrated with the land to create a picturesque and natural flow from the man-made to the natural rugged environment. The natural landscape of ***The Good Land*** is to remain the canvas and inspiration upon which the community is designed.

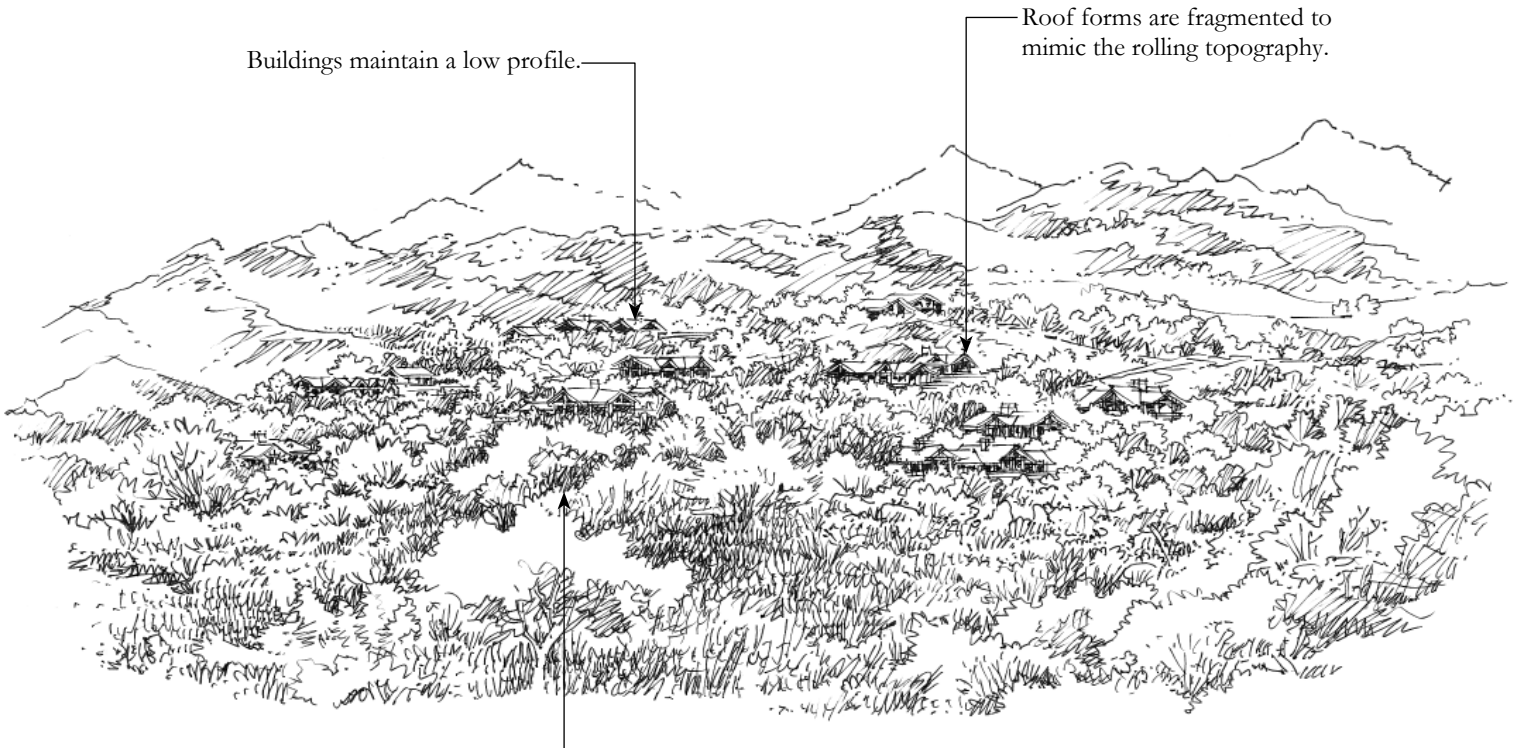


Figure 1.2 – Buildings merge with the land.

1.2 TUHAYE DESIGN OBJECTIVES

Tuhaye is a unique community in the Deer Valley and Park City area—a community that views the land as not just an asset for views and recreation, but as an integral component of building design and architectural inspiration. Tuhaye has been planned to preserve the land's beauty, vastness, rich landscape and stunning views while creating an identifiable and cohesive design aesthetic. The overall design objectives for Tuhaye are listed below:

- ***Design buildings and site Improvements that tread lightly on the land, applying Craftsman, western Ranch House, or Mountain Contemporary styles.*** The land and its eye-catching panoramas are to remain the dominant feature. Improvements are not to detract from the site's natural surroundings. Buildings are to maintain a low profile and are to be sited to minimize grading by following the natural undulation of the topography. Buildings are to be designed as a cluster of masses rather than large rectangular and unarticulated "boxes". Building massing and articulation are to create shadow, texture and patterns that help buildings recede into the landscape rather than dominate it.

- Use architectural and landscape design elements to merge built structures with the land. Buildings are to step down at their edges and incorporate architectural/landscape "extensions" such as battered foundations, low walls and terraces. These extensions are to reinforce the horizontal lines and ruggedness of the land's existing natural features. For example, stone foundation walls and/or terraces are to extend from buildings to merge with and blend into existing rock outcroppings.

- Preserve and enhance the native landscape to anchor buildings to the land. Significant clusters of Gambel (scrub) oak, sage brush and other vegetation are to be preserved and enhanced to soften the line between man-made Improvements and the natural environment. Additional tree and shrub plantings (as described in Section 2.12) are to be placed in strategic areas to help break up house massing while maintaining selected views from the house.

- ***Use building and landscape materials that are natural in appearance and available locally or regionally.*** All architecture and landscape elements at Tuhaye are to be built of materials that appear to have been taken from the site and/or nearby resources in order to reinforce the connection between buildings and their natural surroundings.

1.3 THE TUHAYE ARCHITECTURAL STYLE

Architecture at Tuhaye may draw on a variety of styles, including Craftsman, western Ranch House, and Mountain Contemporary, to create home designs that are well-suited to the land's high mountain plateau landscape.

Although these styles play a large influence on the overall community design, not all elements within these styles are appropriate at Tuhaye, nor is the intent of these Guidelines to enforce a rigid recreation of architectural styles. Architectural design is to incorporate those elements of Craftsman, Ranch House, and Mountain Contemporary listed below as well as those standards noted throughout these Design Guidelines:

- Buildings and landscape elements are to respond to the existing site topography. Building foundations and ridgelines are to be stepped to follow the land's natural slope.

- Natural building materials are to be used, such as stone and timber that appear to be local to the site and/or region. Stone elements are to be emphasized as the predominant tie to the land with Craftsman and Ranch House designs; however, materials are allowed to vary with Mountain Contemporary architecture.

- Emphasis is to be placed on hand-crafted and well-proportioned detailing, often constructed of hammered metal and hand-shaped wood, to provide each Residence with a unique and identifiable personality. Architectural details constructed of exposed structural steel will enhance the Mountain Contemporary style.

- Roofs are to be broad, low-pitched and predominantly open gables with deep overhangs to provide shade at windows, entries and porches. Ridgelines are to be kept low, fragmented and stepped to mimic the low, rolling topography.

- Building massing is to emphasize the indoor-outdoor relationship by using clusters of room-sized volumes, outdoor rooms and/or separate building wings for a strong connection to the outdoors from virtually every room in the house. Separate building masses may be detached and/or attached by arcades or breezeways.

2 Site and Landscape Guidelines

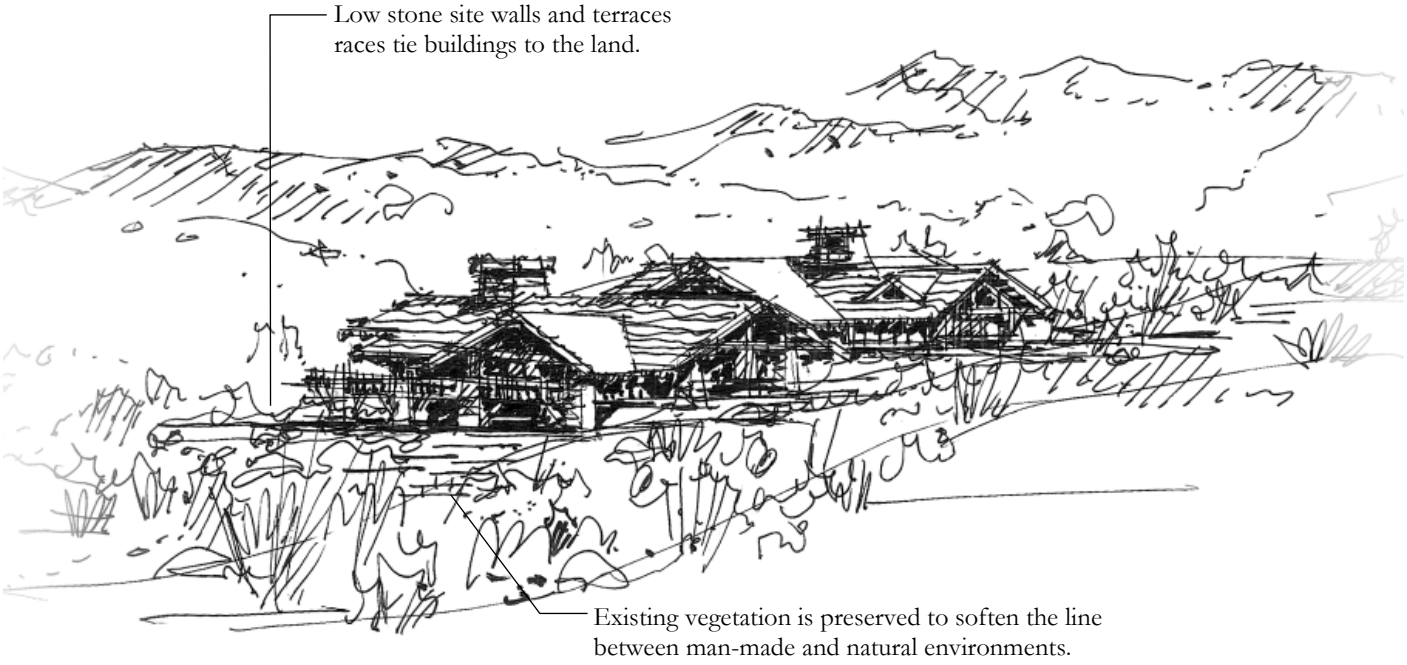


Figure 2.1 – Buildings are sited to integrate existing site features.

This chapter sets forth Guidelines and standards for the site development of each Homesite, including siting of structures, grading, drainage, planting and the design of outdoor living areas.

The intent of these Design Guidelines is to protect the character of the land while creating new improvements that merge with the natural topography and existing landscape. Site disturbance is to be minimized while the natural features of the Homesite are to be preserved and incorporated into the landscape design. The Tuhaye Design Objectives, *Section 1.2*, as applicable to architecture and landscape development, are to be addressed in the design of each Homesite.

2.1 HOMESITE DIAGRAMS

A Homesite Diagram has been prepared for each Homesite. This Diagram designates an Improvement Envelope, Natural Area, potential views, Landscape Enhancement Zones, preferred

driveway access, areas of distinctive rock outcroppings, the Predominant Landscape, maximum Building Height, and other factors affecting the development of the Homesite.

2.1.1 Improvement Envelopes

Improvement Envelopes are the areas designated on the Homesite Diagrams within which all Improvements and site disturbance, with the exception of utility connections, driveways, auto courts, native landscape enhancements and any associated grading or site walls, are to occur. Non-native landscape plantings are to be predominately kept within the Improvement Envelope, as explained in Section 2.12 – Landscaping and Plant Materials. Any use of non-native plantings outside the Improvement Envelope shall be at the discretion of the ARC.

Improvement Envelope locations were determined based on the specific characteristics of each Homesite and the Tuhaye planning and design objectives. All new Improvements on each Homesite are to:

- Maintain existing drainage patterns;
- Minimize grading and vegetation removal;
- Optimize views from the home;
- Consider view corridors from other properties and/or common use areas;
- Protect and utilize distinctive natural features such as rock outcroppings, vegetation and topography;
- Integrate man-made improvements with the site;
- Avoid highly prominent ridgelines and skylines; and
- Utilize microclimates.

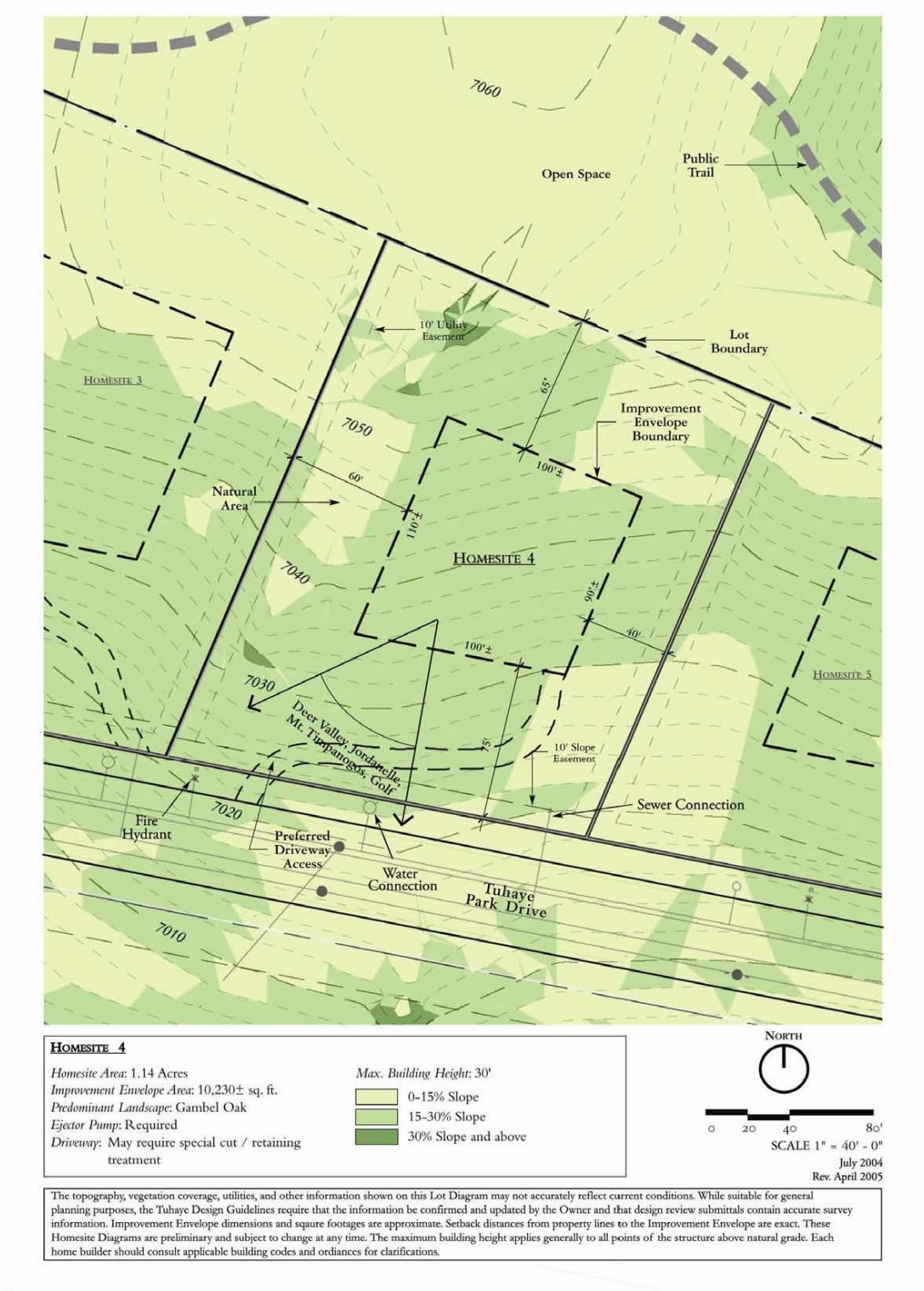


Figure 2.1 – Homesite Diagram - Buildings are sited to integrate existing site features.

2.1.2 Natural Area

The Natural Area is the remaining area of the Homesite outside of the Improvement Envelope. This area is to remain in a generally natural condition. Proposed trees, shrubs and other plant materials within the Natural Area are to blend with the site's existing native landscape and create natural screens that lessen the visual impact of buildings on the site. Good forestry practices and clearing of fire hazards are permitted within the Natural Area, subject to the Guidelines described in Section 2.14 and ARC approval. Plant materials introduced in this area are to be predominantly native species as indicated on the Approved Plant List (see Appendix B). Refer to Section 2.12.3 for additional planting Guidelines and requirements within the Natural Area.

2.1.3 Landscape Enhancement Zones

Specific Homesites may require a Landscape Enhancement Zone (LEZ) which are areas of the Homesite that require a special landscape screening treatment to obscure or soften views of any built improvements as viewed from public areas, including, but not limited to, roads, trails and the golf course. The ARC will work with the Owners on a case-by-case basis to determine what particular landscape treatment, relative to plant species, height, density and placement, is required for the individual Homesite. Typically, the conceptual location of the LEZ is shown on the Homesite Diagram. However, the absence of a designated LEZ on the Homesite Diagram for any particular Homesite does not necessarily indicate that enhanced landscape screening is not required.

2.2 PREDOMINANT LANDSCAPE ZONES

Homesites are sited within three Predominant Landscape Zones – Gambel Oak, Sage Meadow and Oak/Sage Mix. Landscape treatments within each of these zones are to be reflective of the vegetation already existing on the site. Enhanced native plant materials are required immediately adjacent to the home as described in Section 2.12.2 – Planting Guidelines Within The Improvement Envelope. Additional native plantings may also be required in any designated Landscape Enhancement Zones. The characteristics of each Predominant Landscape Zones are described below:

2.2.1 Gambel Oak

Gambel oaks are the dominant feature in this landscape zone, covering the majority of the Homesite. Homesites within this zone offer better landscape screening of improvements from off-site.

2.2.2 Sage Meadow

Homesites with a Sage Meadow designation contain only isolated trees or none at all and consist primarily of low lying sage. Areas of Sage Meadow tend to be the more visible portions of Tuhaye and provide minimal landscape screening between built improvements and areas off-site.

2.2.3 Oak / Sage Mix

Homesites with an Oak / Sage Mix designation contain characteristics of both the Gambel Oak and Sage Meadow landscapes. Small amounts of landscape screening exist on the Homesite and may help "settle" buildings and other Improvements into the site.

2.3 COMBINING HOMESITES

The Declarant or Association, as appropriate, is to approve any proposals to combine Homesites. (Refer to Section 11.1 of the CC&Rs.) Once the Declarant/Association has approved the combination of two or more Homesites, a new Improvement Envelope location, size, and shape are to be proposed to the Architectural Review Committee (ARC) for review, based on the new property lines and the principles listed in Section 2.1. Owners of combined Homesites will pay annual homeowner's dues based on the fee assessment only for the one combined Homesite. Upon ARC approval, the Owner is responsible for applying to Wasatch County to modify the County approved boundaries, as designated on the approved plat.

2.4 ENCROACHMENTS

All structures and site improvements with the exception of those improvements permitted within the Natural Area, as listed in Section 2.1.1, are to be located within the Improvement Envelope.

It is recognized, however, that each Improvement Envelope presents its own unique design challenges.

2.4.1 Encroachments Into Natural Area

Owners and their Architects may propose solutions involving non-habitable encroachments outside of the Improvement Envelope, which may be appropriate. Encroachments will be considered at the discretion of the ARC, and as regulated by Wasatch County, on a case-by-case basis and only when doing so presents a design solution that better achieves the design intent and objectives outlined in these Guidelines.

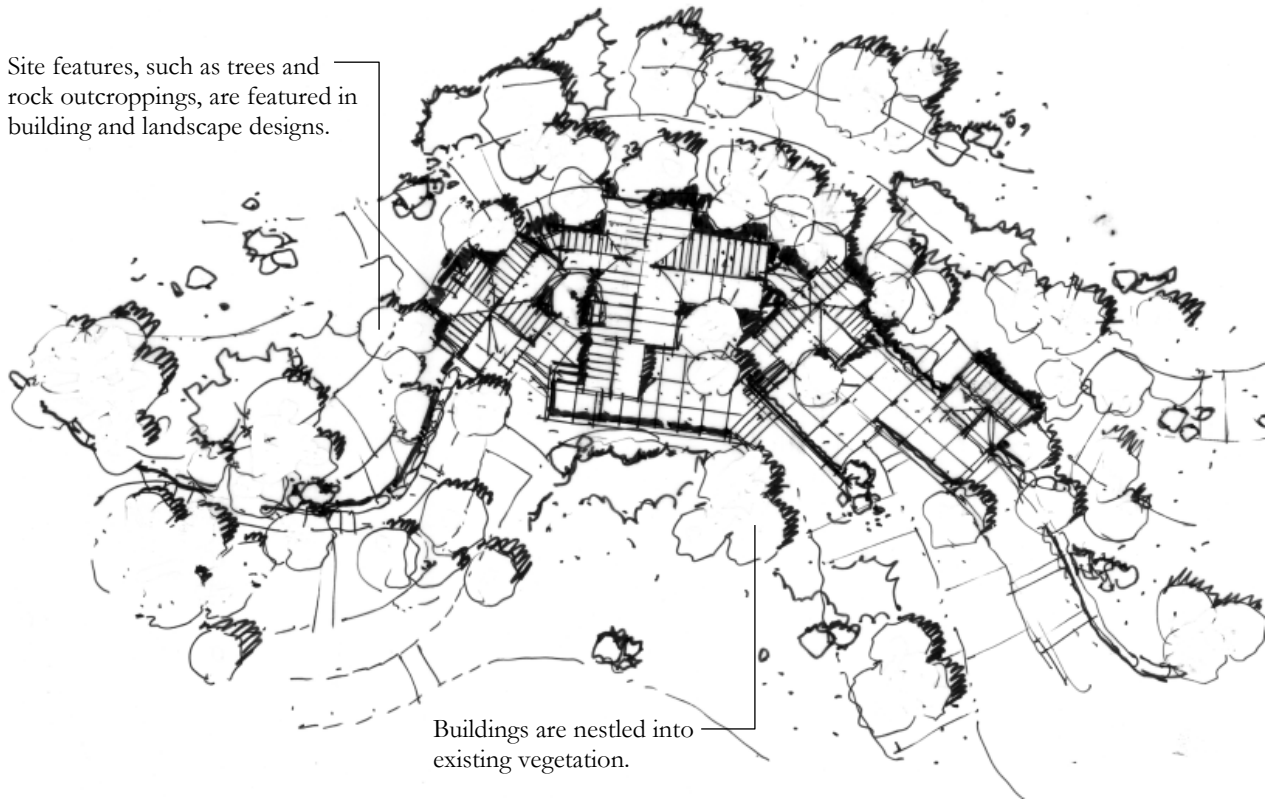


Figure 2.3 – Siting Considerations

2.5 SITING CONSIDERATIONS

Objectives:

— *Integrate built improvements with natural landforms, vegetation and other landscape characteristics that are unique to the Homesite.*

— *Minimize the visual impact of buildings and related structures.*

Guidelines:

Tuhaye is distinguished from other communities by its emphasis on the preservation of the land's "spirit". In keeping with this objective, all homes are to be sited in such a way that they gently nestle onto the site, in accordance with the following Guidelines:

- The long axis of the home and principal building mass are to be oriented parallel to existing contours.

- Houses built on sloping sites are to utilize stepped foundations and fragmented roof forms to mirror the shape of the natural topography.

- Existing features, such as trees or rock outcroppings are to be protected and integrated into the design of the home and its grounds.

- Outdoor living areas, such as terraces, pools and lawns are to be contained within the Improvement Envelope with off-site visibility minimized.

- All improvements, site disturbance associated with construction of the house, and grading around the building are to be located within the Improvement Envelope.

2.6 AMENDMENTS TO IMPROVEMENT ENVELOPE

A proposal to amend the location of the Improvement Envelope shall be evaluated by the ARC and all decisions regarding such proposals shall be made solely at the discretion of the ARC. It shall be the responsibility of the Owner and their design team to demonstrate to the ARC that the proposed amendment to the location of an Improvement Envelope is consistent with sound planning principals and the design objectives for Tuhaye; including, but not limited to, the objectives outlined in *Section 2.1.1*. Impact on privacy and impact on views from nearby properties will be a prime consideration in ARC review of any proposed amendment to Improvement Envelope. Furthermore, any proposed amendment shall not result in an Improvement Envelope area greater than the area shown in the following table for the applicable Homesite size. Nothing in this provision creates any obligation on the ARC to approve any amendments to the location or size of the Improvement Envelope. Any amendment to the Improvement Envelope shall be subject to Wasatch County regulations as applicable.

IMPROVEMENT ENVELOPE SIZES

Up to 0.4 Acres	5,000 sq. ft.
0.4 – 0.6 Acres	6,500 sq. ft.
0.6 – 0.8 Acres	8,000 sq. ft.
0.8 – 1.0 Acres	9,500 sq. ft.
1.0 – 1.2 Acres	10,500 sq. ft.
1.2 – 1.5 Acres	11,500 sq. ft.
1.5 – 2.0 Acres	12,500 sq. ft.
Greater than 2.0 Acres	13,500 sq. ft.

2.7 GRADING

Objectives:

— *Protect and preserve existing vegetation.*

— *Blend site improvements with the natural land form.*

Guidelines:

- Grading is to be designed as a combination of cuts, fills, and retaining walls that blend into and/or appear to be extensions of existing natural landforms. Slopes are not to exceed 3:1 unless it can be demonstrated that a steeper slope will not erode.

- Retaining walls are to be used rather than cut slopes in areas where total cut exceeds 8 feet.

- A professional engineer registered in the State of Utah is to prepare a full set of drawings including grading and drainage plans and sedimentation and erosion control plans for new construction. A landscape architect is to coordinate with the work of the Civil Engineer. See Sections 5.7 and 5.8 for ARC Review submission requirements.

- Grading, landscaping or site improvements are not to disrupt natural drainage courses, trails and/or easements.

- Cut and fill quantities are to balance on-site to the extent feasible.

- Fill may not be used to significantly raise first floor elevations to the extent that views of the house dominate the skyline.

- All disturbed areas are to be re-vegetated using the approved erosion control seed mix (available from the ARC) and other larger native plant materials, as appropriate, to blend with the natural surrounding landscape.

2.8 DRIVEWAYS

Objectives:

— *Minimize visibility of garages, paving and parking areas.*

— *Blend driveways with the existing topography.*

— *Preserve the natural features of the Homesite.*

Guidelines:

- Driveways are to be a maximum of 20 feet wide, except where they provide a turnaround at a garage or where the County requires additional paved width for adequate emergency access and egress. Sixteen foot driveways with two foot drivable shoulders on each side are acceptable. Driveways and parking designs are to consider snow shed and snow storage requirements. Every effort shall be made to minimize the paved areas of driveways and turnarounds while still conforming to the parking requirements described herein.

- Only one driveway entry is permitted per Homesite. Preferred driveway access locations are indicated on the Homesite Diagram. All driveways are to follow alignments that minimize grading, tree/shrub removal, or other disruption of the Homesite.

- Driveways that cross challenging slopes may require special grading and/or retaining wall treatments. However, Owners and their Consultants are to design site-specific solutions that maintain a balance between minimizing site disturbance and creating driveways that do not compromise the community aesthetic.

- Driveway, parking and garage layouts are to minimize the visibility of garage doors and off-street parking from off-site.

- Approved driveway materials include:
    - *Colored concrete with color approved by ARC*
    - *Asphalt*
    - *Unit pavers*
    - *Stone*

- Driveways are generally to be constructed without curbs. Where curbs are required for drainage purposes, they are to be made of stone or colored concrete approved by the ARC. Colors of finished paving materials are to be selected to blend the new construction into the surrounding earth colors.
- Heated driveways are to be used if the gradient exceeds 10%. Driveways are not to exceed a 12% gradient. The first and last 20 feet of the driveway, may not exceed a 5% gradient.

2.9 PARKING REQUIREMENTS

Objectives:

— *Ensure adequate on-site parking within the Improvement Envelope for residents and guests.*

— *Screen parking areas from off-site views.*

Guidelines:

- The Wasatch County Development Code requires that each Homesite provide a minimum of two parking spaces per unit. Residences exceeding three bedrooms are to provide an additional 0.25 parking spaces (rounded up) for every additional bedroom.

- A minimum of two parking spaces are to be enclosed.

- Owner and guest parking areas are to be screened from off-site views, to the extent possible, through the use of architectural screens and/or landscape planning.

- Enclosed structures for the storage of boats and/or motor homes are permitted only on those Homesites that exceed two acres in area.

- Refer to *Section 3.8* for Guidelines regarding garage door design.

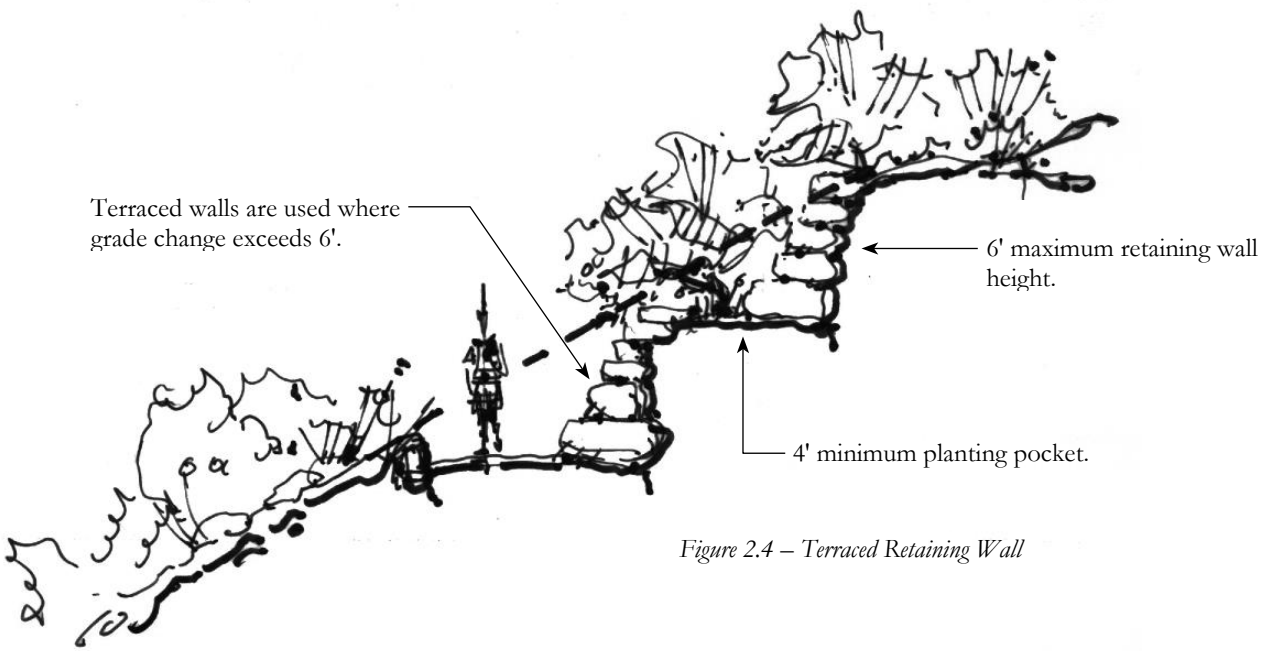


Figure 2.4 – Terraced Retaining Wall

2.10 RETAINING AND SITE WALLS

Objectives:

- *Minimize disturbance to the site.*
- *Integrate retaining walls into the existing topography to reinforce the connection of the architecture with the landscape.*
- *Use stone that appears to be local to the site and constructed with traditional dry-stack and/or builder methods.*
- *For Mountain Contemporary style architecture, board form colored concrete and corten steel will be considered materials for retaining and site walls that are inside the building envelope. Gabion walls will also be considered if the walls are not in view from off the property.*

Guidelines:

- All walls are to appear to be extensions of building foundation walls.

- Retaining walls are not to exceed six feet in height. Terraced wall structures with ample planting pockets (minimum four feet wide) are to be used where grade changes exceed six feet.

- Tops of walls are to blend with natural contours. Ends of walls are not to end abruptly, but are to transition naturally into existing landforms, rock outcroppings and vegetation.

- Walls in excess of two feet in height made of stone are to be designed with a batter (minimum 2:12).

- Landscape boulders are to be similar in color and character to the native stone and rock outcroppings found within the region as well as the stone used on the structure(s). Boulders are to be placed in a natural pattern to mimic those found on-site.

- Retaining walls built of approved boulders or laid stone must be reinforced and/or backed with concrete where required. Stone lay is to be consistent with the specifications of *Section 3.5.1*. Railroad tie walls are not permitted.

- Retaining materials using colored board form concrete, corten steel or gabion walls must have the proper reinforcement, support and drainage.

2.11 DRAINAGE SYSTEMS AND STRUCTURES

Objectives:

— *Preserve existing drainage patterns and significant topographical features.*

— *Minimize erosion.*

— *Disperse drainage using natural-looking draining systems.*

Guidelines:

- Natural drainage courses are to be protected and existing drainage patterns maintained.

- New drainage courses are to appear and function like natural drainage ways. Sheet drainage may not be increased. Existing sheet drainage areas are to be maintained to avoid erosion.

- Headwalls, lined ditches, and similar drainage structures, visible from off-site, are to be built of, or lined with, an approved stone. Metal and concrete pipes are to be concealed.

- Drainage across or under driveways is to be incorporated into driveway and apron design and concealed with stone headwalls that are similar to those used as part of the public infrastructure at Tuhaye.

- Drainage design is to minimize any potential for erosion and consequent downstream water quality impacts, per the erosion control measures described in the Wasatch County Storm Drainage and Erosion Control Plan and the Guidelines in *Section 6.18* of this document.

2.12 LANDSCAPING AND PLANT MATERIALS

Objectives:

— *Re-vegetate disturbed areas with native material to obscure the line of demarcation between the new and existing landscape.*

— *Preserve and enhance existing landscape patterns.*

— *Integrate new improvements with the natural landforms and vegetation patterns.*

Guidelines:

2.12.1 General Planting Guidelines

- In general, the planting design of each Homesite is to take its cue from the existing plant palette found surrounding the Homesite. Swatches of a single type of plant material are to be planted in drifts or large groupings similar to the natural landscape patterns on the site.

- Landscape Improvements are to incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species, and minimize areas of intensive irrigation. New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation. Owners are responsible to perform yearly weed abatement on their site.

- An Approved Plant List distinguishing Native, Riparian and Enhanced Native plant materials is located in Appendix B. Plant materials noted as Riparian on the Approved Plant List may only be planted in riparian habitats and/or along drainages.

- Proposed plant materials that are not on the Approved Plant List are to be identified on all landscape submissions with a full description of the plant and the intent of its proposed use.

- Plant materials used for erosion control are to establish rapid surface stabilization and are to be supplemented with larger plant materials to match the surrounding site. The ARC may also require other stabilization measures, such as jute, hydro-seeding and/or matting.

2.12.2 Planting Guidelines Within The Improvement Envelope

- In areas immediately adjacent to building improvements, a greater variety of Enhanced Native plant material is permitted.

- Appendix B contains a list of Native and Enhanced Native plant materials that are appropriate for use in the Improvement Envelope.

- Manicured or groomed yards, terraces, and pools are to be minimized and restricted to areas confined by buildings, walls, plantings or other defined edges within the Improvement Envelope to restrict views from off-site.

- In order to blend improvements with the site, plant materials are to be placed in natural groupings to mimic the natural planting patterns found on and around the site. Plants are to be selected from the Approved Plant List in Appendix B.

- Trees/shrubs from the Approved Plant List are to be placed adjacent to buildings to help anchor improvements to the site. The ARC may require additional trees and shrubs, as necessary, to adequately filter views of built improvements as seen from off-site.

- The landscape design on each Homesite is to gradually transition from the Improvement Envelope to the Natural Area to match and/or enhance existing native landscape patterns.

- New plantings are to be used to frame important view sheds, reduce the visual impact of the residence, and screen outdoor service areas and other improvements from adjacent Homesites and off-site views.

- Larger scale planting materials including small trees and large shrubs are to be planted adjacent to building walls to help soften the architectural edge and to blend buildings with the landscape.

2.12.3 Planting Guidelines Within The Natural Area

- The Natural Area is to be planted only with those native plant materials already existing on or adjacent to the Homesite. Planting patterns and density are to be similar to that of the adjoining natural landscape.

2.12.4 Planting Guidelines Within Landscape Enhancement Zones

- Homesites with predominantly low-lying vegetation cover may include a designated Landscape Enhancement Zone (LEZ) (refer to *Section 2.1.3*), typically indicated on the Homesite Diagram. If the LEZ is not demonstrated on the Diagram, it does not necessarily indicate that the enhanced screening is not required.

- Planting materials are to be placed within this zone in order to lessen the visual impact of built Improvements as viewed from off-site. Plant sizes and grouping patterns within the LEZ are to be similar to those found naturally within Tuhaye's native landscape.

- Owners and their consultants are to work together with the ARC to determine the minimum size, quantity and spacing of tree and shrub materials in order to achieve the LEZ's intended objective.

2.13 VEGETATION PROTECTION, REMOVAL AND THINNING

- Building improvements are to be designed around existing Gambel (scrub) oak thickets to the extent feasible.

- The removal of trees/shrubs on the Homesites is not permitted except at areas to be cleared for driveway and home construction. The ARC may approve limited tree removal and/or tree thinning within the designated Improvement Envelope and Natural Area to open up selective views.

- Unauthorized removal or cutting of trees/shrubs by or on behalf of the Owner is subject to fines in accordance with fine schedule established by Tuhaye HOA Board of Directors.

- Protective fencing is to be erected around all existing trees, including Gambel (scrub) oaks, during construction. Refer to *Section 6.20* for tree protection measures during construction.

2.14 WILDFIRE SAFETY MEASURES

The threat of wildfire can be greatly reduced with thoughtful planning and preventative landscape maintenance. With this in mind, the following fire safety standards have been implemented:

- All Homesites are to observe all fire safety measures as specified by the Wasatch County Development Code.

- Potential fire fuel (such as dead limbs, leaves, needles and other material) is to be removed from areas immediately surrounding built structures and from gutters.

- Maintenance of a 30-foot safety zone in all directions around a home is strongly encouraged. Within this zone, the following fire prevention actions are recommended:

    - Regularly dispose of slash and debris materials resulting from thinning operations.
    - Periodically mow dry grasses and vegetation.
    - Stack firewood away from the home.
    - Maintain an irrigated area.

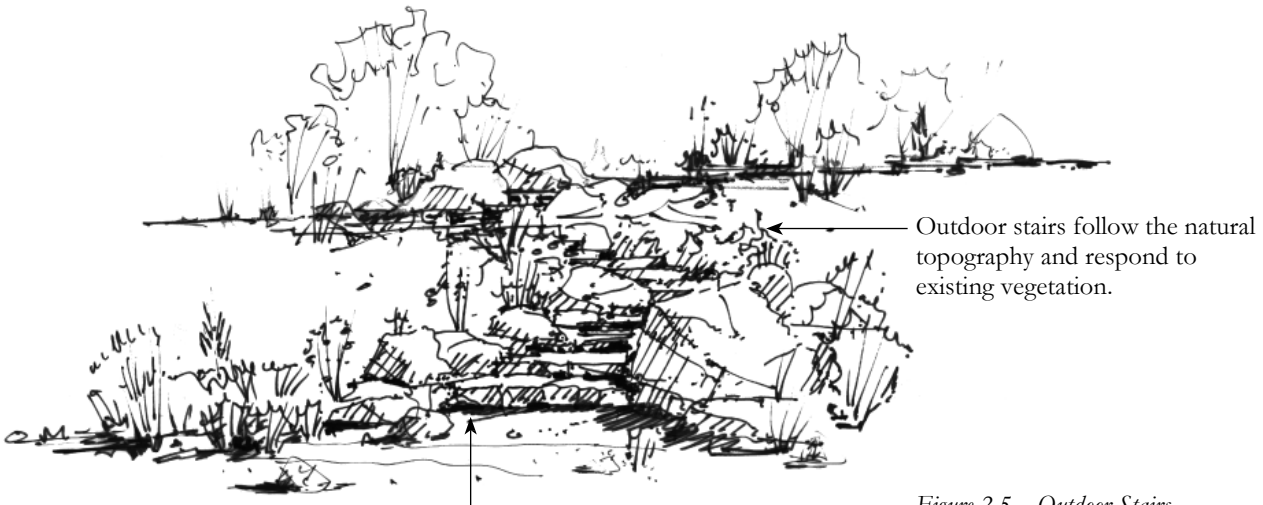


Figure 2.5 – Outdoor Stairs

2.15 PATHS, OUTDOOR STAIRS AND TERRACES

Objectives:

— *Integrate outdoor site features with the natural topography and vegetation.*

— *Utilize natural materials that are consistent with materials found locally.*

— *Design outdoor terraces, rooms and spaces that are natural extensions of the indoors, reinforce the landscape's horizontal character and tie the building to the land.*

Guidelines:

- Paths, outdoor stairs and terraces are to follow the natural topography and respond to existing vegetation patterns. Outdoor stairs should be appropriately placed to minimize visibility from off-site. Retaining walls, fences, or building foundations are to be used together with paths, outdoor stairs and terraces to tie the architecture to the land. All improvements are to be located within the Improvement Envelope. Any encroachments must be presented to the ARC for consideration of a variance.
- On-grade paved terrace areas and outdoor living areas are to be designed with informal shapes, irregular edges and natural materials to blur the lines between man-made and natural elements. Formal shapes and architectural forms are not appropriate.

- Approved materials for outdoor use include stone, chipped stone, decomposed granite and/or wood. The use of stone that is similar to or matches that found naturally within the Wasatch Mountain region is encouraged for terraces, stairs, paths and other landscape structures.

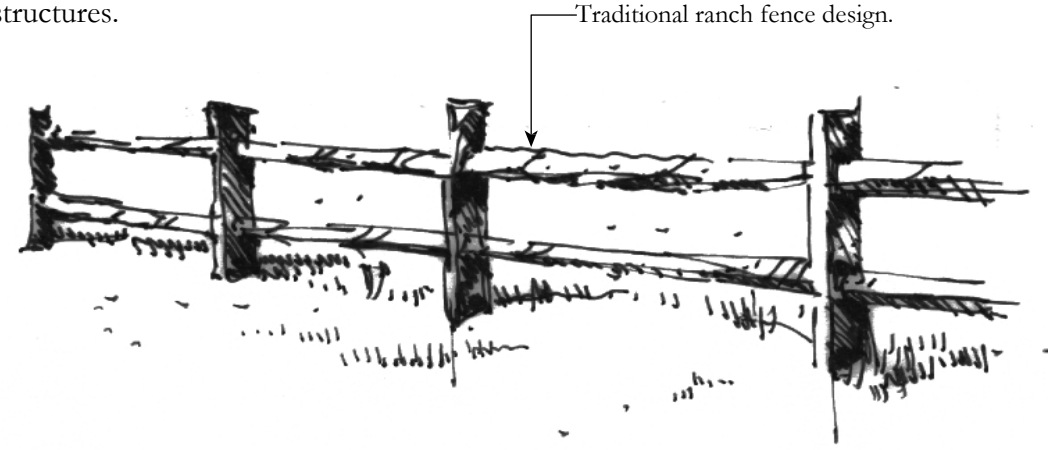


Figure 2.6a – Fence Design

2.16 FENCES AND GATES

Objectives:

— *Allow for privately fenced areas that maintain views and minimize off-site visibility.*

— *Minimize disturbance to the natural vegetation.*

Guidelines:

- Fences are to be minimized.

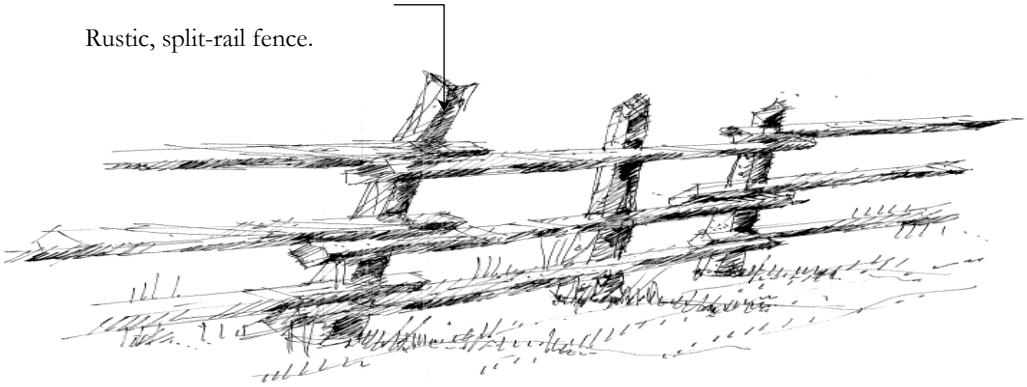
- When used, fences are to be built within the Improvement Envelope in areas not visible from off-site.

Iron gate utilizes native stone and timber in

Figure 2.6b – Gate Design

- Fences are to extend from the residence and may not follow the property line or Improvement Envelope boundaries.

- In general, fences are not to exceed four feet in height with the exception of those used for pool enclosures, which are to be a minimum of six feet in height as required by the Wasatch County Code. Pool and spa fences may require additional detailing and landscape treatments, as specified by the ARC, to mitigate off-site visibility.

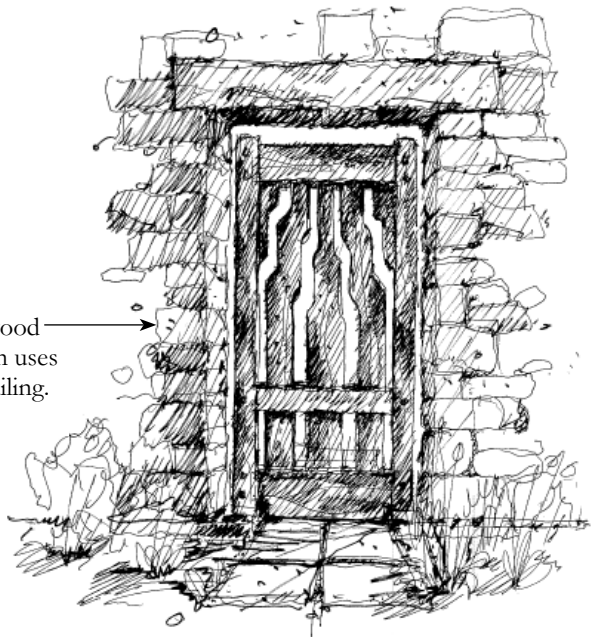


- Fences used as pet enclosures may likewise extend up to six feet in height provided they are not visible from off-site. Wire mesh, finished to recede into the landscape, may be added to fence at pet enclosures.

- Fence and gate designs are to utilize traditional Craftsman or western ranch fence vernacular. However, metal multi-rail fence, vertical corten steel slats, or aluminum horizontal slats (with spacing between) will be considered for Mountain Contemporary designs.

- Vegetation is to be planted in front of and behind fences to blend them with the surrounding vegetation.

- Gates are permitted only as a component of an approved fence or wall and are to be located within the Improvement Envelope and not at driveway entries.



2.17 EXTERIOR LIGHTING

Objectives:

— *Maintain the dark nighttime sky in and around Tuhaye.*

— *Provide safety and identification at entrances, driveways and walkways.*

— *Restrict light spill to within the Improvement Envelope.*

Guidelines:

2.17.1 Light Fixture Design

- Designs of light fixtures shall utilize detailing consistent with the architectural details of the residence.

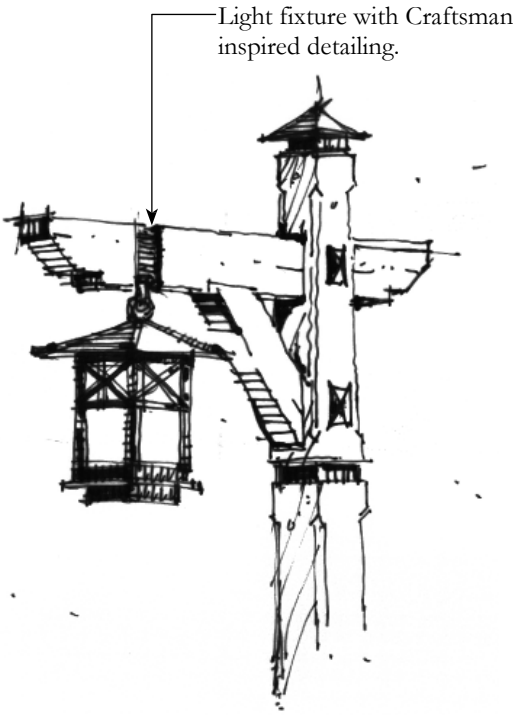


Figure 2.7a – Light Fixture Design

- Light fixtures at pathways and driveways, where required for safety, are to be a maximum height of 48 inches.

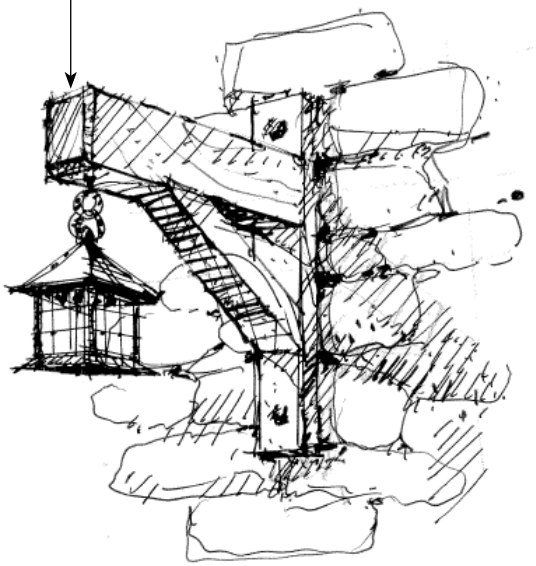


Figure 2.7b – Light Fixture Design (continued)

2.17.1 Location of Light Fixtures

- Light fixtures, with the exception of driveway and address marker lighting, are to be confined to the Improvement Envelope and designed to minimize impacts on adjacent properties. Light sources are not to be visible from anywhere outside of the Improvement Envelope. Refer to *Section 2.21* for Guidelines regarding Address Markers.

- In order to minimize glare and exterior light spill, interior lighting is to be concentrated at activity areas and minimized adjacent to windows. Lighting adjacent to windows is to be directed towards the residence's interior and baffled with architectural or decorative devices, such as deep roof overhangs and curtains.

- The following light types and locations are not permitted:
  - Landscape plant or tree up lighting.
  - Architectural lighting of buildings with the exception of seasonal holiday lighting, as approved by the ARC.

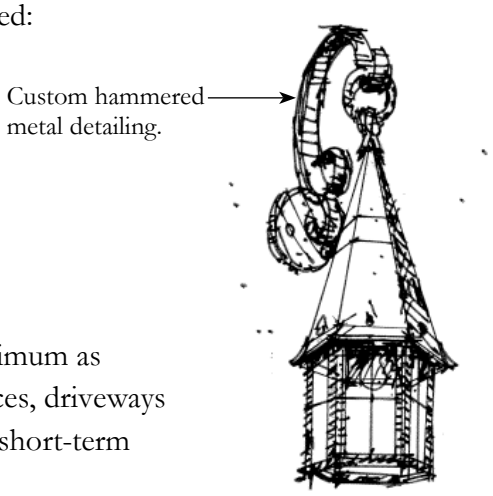


Figure 2.7c – Light Fixture Design (continued)

2.17.2 Light Emission

- Exterior night lighting is to be kept to an absolute minimum as required for safety and address identification at entrances, driveways and buildings. All light fixtures are to be activated for short-term use only.

- Light sources are to be a warm, soft color that accurately renders true color. Sources that emit harsh, glaring white light are not permitted.

- Exterior lighting is to use downward facing, horizontal cut-off fixtures, which hide the light source. Up lighting is not allowed.

- Lanterns are to use low intensity (25 watt or less) light sources with translucent or frosted glass lenses. Clear glass may be acceptable with low voltage bulbs and clear glass bulbs, subject to the ARC review of visibility from off-site.

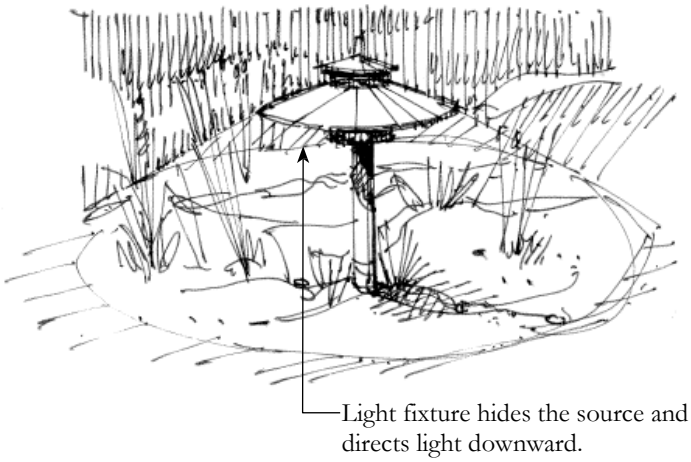


Figure 2.7d – Light Fixture Design (continued)

- Owners may display holiday decorations located or visible from their homes if the decorations are of reasonable size and scope and do not disturb other owners and residents by excessive light. Seasonal/Holiday outdoor lighting shall be permitted November 15th through March 1st of the subsequent year and permitted between the hours of 5:00 PM and midnight (MST). The specific Guidelines for installation in landscaped areas are as follows:

    - Each home is limited to a maximum of two (2) different colors of lights; which can include white, red, green, or blue string lights. Multi-colored string lights are not permitted.

    - No more than twelve (12) trees per individual property are permitted to be lighted for the purpose of seasonal lighting and decoration. Such lighting is to be installed in a manner that allows individual property owner's enjoyment of seasonal lighting without causing undue glare, other negative visual impacts to neighboring properties, or as viewed from areas outside the community.

    - Chasing, blinking, or "icicle" lights are not allowed.

    - White, red, green, or blue string lights, which may or may not be attached to garland, may decorate porches or deck structures to include railings, as well as the main entrance (doorway and associated entryway structure) to the home.

    - "Outlining" of a home or individual architectural features of a home by applying strings of lights to run continuously along roof eaves is not permitted.

- "Outlining" window trim or other prominent architectural features of a home is not permitted.

- Plastic statuary, inflatable lawn displays and other similar ornate displays containing un-natural, non-indigenous materials are not permitted. However, garland and/or wreaths which simulate, in a life-like manner, true, organic evergreen or deciduous tree boughs will be permitted; garland and wreaths made of organic materials are preferred and encouraged.

- Driveway lighting is to be the minimum required for safety and is not to be spaced at regular intervals. Guardrails and/or posts with reflectors may be used to help mark the driveway.

- Security lighting for emergency purposes may be permitted by the ARC, provided the sources are not visible from off-site, are fully shielded, and are set on a timer or motion detector.

2.18 EXTERIOR SERVICES

Objectives:

— *Completely screen service areas and outdoor equipment from neighboring properties and off-site views.*

Guidelines:

- Trash disposal, outdoor work areas, utility meters and connections, transformers, air conditioning units, satellite dishes, pool/spa equipment and similar above-ground devices are to be completely screened from off-site views by the use of architectural devices and/or plant materials. Where feasible, these areas are to be integrated into the building's architecture. The location and screening of such devices will be reviewed by the ARC throughout all stages of the design review process. Noise emission from such devices is to be contained.

- Service and storage areas are to be made inaccessible to wildlife.

- Owners are responsible for providing utility service lines to their homes. Utility easements have been established throughout Tuhaye in order to facilitate the installation and maintenance of utilities.

- In order to minimize site disturbance, all utility lines are to be located underground, and when feasible, under or along driveways. Utility alignments are to minimize grading and tree removal.

2.19 SATELLITE DISHES, SKYLIGHTS, AND SOLAR APPLICATIONS

Satellite dishes are generally discouraged. Where used, satellites are to be completely screened from off-site and are subject to the following additional Guidelines:

- Satellite dishes and their locations are to be approved by the ARC. An application, application fee and proposed location for all satellite dishes are to be submitted to the ARC for review and approval prior to satellite dish installation. (Refer to *Chapter 5* for design review procedures and application requirements.)

- Satellite dishes are to be a maximum of 24 inches in diameter and colored to blend with the site or building.

- At the discretion of ARC, a maximum of two skylights of maximum size 32 sq. ft. each may be permitted on a home, provided such skylights lie flat along the roof plane. Prior to approving any skylight, the ARC shall review the potential visible impact of proposed skylights, in particular with respect to impact on nearby properties due to potential reflective glare and/or impact on dark skies.

- Passive and active solar designs are encouraged at Tuhaye. The ARC will only approve solar applications if the Owner demonstrates that the solar hardware is consistent with the home's architectural design, which generally will require an edge to edge design concept, or some other well thought out concept for integrating solar into the design. Retro-fitting an application of solar panels into an existing roof and/or home design after initial construction is both difficult and rarely successful from a design standpoint. If an Owner anticipates using solar panels, they should be incorporated into the Preliminary Design Submittal allowing the ARC to properly review the layout, understand the integration of the panels in the design, and approve if deemed appropriate. While the ARC remains receptive to developing technology pertaining to home materials (i.e. solar shingles and wall glass), solar panel arrays will not be approved on the ground plane of a home design.

2.20 UTILITIES

Objectives:

— *Minimize site disturbance.*

— *Minimize visibility of utility boxes from off-site.*

Guidelines:

- Utilities are to be installed underground on alignments that minimize grading, vegetation removal and other disruption of the land. Long, straight cuts through existing vegetation are to be avoided.

- Utility boxes, including meters, are to be attached to or incorporated into the building's architecture and screened from off-site views. All exposed metal related to utilities (meters, outlet covers, etc.) are to be painted to match adjacent natural materials and/or building materials.

2.21 ADDRESS MARKERS

Owners are to obtain the approved design for their Homesite from the ARC. Address markers are to be installed and maintained in accordance with the design specifications and according to the following Guidelines:

- The address marker is to be located within 20 feet, but not closer than 6 feet, of the intersection of the driveway and the road.

- Lighting and maintenance of address markers, where applicable, is the responsibility of Owners.

- Signs containing the Owners' name and/or name of the residence are not permitted.

- Any maintenance work performed on address markers by the Master Association will be billed to the Owner.

- Real estate signs are not permitted within Tuhaye. Open House signs are to be the standard approved by the HOA for use throughout Tuhaye and shall be removed immediately following the Open House.

2.22 MISCELLANEOUS IMPROVEMENTS

The ARC will review pools, water features, outdoor artwork and any other improvements not addressed above on a case-by-case basis. Such improvements are to be located within the designated Improvement Envelope, completely screened from off-site views and designed in keeping with the Guidelines described throughout this document.

2.22.1 Pools, Spas And Water Features

All pools, spas and water features are to adhere to the following Guidelines:

- Pools, spas and other water features are to be located within the Improvement Envelope, visually connected to the residence, and designed as an integral part of the house's exterior design.

- The introduction of landscaped water features, such as artificial creeks, is not allowed. Small decorative fountains are permitted within courtyards and/or other outdoor spaces not visible from off-site.

- Swimming pools will be approved on a case-by-case basis and may only be located in areas that are not visible from off-site. Pool safety measures are to be taken in accordance with local governmental regulations. Design solutions that eliminate the need for a pool fence while still complying with all safety codes are encouraged.

- Pools and spas are to be set down into the ground, terraces and/or decks.

- Spa and water feature equipment enclosures are to appear as extensions of the home and/or located in underground vaults to contain noise. Solid noise absorbing covers for equipment will be required after installation if it is discovered that the equipment is audible from adjacent properties.

3 Architectural Design Guidelines

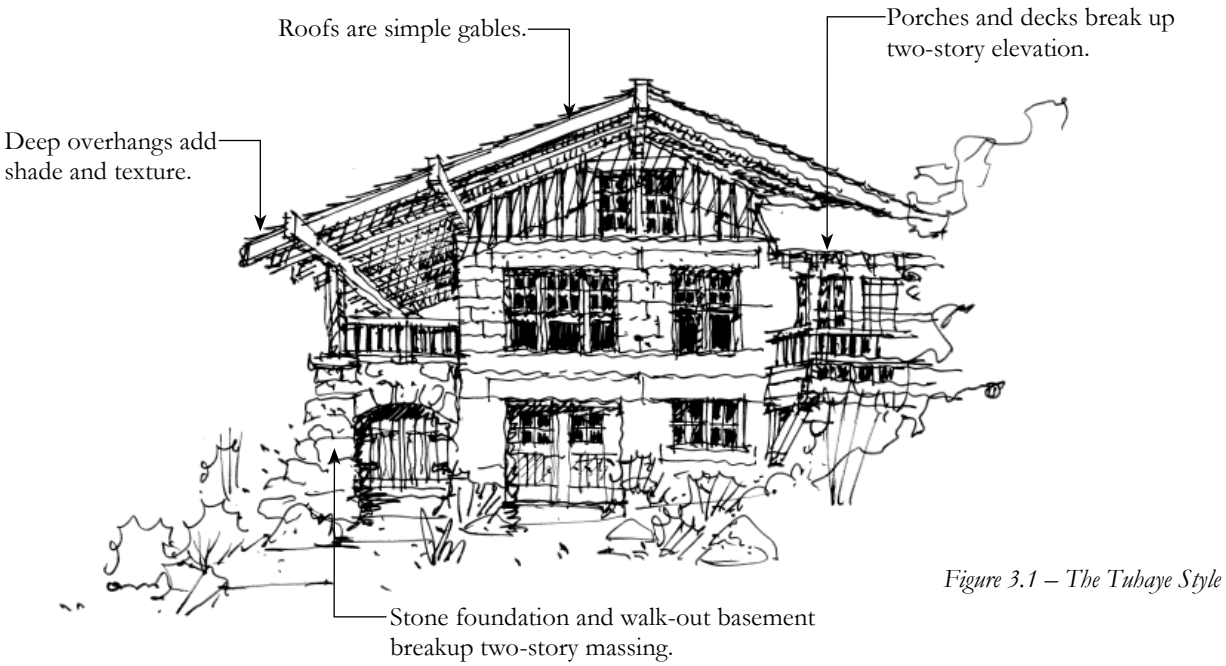


Figure 3.1 – The Tuhaye Style

Tuhaye's philosophy of land-responsive design distinguishes the community in the Deer Valley area. Accordingly, **Owners and their design teams are to design buildings that respond to the site and use it as the driving factor in the design of their home.** The following section sets forth Guidelines, including those regarding appearance, massing, height, color, and materials, to achieve this standard in the design of all residences.

3.1 ARCHITECTURAL INFLUENCES

Architectural styles at Tuhaye draw inspiration from the Craftsman style, the rustic ranch houses of the west, and Mountain Contemporary (Refer to *Section 1.3 – The Tuhaye Architectural Style*). Owners and their Consultants should not interpret these influences as a prescription for a specific architectural style. Rather, a broad range of styles and personal expression is encouraged, provided the buildings are subordinate to the land, utilize well thought-out and consistent detailing, and comply with the Guidelines established throughout this document.

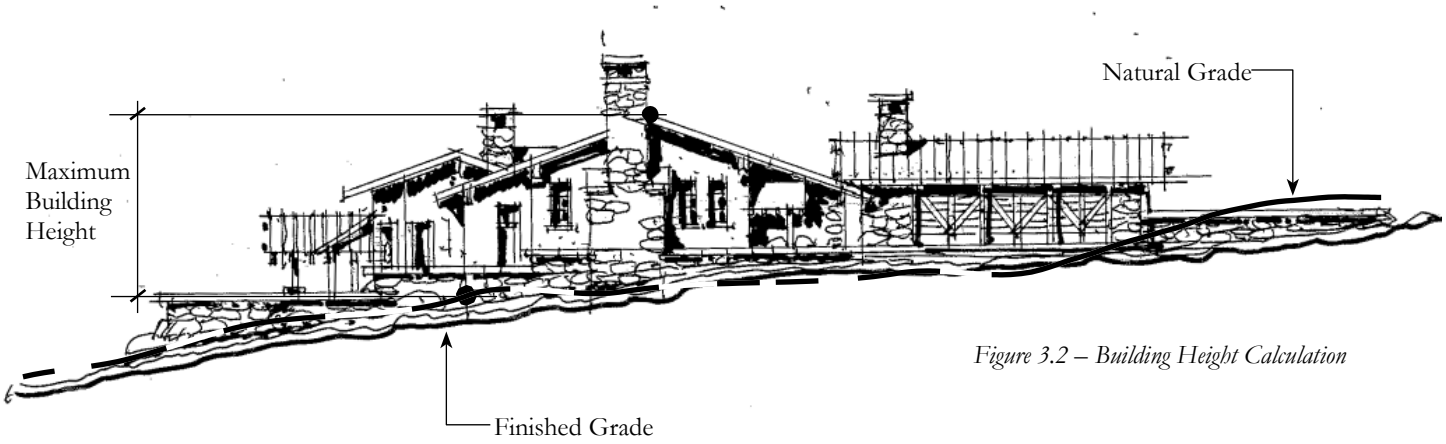


Figure 3.2 – Building Height Calculation

3.2 BUILDING HEIGHT

Objectives:

— *Keep building heights subordinate to the surrounding landscape.*

Building Height Definition:

- Building Height is measured in accordance with Wasatch County Code as "the vertical distance measured from any point of the natural grade (not existing or excavated grade) of the building site to the highest point of the roof directly above."

- The Tuhaye ARC will closely monitor any site on which site grading occurs and shall maintain an accurate record of the natural grade elevations, as they existed before grading. The height of any future buildings will thus be measured from the original natural grade, prior to any site grading.

Building Height Requirements:

- The maximum Building Height, unless otherwise noted on the Homesite Diagram is 32 feet. In accordance with the Wasatch County Development Code, buildings constructed on sites exceeding 15% slope are not to exceed 30 feet in height.

- Owners are also responsible for meeting all Wasatch County Building Height requirements.

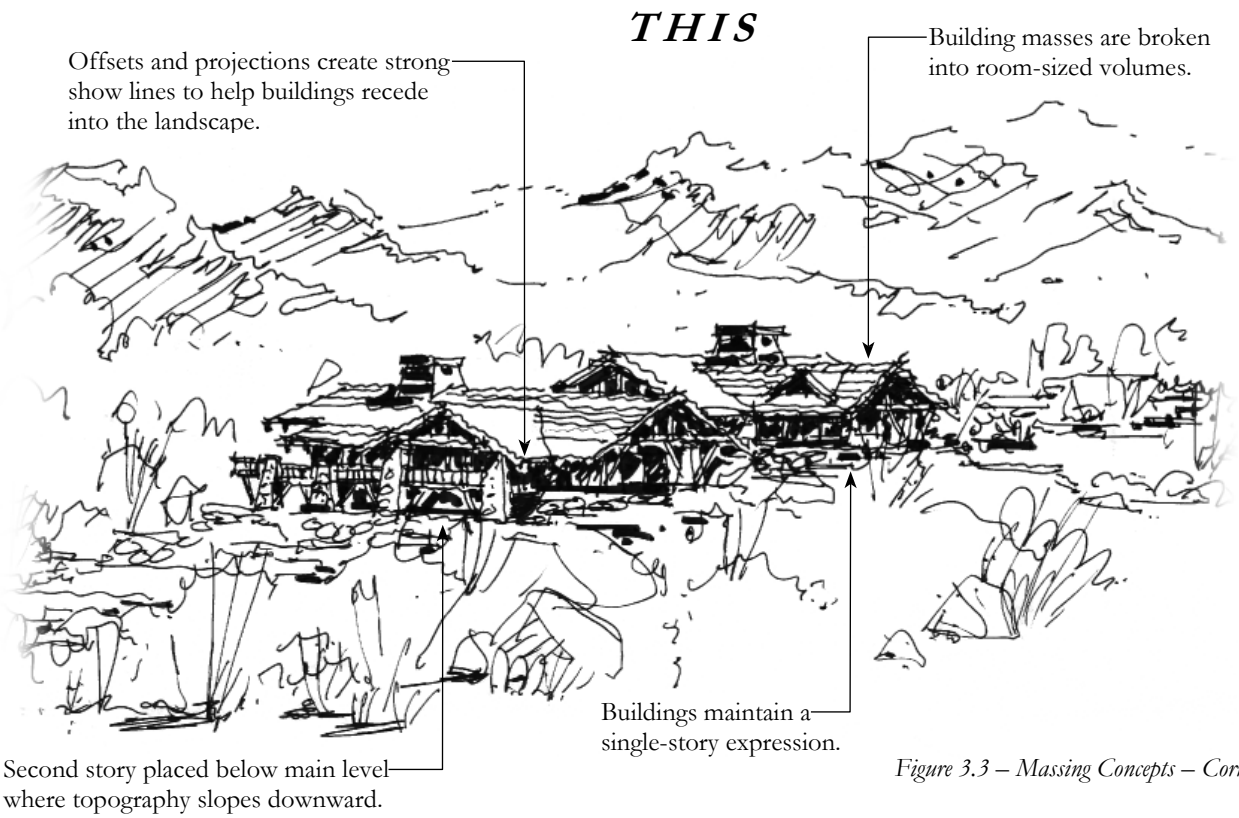


Figure 3.3 – Massing Concepts – Correct

3.3 BUILDING MASSING AND COMPOSITION

Objectives:

- *Break building masses into room-size volumes to minimize the visual impact on the land.*
- *Maintain a low-profile, single-story expression.*
- *Utilize building offsets and projections that create strong shadow lines to help buildings recede into the landscape.*

Guidelines:

This section outlines the requirements for the composition and massing of building forms. The Guidelines draw upon the traditional design principles of Craftsman and western Ranch Houses as well as Mountain Contemporary.

3.3.1 Building Massing

- Homes are to be comprised of a collection of low-profile building clusters: a primary building mass may connect to smaller, secondary masses by breezeways, trellises or other architectural/landscape devices.

- Building massing is to be articulated with forms and dimensions that express single interior rooms and/or a group of related rooms.

- Detached garages are encouraged.

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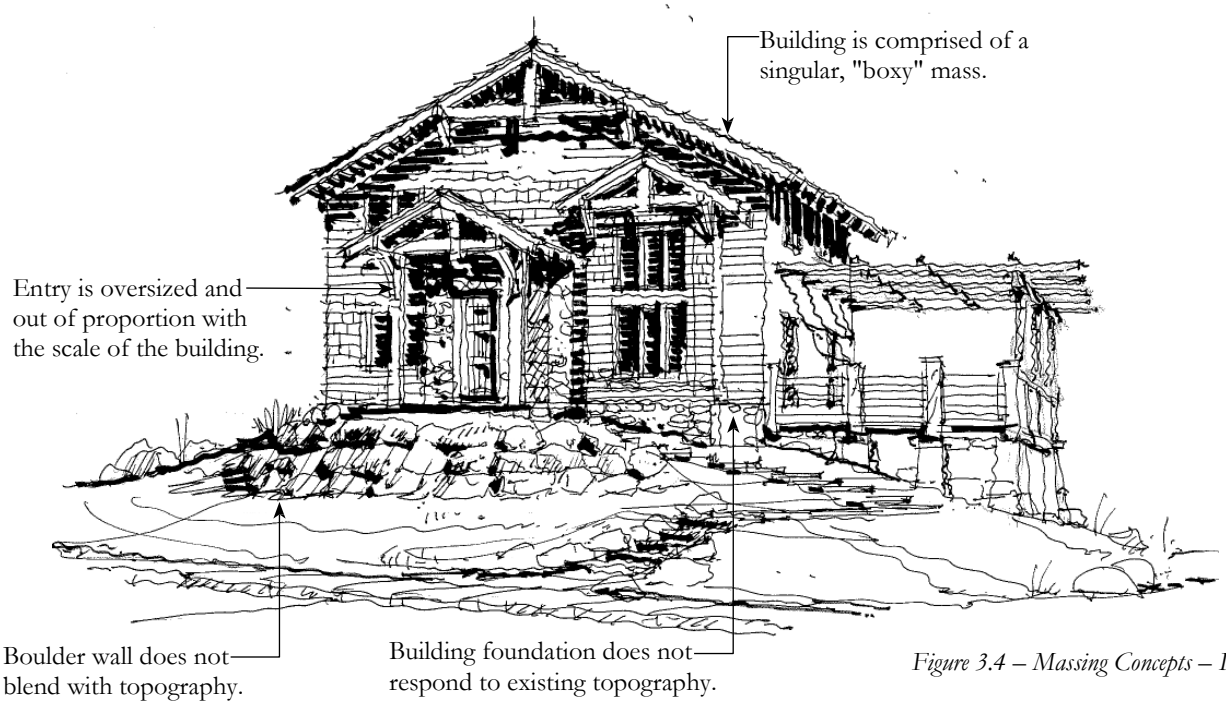

Figure 3.4 – Massing Concepts – Incorrect

3.3.2 Maximum Gross Floor Area

- The Wasatch County Development Code defines Gross Floor Area as:

  > *The sum of the gross horizontal areas of all floors of a building measured from the exterior face of exterior walls, but not including interior or exterior parking spaces.*

- A Maximum Gross Floor Area ("MGFA") is assigned to each Homesite based on lot size unless specified differently on the Tuhaye Homesite Matrix, available from the ARC. Regardless of the specified MGFA, the size of all residences shall respond to the particular Homesite size and setting.

- Garage area in excess of 1,000 square feet shall be included in the MGFA calculation.

- Dedicated mechanical space up to 300 sq. ft. shall not be counted against MGFA. Up to 1,000 sq. ft. of single story habitable areas with floor elevation 6' or more below natural grade shall not be counted against MGFA.

- All Ancillary Buildings, including guesthouses, are to be included in the MGFA.

- The minimum square footage is 2,500. However, taking into consideration lot sizes and surrounding neighborhoods, the ARC may request an increase in square footage minimums on a case by case basis. Unless specified, Maximum and minimum gross floor area shall be calculated based on lot size as follows:

Acreage	Maximum
Up to 0.5 Acres	4,000 sq. ft.
0.5 – 0.6 Acres	5,000 sq. ft.
0.6 – 0.8 Acres	6,000 sq. ft.
0.8 – 1.0 Acres	7,500 sq. ft.
1.0 – 2.0 Acres	9,000 sq. ft.
Greater than 2.0 Acres	10,000 sq. ft.

3.3.3 Single Story Expression

- In general, proportions of all building elements are to be wider than they are tall.

- Buildings are generally to remain one-story in height. However, up to 60% of the Main Floor Area may be expressed as a second level. The second level may be incorporated either as a second story contained within the roof and/or as a lower level walk-out.

- Three story building elements are not permitted.

- Lower level walls are to be expressed as part of the stone foundation walls and separated from the upper walls of the house by continuous overhanging porches, decks or roofs. Unbroken, two story, vertical wall elements are discouraged.

- Porches or decks at the upper level are to be supported by lower level stone columns that appear to be part of the foundation and are larger in scale than the columns supporting the roofs on the upper level. Lower level stone columns are to be deeply recessed (generally by 3 feet or more) from the edge of the deck or porch above.

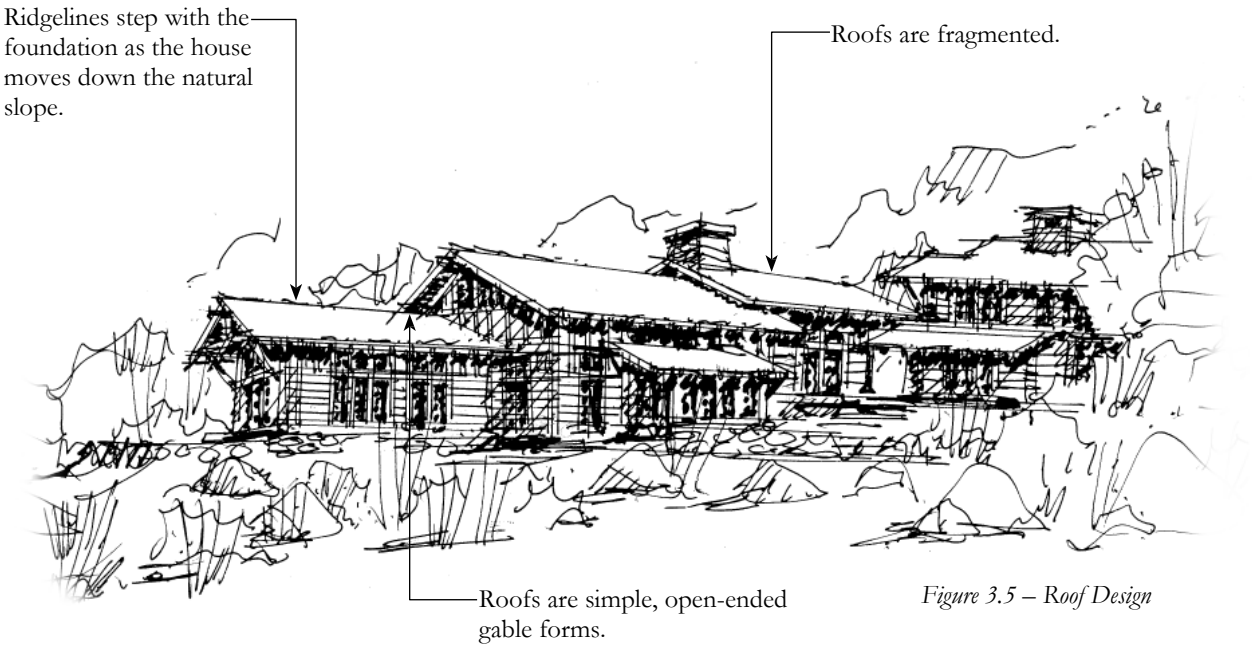

Figure 3.5 – Roof Design

- Mountain Contemporary design may incorporate steel materials to support the upper level and roofs.

- Secondary building masses and Ancillary Buildings are not to exceed one story in height.

3.4 ROOFS

Objectives:

— *Utilize simple, gabled roof forms.*

— *Shed roof, butterfly roof, or curved/arc roof form will be supported with Mountain Contemporary architecture.*

— *Flat roofs will be considered for secondary roofs with Mountain Contemporary architecture.*

— *Express traditional or contemporary roof structural systems based on design.*

— *Use natural roof materials and colors to help blend houses into the surrounding landscape.*

3.4.1 Roof Composition

- Roof forms are to be simple compositions that utilize open-ended gables. Roof forms are to utilize a clear hierarchy of volumes that corresponds with the underlying room's size and function. Shed roofs may be used on porches, dormers and small projecting wings. Shed roofs may not be used for the primary roof on a building. Small areas of flat or low sloped roof may be considered for secondary building elements. Clipped-gables are not permitted. Hipped roofs may only be used on porches that wrap around building corners.

- Roof forms are to be asymmetrical and fragmented with ridgelines stepping to follow breaks in the foundation as the house steps down the natural slope. Cross gables are to be used to break up long ridgelines, create subordinate wings and to provide for large views from individual rooms.

3.4.2 Maximum Ridge Length

- In order to blend the homes with the rolling landforms, the length of any unbroken roof ridge is limited to 60 linear feet.

- Houses in excess of 60 linear feet in length are to incorporate substantial breaks in the roof ridgeline, by stepping the ridge line four feet or more at each break.

3.4.3 Roof Pitches

- In order to anchor building forms into the landscape, roofs are to be shallow in pitch.
- Approved roof pitches range between 3:12 and 6:12.

3.4.4 Eaves, Rakes And Fascias

- Roof edges at eaves and rakes are to be open, exposing structural elements, as opposed to being "boxed" in. At the discretion of the ARC, this requirement may be waived for Mountain Contemporary architecture that otherwise demonstrates clear expression of the underlying building structure.
- Deep roof overhangs are encouraged. On primary roofs, minimum overhangs for gables and eaves shall be 4' and 3' respectively.
- Fascia depths are to be well-proportioned relative to the building size and massing.

3.4.5 Roof Materials

- Buildings are to have a single consistent primary roof material. Approved roof materials include:
    - *Wood shakes (treated to meet local finer safety codes)*
    - *Synthetic materials which simulate wood shakes (as approved on a case-by-case basis by the ARC)*
    - *Corten steel, dark colored (e.g. bronze) standing seam aluminum, or zinc and must be non-reflective*
    - *Ballasted roof*
- Any aluminum or metal must be heavy gauge metal.
- Non-reflective copper, may be approved at the discretion of the ARC, for use on secondary roof elements, such as porches, dormers and eaves.
- Asphalt Shingles are not permitted.

3.4.6 Flashing, Gutters, And Downspouts

- Flashing, gutters and downspouts are to be visually minimized. Where required, they are to be constructed of durable metals, such as copper, zinc or lead-coated steel, which will weather to blend with roofs and walls. Dark colored (e.g. bronze) aluminum may be considered.

- Integral gutters with concealed downspouts or drains are preferred at long overhangs.

- Exposed downspouts are to be located where they avoid long return sections from the eave to the wall of the house and are to be integrated with vertical building elements, such as structural columns or trim.

3.5 EXTERIOR WALLS

Objectives:

— *Utilize natural materials that connect the building with its natural surroundings.*

— *Maintain single story expression of building walls.*

Guidelines:

The main walls of the house are to be one-story high, or up to two stories high at gable-end peaks. Stone, which reinforces the building's connection to the natural landscape, is to be the dominant wall material; however, this may adjust with Mountain Contemporary architecture and will be reviewed by the ARC on a case-by-case basis. A maximum of three wall materials are to be utilized.

3.5.1 Stone Walls

- Foundation walls may be up to one-story in height. Stone that is consistent in texture and color with that found in the region is to be used on all foundations. Walkout basements are to be expressed as part of the foundation. Openings may be arched or spanned with a heavy wood, stone or steel lintels that are appropriately sized to have a structural appearance.

- When walls above the foundation level are surfaced with stone, the stone may be used for a complete wing of the house or the entire house. With the exception of chimneys, stone may not be used for individual elements, such as wall panels or decorative elements.

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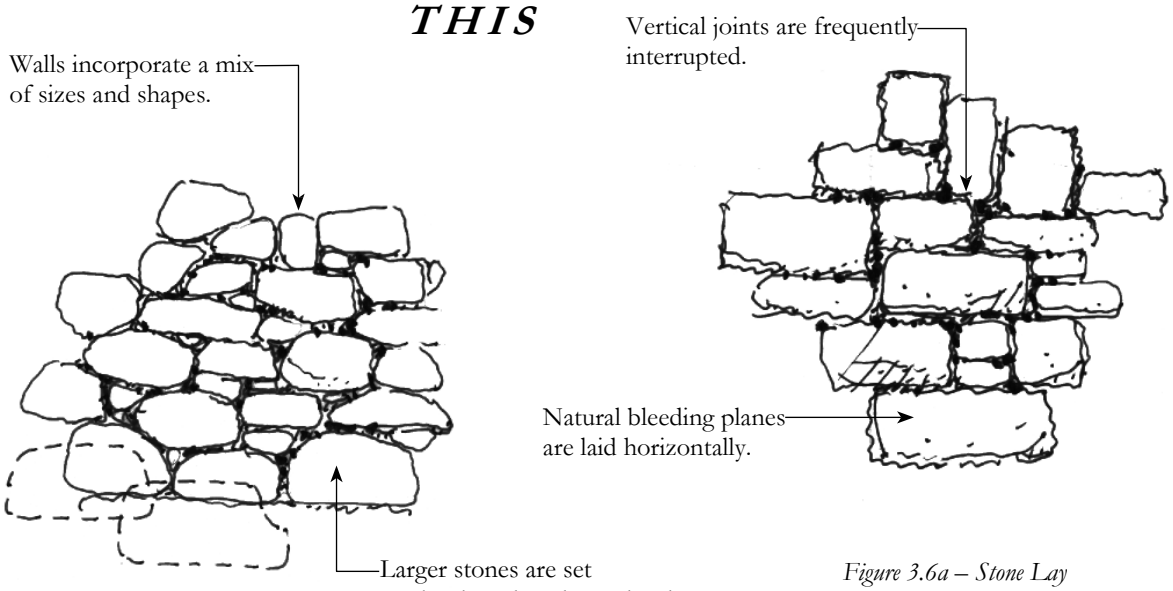

Figure 3.6a – Stone Lay

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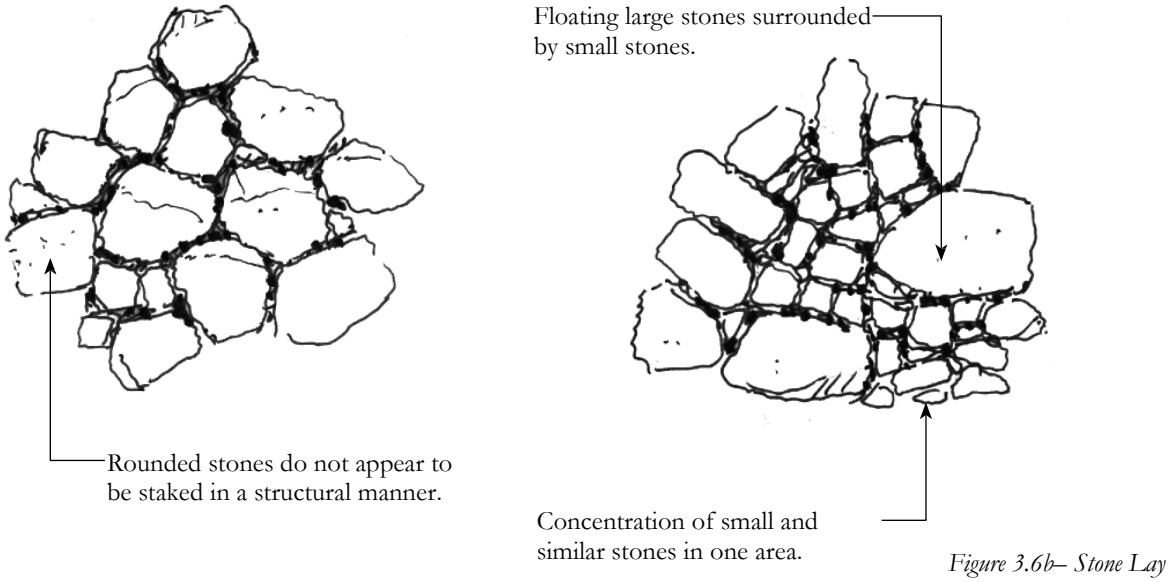


Figure 3.6b– Stone Lay

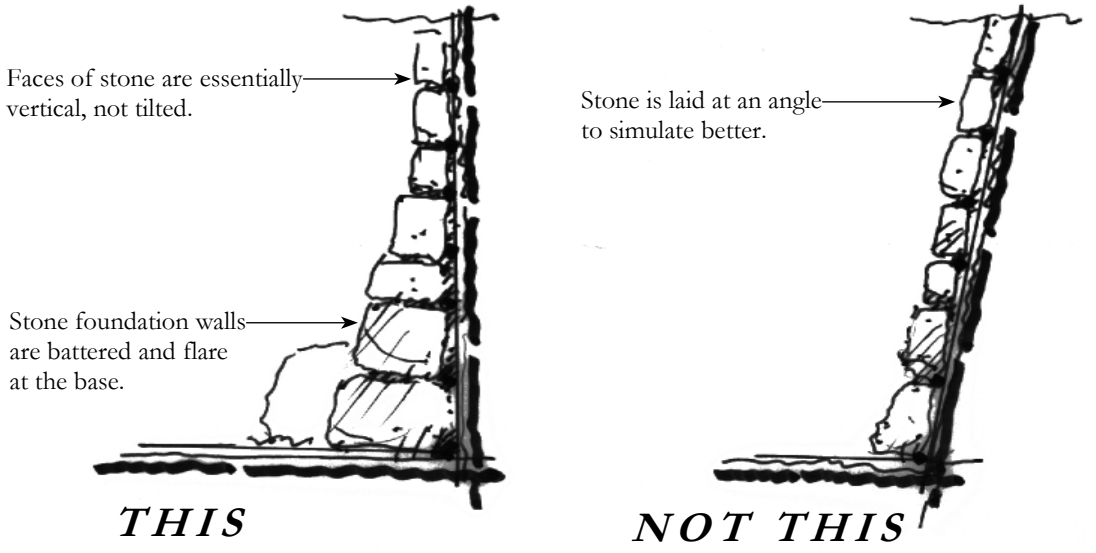


Figure 3.7 – Stone Walls

- Stone surfaces are to have a structural, dry-laid appearance and/or use squared stones set with smeared joints. Mosaic patterns are not permitted. Walls are to incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding planes are to be laid horizontally. Vertical joints are to be frequently interrupted.

- Stone foundation walls may be vertical or battered and flared at the base to merge with natural topography and rock outcroppings. Buildings are to appear as if they are emerging from the land.

- Site and retaining walls are to merge with building foundations to create a strong tie between buildings and the site.

3.5.2 Wood Siding Materials

- Wood siding materials are limited to two types per building, such as shingle and horizontal siding or shingle and board and batten.

- Approved wood siding materials include:

    - *Horizontal plan siding (lap siding, hand-hewn planks)*

- *Vertical Board and batten*
- *Shingle siding*

- Lap siding profile shall include architectural reveals to create shadow lines.
- Inappropriate wood siding materials include:
  - *Logs*
  - *Horizontal planks with chinking*
- All construction is to reflect traditional building techniques and craftsmanship even in a Mountain contemporary approach.
- The level of refined versus rustic character of detailing is to be consistent throughout the entire building.
- Lighter weight materials are only to be used above heavier materials when combining siding types. Breaks between different materials are to occur at a logical place in the structure.

3.5.3 Stucco

- Stucco may be considered for limited applications not exceeding 15% of exterior walls.
- Stucco walls are to have a rough textured finish, and a deep, rich, earth-tone color.
- Openings in stucco walls are to be squared-off and not arched. Wood, steel or stone headers are to be used at all window and door openings.

3.5.4 Metal Cladding

- Metal cladding may be considered for limited applications not exceeding 15% of exterior walls.

3.5.5 Concrete

- Concrete is not a permitted material for exterior walls.

3.6 STRUCTURAL EXPRESSION

Objectives:

— *Create buildings with the appearance of authentic, traditional and mountain contemporary structural systems and construction techniques.*

Guidelines:

- Structural systems for the buildings are to be visibly expressed throughout.
- Structural supports, such as columns, beams, purlins, brackets, rafter tails and trusses are to be expressed at roofs, decks, porches, balconies and building walls.
- With specific styled architecture, trusses, braces, brackets, and column spacing are to be used where they are needed to avoid the appearance of unsupported spans and cantilevers. Design and detailing of these materials are to result in an authentic-appearing structure.
- Cantilevered building elements will be encouraged for designs with more mountain contemporary vernacular.
- Timber or exposed steel columns shall have a minimum depth of 12".
- Spacing of porch supports are to be consistent with the expression of the structure and should be sized and spaced accordingly.
- Timbers should be whole in composition. Glue lams may be used, but must be wrapped and/or stained.
- Porches, decks or balconies projecting out beyond an enclosed building form, are to be supported on heavy stone, timber or well proportional structural steel elements one-story or less in height. If elevated, the undersides of porches and/or decks are to be fully detailed with finished architectural treatments that express the structural system. Small projections may be supported by brackets.
- Structural steel elements may be exposed as the expression of the structural support system.

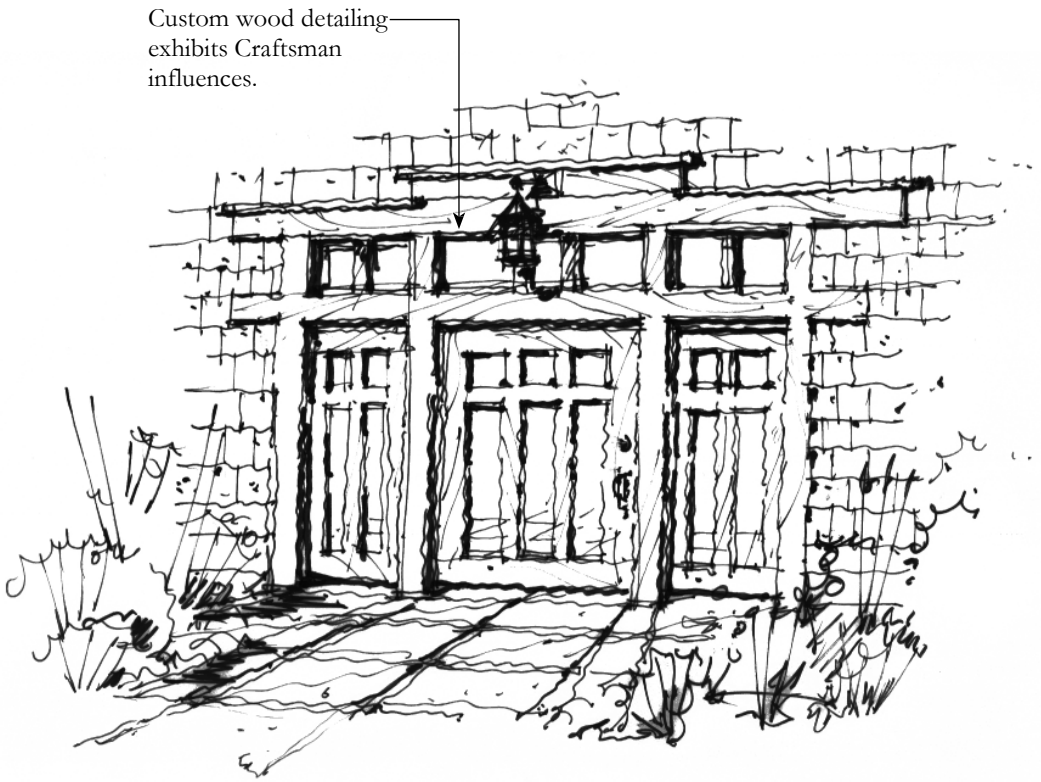


Figure 3.8 – Door Design

3.7 WINDOWS AND DOORS

Objectives:

— *Locate windows to capture distant views.*

— *Minimize reflectivity.*

— *Craftsman, western Ranch House, or Mountain Contemporary inspired window patterns.*

Guidelines:

- Openings for windows and doors are to be appropriate to the structural expression of the building. Windows or doors in stone walls are to be topped with a properly scaled lintel or arch. In timber structures, properly sized columns, trusses and lintels are to accommodate larger window openings.

- Contemporary window compositions are allowed if fenestration demonstrates appropriate use of divided light elements and a clear hierarchy of window pane sizes.

- All glass areas are to appear deeply recessed and shaded. Large areas of glass are to be well-shaded by projecting roof overhangs, balconies or porches in order to minimize visibility and reflections viewed from off-site. Window frames and mullions are to project out beyond recessed glass surfaces a minimum of 1.5 inches, to provide further shading and to emphasize the wood and/or stone structure.

- Large window surfaces are to be subdivided with structural members or integral (not snap-in) muntins. Large single panes up to 50 sq. ft. are acceptable provided they are well recessed, shaded, incorporated into a window composition that uses large scale vertical and horizontal structural members, and is part of a window hierarchy that includes smaller sized panels.

- Glazing shall be appropriately scaled to the structural expression of the wall in which it is located.

- Floor to ceiling glazing walls are not permitted. While large window elements may be considered, all such elements must be recessed and clearly framed within the wall system.

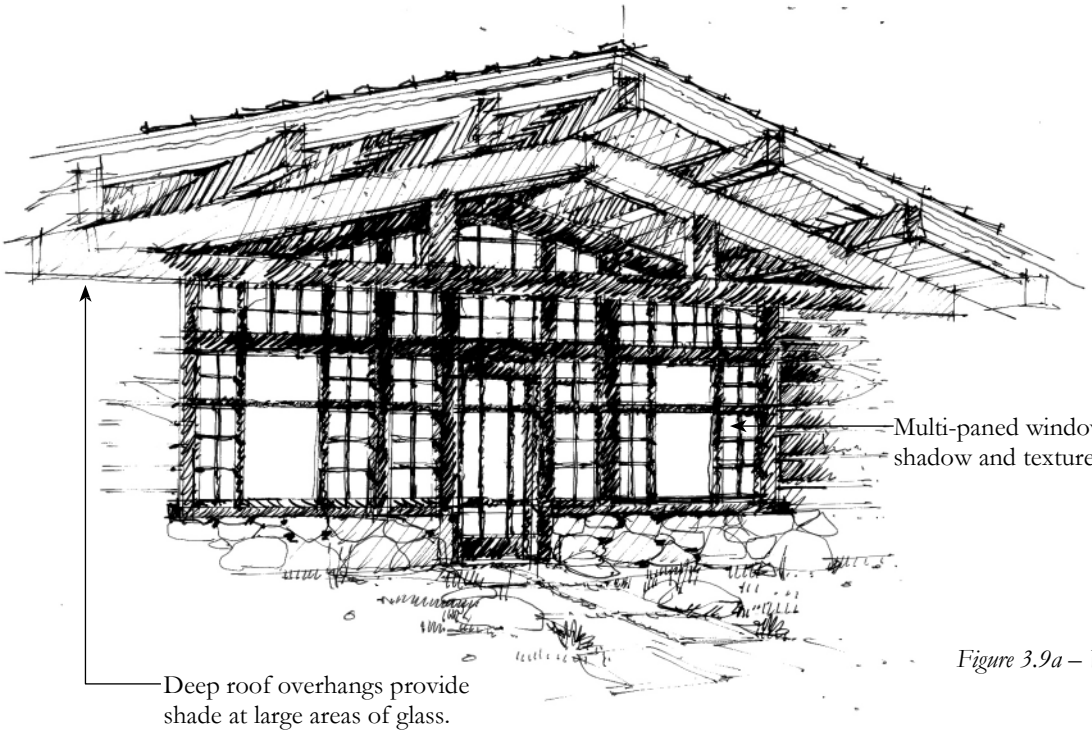
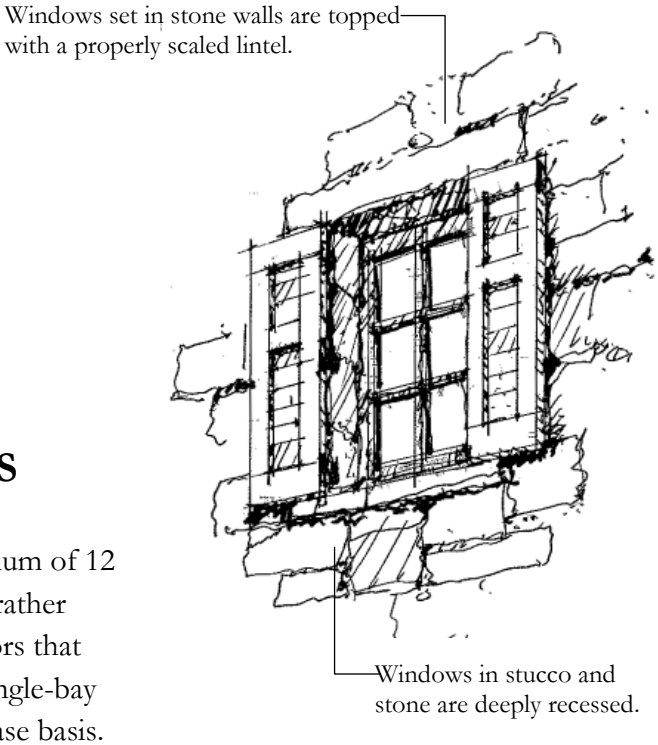


Figure 3.9a – Window Design

- In general, and subject to considerations of views and ample day lighting, solar and other energy-use considerations are to be applied, with larger, shaded windows on southern exposures and smaller windows and fewer openings on the north. Glass may be coated and tinted to control solar heat gain, but a mirrored appearance is not acceptable.

- Arched windows may be used in stone, but not in wood or stucco walls. Arches are to include a keystone that gives the appearance of structural integrity. Windows and doors are to be designed with sills.

- Doors, windows and door frames may be stained, painted or clad wood. Clad windows are to be done in maintenance free metals such as copper or painted steel. Copper cladding may be left to patina naturally, provided it loses its reflective properties within one year of construction completion. Refer to Section 3.12 for appropriate colors.



3.8 GARAGE DOORS

- Garage doors are to be recessed a minimum of 12 inches. Single-bay doors are to be used rather than double-bay doors. Double-bay doors that are detailed to have the appearance of single-bay doors may be considered on a case-by-case basis.

- Maximum height is 9 feet for garage doors.

- Garage doors are to be oriented facing away from the street and golf course.

- Fenestration on garage doors shall be limited to transom windows.

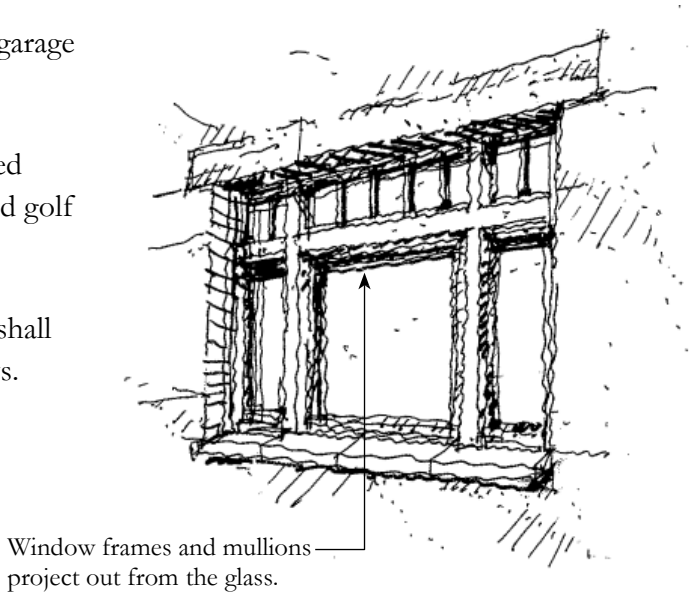


Figure 3.9b – Window Design (continued)

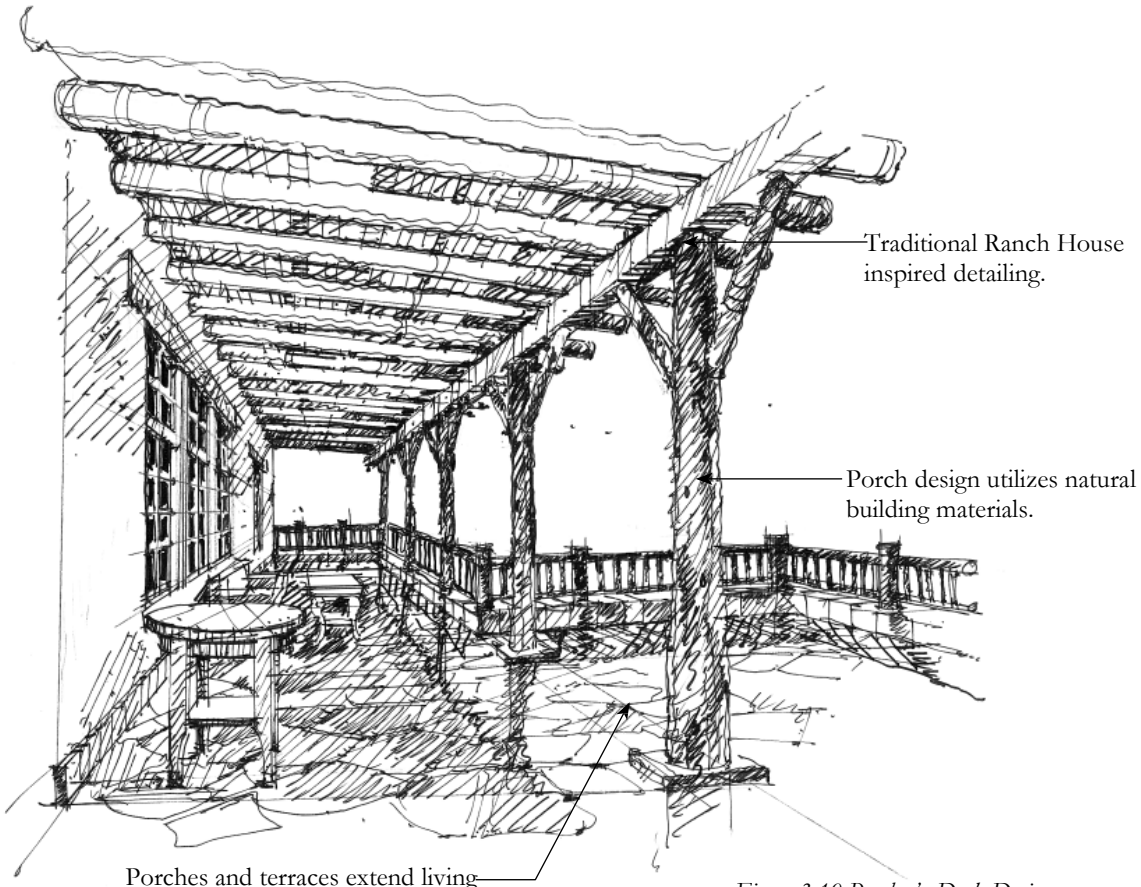


Figure 3.10 Porch & Deck Design

3.9 DECKS, BALCONIES, AND RAILINGS

Objectives:

— *Incorporate custom designs that add individuality and personal expression to the building.*

Guidelines:

- Details at decks, balconies and railings are to draw on Craftsman, western Ranch House, or Mountain Contemporary traditions for inspiration.

- Railings on balconies, decks, stairs, and porches are to be constructed and designed as natural extensions of buildings. Within these limits, personalized designs are encouraged.

- Glass panel balcony rails are permitted provided they are framed in wood or steel depending on the style of architecture.

- Horizontal steel railing will be encouraged especially for Mountain Contemporary vernacular.

- The minimum depth for the top rail and the minimum width for vertical structural rail elements shall be 3".

- Design of balconies, decks and porches are to take into consideration shade, sun, wind, snow shedding, and other climatic influences.

- Approved railing materials include:

    - *Timber: rough-sawn, hand-hewn and/or carved*

    - *Metal: non-reflective similar to metal detailing used elsewhere on the Residence*

    - *Glass: framed with wood or steel*

- Inappropriate rail materials include, but are not limited to:

    - *Plastic*

3.10 CHIMNEYS

Objectives:

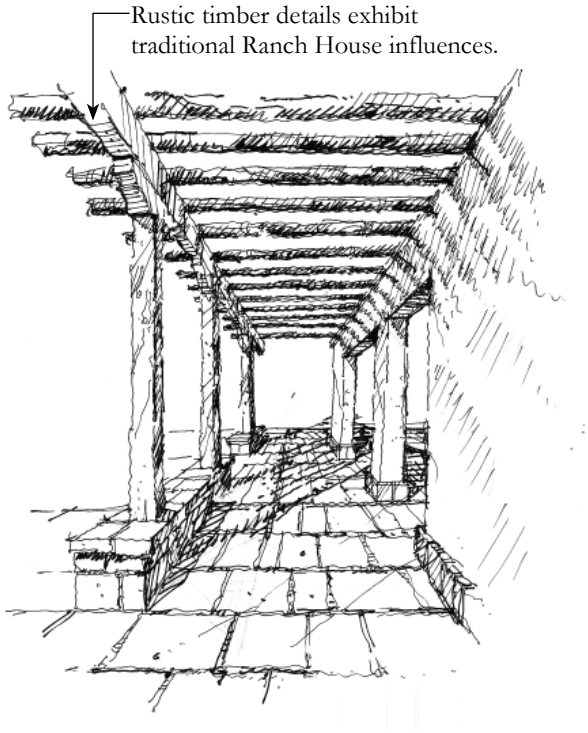
— *Provide traditional expression for Craftsman and western Ranch House, and encourage modern style for Mountain Contemporary that conceals flues, vents and other mechanical equipment.*

Guidelines:

- Chimneys are typically to be built of stone. Chimney size is to be in proportion with the overall structure from which it projects.

- Chimneys within the Mountain Contemporary style architecture can consider other materials like steel, however, wood siding and stucco will not be allowed.

- Flat profile or other simple stone chimney caps are required.



- All rooftop equipment and large vents are to be grouped and concealed in chimney-like structures that are an integral part of chimney, roof and/or wall designs.

- Only one wood burning device is permitted inside each Residence. All fireplaces are to be designed to meet applicable codes. Outdoor wood burning fireplaces are not permitted. The quantity of gas burning fireplaces is not restricted.

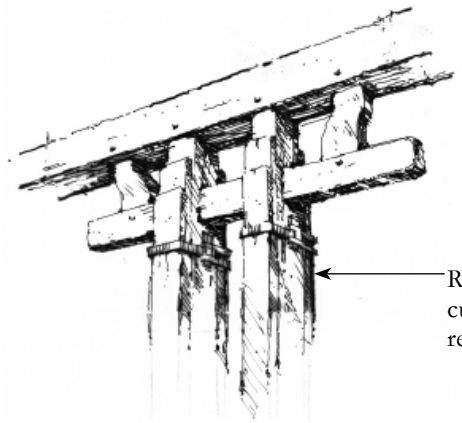
3.11 DETAILS

Objectives:

— *Utilize wood and metal accent elements in traditional applications or in a mountain contemporary vernacular sympathetic to the mountain environment.*

Guidelines:

- Close attention is to be paid to building details, including those at structural roof supports, fascias, fenestration design and railings. Details may draw inspiration from traditional Craftsman and western Ranch House designs or Mountain Contemporary.



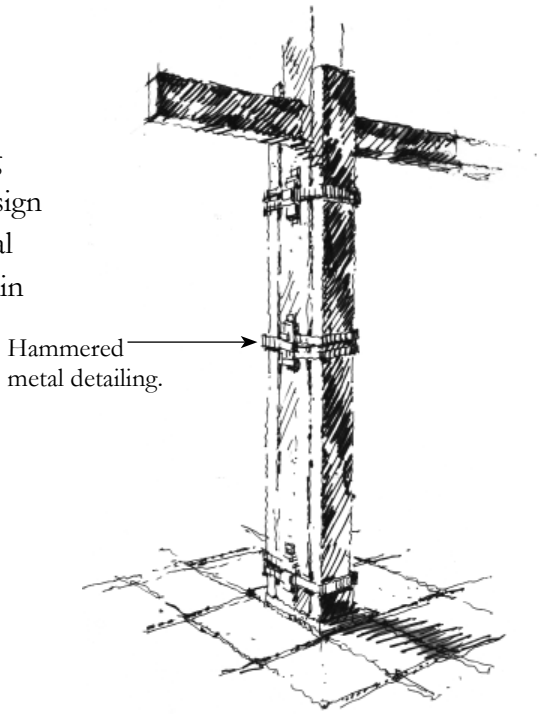


Figure 3.11 Custom Detailing

- Details may have either a more refined or rustic character, provided one or the other is used consistently throughout the house.

- Exposed copper, such as that used at roofs, structural connections and finish hardware, is to have a weathered or aged finish or patina in dark colors. Copper is to patina within one year of construction. Polished metal accents may be used in very limited applications as accents.

3.12 COLORS

Objectives:

— *Select field and accent colors to blend buildings into their natural surroundings.*

Guidelines:

- Exterior colors that recede into the landscape are to be selected. In order to avoid light reflective buildings that stand out against the landscape, exterior wall colors are not to exceed a LRV (Light Reflective Value) of 32. The LRV is readily available from all paint manufacturers.

- Colors, stains and/or paints are to create the appearance of natural, earth-tone hues that blend with the colors of the landscape. All exposed wood surfaces are to be treated with a semi-transparent stain or sealer to accentuate the grains and natural color variety in the wood. Opaque stains or paint may not be used on walls, but are limited to trim and accent applications.

- Roof colors are to be the natural weathered color of wood shakes. Metal roof elements may be Corten steel, copper, or dark colored (e.g. bronze) standing seam aluminum or zinc.

- Windows, doors and their related trim colors are to be selected from darker shades of red, green, bronze, black or other natural colors found on the site, and are to complement the overall colors of the building. Bright or light colors, which create strong contrast, will not be acceptable. Accent colors may not exceed an LRV of 42.

3.13 ANCILLARY BUILDINGS

Objectives:

— *Integrate all ancillary buildings with the architectural vernacular of the main residence.*

— *All ancillary buildings are to be subordinate to the main building.*

Guidelines:

- All structures are to be designed as integral parts or extensions of the main building architecture and located within the Improvement Envelope.

- The use of detached garages are encouraged.

3.14 FIRE PROTECTION

Objectives:

— *Reduce risk of fire to structures within the community and protect the open natural environment that surrounds the landscape.*

Guidelines:

- All homes at Tuhaye are to be equipped with fire sprinklers in accordance with current International Residential Code requirements.

- Landscaping planning and maintenance shall follow Wasatch County requirements and good practice for defensible space and abatement of wildfire risk.

4 Architectural Review Committee Organization

The following chapter describes the organization of the Architectural Review Committee (ARC), including its membership, functions and powers. For a complete description of the powers and limitations of the ARC, Owners are to refer to the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Tuhaye.

4.1 ARCHITECTURAL REVIEW COMMITTEE MEMBERSHIP

Initially, the ARC is to consist of at least three regular members, and one alternate member, appointed by, and serving at, the discretion of the Declarant. The Declarant is to endeavor to select individuals whose occupations or education will provide technical knowledge and expertise relevant to matters within the ARC's jurisdiction. For a description of the ARC at such time as the right to appoint ARC members has been turned over to the Board, refer to *Section 5.10* of the CC&Rs.

The ARC may avail itself of technical and professional advice and consultants as it deems appropriate.

4.2 APPOINTMENT AND TERM OF MEMBERS

The term of office of each ARC member is three years, with the exception of the first three ARC members who will hold terms of one, two and three years, respectively. Terms commence on January 1st and will be staggered so that one term expires each year. The Declarant may remove any member of the ARC at any time for any cause (or for no cause) without notice.

4.3 FUNCTIONS AND PURPOSE OF THE ARCHITECTURAL REVIEW COMMITTEE

The design review process is intended to be a collaborative effort between Owners, their Consultants and the ARC. The ARC will work with Owners as a member of their team to ensure designs both meet the Owners desires and respect the design objectives of Tuhaye, as described throughout the Design Guidelines.

The ARC shall review, study and either approve, disapprove and/or request resubmittal of additional information with respect to all proposed developments and all improvements to a Homesite or Parcel in compliance with the CC&Rs and Design Guidelines. The ARC shall also perform any other duties assigned to it by the Declarant as set forth in this document and the CC&Rs.

The ARC shall meet from time to time, as needed to perform its duties. The affirmative vote of a majority of the members of the ARC shall govern its actions. A quorum will consist of a majority of the members.

4.4 AMENDMENT OF THE DESIGN GUIDELINES

The Architectural Review Committee has the right to modify and/or amend the Design Guidelines from time to time as deemed necessary.

Each Owner is responsible for obtaining a copy of the most current edition of the Design Guidelines.

4.5 NON-LIABILITY

The Architectural Review Committee shall use reasonable judgment in approving or disapproving all submitted plans and specifications. Neither the Architectural Review Committee, nor any individual member, shall be liable to any person for any official act of the ARC in connection with submitted plans and specifications, except to the extent the ARC or any individual ARC member acted with gross negligence or was guilty of willful misconduct. Approval by the Architectural Review Committee does not necessarily assure approval by Wasatch County. Notwithstanding its approval of any plans and specifications, neither the Architectural Review Committee nor any of its members shall be responsible or liable to any Owner, developer, or contract holder with respect to any loss, liability, claim, or expense which may arise by reason of such approval of the construction of any Improvements.

The design review process has been developed to ensure that all new construction, alterations and renovations to existing buildings, and major site improvements conform to the guiding principles of Tuhaye as outlined in these Design Guidelines. The design review process has been structured to eliminate excessive delays. The ARC suggests that Owners begin the review process early to allow ample time to obtain required permits. When reviewing design and construction projects, the ARC will be looking for compliance with the goals and principles outlined in the Design Guidelines. This design review process is to be followed for any of the improvements listed in *Section 5.1*.

5 Design Review Process

5.1 PROJECT TYPES TO BE REVIEWED

ARC review and approval is to be obtained for all project types listed below:

- ***New Construction*** – Construction of any new, freestanding structure, whether as a residence, accessory building or landscape structure.

- ***Alterations, additions or rehabilitation of an existing structure*** – Any new construction or rehabilitation to an existing building or landscape structure that alters the original massing, exterior finishes, window placement, roof design, exterior lighting, interior lighting visible from off-site, and/or other significant design elements.

  It should be noted that many interior remodeling projects and building additions result in additional site requirements, including, but not limited to, parking, drainage and landscape planting requirements. Any such improvements are subject to review and approval by the ARC.

- ***Major site and/or landscape improvements*** – Any major improvements or changes to improvements, including, but not limited to, grading (for any excavation and/or fill involving more than 50 cubic yards of dirt), planting and re-vegetation plans, tree removal, irrigation, swimming pools, hot tubs, athletic and play courts, fire pits, signs, artwork, driveways, fencing, and/or drainage that may alter an existing landscape.

The ARC evaluates all development proposals on the basis of the Guidelines. Some of the Guidelines are written as broad standards, and the interpretation of these standards is left up to the discretion of the ARC.

5.2 DESIGN REVIEW PROCESS OVERVIEW

Tuhaye's design review process, unless otherwise noted takes place in five steps:

1. Pre-Design Conference (see *Section 5.6*)

2. Preliminary Design Review (see *Section 5.7*)

3. Final Design Review (see *Section 5.8*)

4. Construction Monitoring (see *Section 6.3*)

5. Final Construction and Landscape Observations (see *Section 6.4*)

Any Improvement as described in *Section 5.1* will require and be preceded by the submission of plans, specifications and an application fee. The Owner is to retain competent assistance from an approved Architect, Landscape Architect, Structural Engineer, Civil Engineer, Contractor and any other Consultants as necessary (Refer to *Section 5.5*). The Owner and Consultants are to carefully review the CC&Rs and the Guidelines prior to commencing with the design review process. Owner/Builder projects are discouraged and must be discussed with the ARC during the review process.

Having secured final design approval from the ARC, the Owner is to also meet all submittal and approval requirements of Wasatch County and any other requisite authorities.

The Owner is to commence construction within one year of final design approval from the ARC. If the Owner fails to begin construction within this time period, the approval may be revoked by the ARC. All landscape improvements are to be installed within one summer season of occupancy. Written approval from the ARC is required prior to any time extensions for construction and/or landscape installation.

5.3 DESIGN REVIEW PROCESS – MINOR IMPROVEMENTS

Minor Improvements (including, but not limited to, the construction of, installation of, or addition to landscaping, satellites, fences, walls, and/or enclosure structures), which are being completed independent of any major improvements as listed in *Section 5.1*, do not need to proceed through all five steps of the general design review process. Minor Improvements may often be submitted as part of a three-step review process:

1. Final Design Review

2. Construction Monitoring

3. Final Observation

Specific submission requirements and application fees will be determined on a case-by-case basis as required by the nature of the improvement(s). Owners and/or Consultants are to contact the ARC to verify whether an improvement qualifies for the abbreviated design review process.

Upon receipt of permission to proceed with an abbreviated process, the Owner and/or Consultant will obtain a list of specific submission requirements from the ARC.

5.4 ACTIONS AND APPROVALS

The ARC's action on matters is to be by a majority vote of the ARC. The ARC will keep and maintain a record of all actions taken by it.

If an Owner disagrees with the ARC's written conclusions from a meeting or application, the Owner and/or Consultant(s) is to list in writing, which portions of the written record require clarification or correction. The ARC will then review the list and either amend the record accordingly or let it stand, while noting the issues raised by the Owners and/or their Consultant(s). In the latter case, a subsequent meeting may be held between the Owner and the ARC to resolve the difference in interpretation. However, the decision of the ARC will be final.

The powers of the ARC relating to design review will be in addition to all design review requirements imposed by Wasatch County.

5.5 APPROVED DESIGN PROFESSIONALS

The design team is to be comprised of the following Consultants, all of whom are to be registered within the State of Utah. Owner/builder projects are discouraged and should be discussed with the ARC during the review phase.

- Architect
- Landscape Architect
- Structural and Civil Engineers
- Contractor
- Surveyor
- Additional Professional Consultants as required

Prior to scheduling the Pre-Design Conference, the following actions are to be taken by the Owner's Consultants:

- The Architect, Landscape Architect and Engineers are to provide the ARC with a copy of their license and/or the license of their firm to practice in Utah.
- The Architect and Landscape Architect are to review all applicable Design Guidelines for Tuhaye.
- The Architect and Landscape Architect are to review the zoning and building regulations for Wasatch County.
- The Architect and Landscape Architect are to provide the ARC with a signed Affidavit (form available from the ARC office), certifying that they have reviewed and understand the documents referred to above and will comply with their provisions.

5.6 PRE-DESIGN CONFERENCE

Prior to preparing any drawings for proposed improvements, Owners, their Architect and Landscape Architect are to meet with a representative of the ARC to discuss proposed plans and to resolve any questions regarding building requirements. In some cases, at the discretion of the ARC, this meeting may be conducted by ARC staff or by means of a conference call.

This meeting will initiate the review and approval process. If the submittal of a preliminary design does not occur within six months of the Pre-Design Conference, a supplementary Pre-Design Conference may be required to review any changes in site conditions and/or revisions to the Design Guidelines.

The following information and materials, as appropriate, are required at the Pre-Design Conference:

1. Homesite Diagram – as provided by Tuhaye.
2. Survey – a property survey showing existing topography at one-foot contour intervals is to have been obtained by the Owner prior to the Pre-Design Conference. The survey is to include tree coverage and species, existing utilities, property lines, easements and other legal encumbrances.

Additional information may be requested by the ARC, as necessary. The Pre-Design Conference may be scheduled by contacting staff at least fourteen working days prior to the desired meeting date.

5.7 PRELIMINARY DESIGN REVIEW

The Preliminary Design Review is to be scheduled within six months of the Pre-Design Conference. During the Preliminary Design Review, the ARC will review application submissions to ensure that:

- All structures are sited to step with the topography, blend into the landscape and minimize grading and site impact.
- The transition between the building and the surrounding environment accomplishes the intent and specifics of the Guidelines.
- Building massing, roofs, materials and other site and architectural improvements are consistent with the Design Guidelines and any adjacent buildings and/or outdoor amenities.

5.7.1 Conceptual Submissions (Optional)

Owners and/or their Consultants may choose to submit sketches and/or conceptual designs for ARC feedback prior to submitting for Preliminary Design Review. On sensitive sites and projects, the ARC may, at its discretion, require an Owner to submit conceptual plans for review prior to Preliminary Design Review.

5.7.2 Preliminary Design Review Submission Materials

The Preliminary Design Review package is to adequately convey (as appropriate and applicable) existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials, and the conceptual landscape design. All architectural plans are to be prepared by an approved Architect. All landscape plans are to be prepared by a licensed Landscape Architect. The package is to include one full-size and one half-size sets of plans, accompanying documents, and an electronic copy in PDF format. Applications are to be submitted a minimum of fourteen working days prior to the desired meeting date. A preliminary design submittal will not be considered complete until the ARC has received the following materials:

1. ***Application Form and Fee*** – a completed application form as obtained from the ARC office. At this time the design review fee is to be paid in full (see *Section 5.19*).

2. ***Property Survey*** – (1" = 20'-0" minimum scale) a property survey prepared by a licensed surveyor indicating property boundaries, Improvement Envelope, area of the property and the Improvement Envelope, all easements of record, utility locations, existing tree coverage, rock outcroppings, and any significant drainages as applicable.

3. ***Site Plan*** – (1" = 10'-0" minimum scale) showing the location of the Improvement Envelope, existing topography, proposed grading, conceptual drainage, the building outline, proposed finished floor elevations, garage and guest parking, driveway, snow push zones and storage areas, terraces, patios, tree/shrub coverage, and special terrain features to be preserved.

4. ***Floor Plans*** – (1/8" = 1'-0" minimum scale) for all proposed structures, including proposed uses; wall, door and window locations; overall dimensions; finished floor elevations; and total square footage of all floors.

5. ***Roof Plans*** – (1/8" = 1'-0" minimum scale) for all proposed structures, roof pitches, materials and the location of chimneys, satellite dishes, solar panels, and other roof projections.

6. ***Exterior Elevations*** – (1/8" = 1'-0" minimum scale) showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of all exterior materials and colors. In addition to black and white elevations, one unbound set is to be rendered in color and illustrate shadows.

7. ***Site Sections*** – (1" = 20'-0" minimum scale) showing proposed buildings in relation to the surrounding site, including adjacent buildings and roads, Building Heights, finished floor elevations, and existing and finished grades. This drawing is to clearly indicate how the proposed design conforms to Building Height requirements.

8. ***Three Dimensional Renderings*** – (1" = 20'-0" minimum scale) illustrating the relationship between proposed and existing building forms and topography (minimum 2-foot contours), and prevailing site conditions.

The ARC reserves the right to amend Preliminary Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each Homesite and/or Improvements. Once a complete submission has been received, the ARC will notify the Owner and schedule the Homesite for the next available Preliminary Design Review meeting.

5.7.3 Staking And Tree/Shrub Taping

Upon submittal of the Preliminary Design Review Application, the Owner is to stake the corners of the Improvement Envelope, proposed buildings, any proposed building additions, driveway centerlines and all other major improvements. The ARC, at its discretion, may require ridgeline flagging to indicate proposed Building Heights at all major ridgelines on projects deemed by ARC to be in sensitive locations. The Preliminary Design Review submission will not be considered complete until the building footprint, ridgelines and driveway are staked.

Tree/shrub thickets proposed for removal are to be marked in the field with red tape. Trees and shrubs to be pruned and/or limbed are to have blue tape tied to the limb and/or area of trimming. Trees/shrubs to be preserved are to be marked with white tape.

5.7.4 Preliminary Design Review Meeting

Upon receipt of a complete submission, the Preliminary Design Review will be scheduled for the next available meeting (see *Section 5.18* for ARC schedule). The ARC will review and comment on the application at the meeting and will subsequently provide the Owner with the conclusions of the meeting in writing within fourteen working days. Owners and their Consultants are strongly encouraged to attend the meeting.

The comments of the ARC on the preliminary submittal shall be advisory only and shall not be binding upon the ARC. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials are to be provided to the ARC within 60 days of the Preliminary Design Review meeting. An additional design review fee may be required by the ARC for any resubmission.

5.8 FINAL DESIGN REVIEW

The Final Design Review is to be scheduled within six months of Preliminary Design Review approval. If Final Design Review is not scheduled timely, Owners shall resubmit for Preliminary Design Review unless this requirement expressly waived by the ARC. During the Final Design Review, the ARC will review plan submissions to ensure that:

- All outstanding issues discussed at the Preliminary Design Review have been addressed and resolved.
- Building details, construction techniques, materials, and colors are appropriate for the site and comply with the Design Guidelines.

- All other improvements are designed in accordance with the Design Guidelines.

5.8.1 Final Design Review Submission Materials

The Final Design Review package is to adequately convey (as appropriate and applicable) existing site conditions, constraints, building orientation, and proposed improvements. All architectural plans are to be prepared by a licensed Architect. All landscape plans are to be prepared by a licensed Landscape Architect. The package is to include one full-size and one half-size sets of plans and accompanying documents. Applications are to be submitted a minimum of fourteen working days prior to the desired meeting date. A final design submittal will not be considered complete until the ARC has received the following materials:

1. ***Application Form*** – a completed application form as obtained from the ARC office.

2. ***Site plan*** – (1" = 20'-0" minimum scale) showing location of the Improvement Envelope, existing topography, proposed grading, all buildings, finished floor elevations, driveway, address marker, culverts, drainage channels, parking area, outdoor areas, snow push zones and storage areas, protected plants and terrain features, vegetation to be removed, utility sources and connections, site walls, and any other improvements as appropriate.

3. ***Grading, Drainage and Erosion Control Plans*** – (1" = 10'-0" minimum scale) showing existing and proposed grades, all drainage structures and/or other drainage design solutions, and cut and fill calculations. Plans are to also indicate the size of stockpiles, location on the Construction Site, and the length of time they will remain. The extent and location of sediment fencing and measures taken to control erosion during grading and construction are also to be indicated.

4. ***Landscape Plans*** – (1" = 20'-0" minimum scale) including irrigation plans with locations of main irrigation lines, areas of automatic irrigation, type of controls and heads; proposed plant materials, sizes, and locations; erosion control seed mix; vegetation to be removed; tree protection plan; areas of planting, water features, patios, decks, courtyards, utility layout, service areas and any other significant design elements; top and bottom of wall elevations; and material specifications.

5. ***Lighting Plan*** – (1/8" = 1'-0" minimum scale) including locations of all exterior architectural and landscape light fixtures. Cut sheets are to be submitted for all proposed fixtures and bulb types, including wattage and lens specifications.

6. ***Floor Plans*** – (1/8" = 1'-0" minimum scale) for all proposed structures, including proposed uses; wall, door and window locations; overall dimensions; finished floor elevations and the total square footage of all floors.

7. ***Foundation Plans*** – (1/8" = 1'-0" minimum scale) for all proposed structures, including proposed uses; wall, door and window locations; overall dimensions; finished floor elevations and the total square footage of all floors.

8. ***Roof Plans*** – (1/8" = 1'-0" minimum scale) for all proposed structures, including top and bottom of wall elevations.

9. ***Building Sections*** – (1/8" = 1'-0" minimum scale) indicating existing and proposed grades, finished floor, ceiling plate and ridgeline elevations.

10. ***Exterior Elevations*** – (1/8" = 1'-0" minimum scale) showing both existing and proposed grade lines, ridge heights, roof pitch, exterior materials and colors. In addition to black and white elevations, one unbound set is to be rendered in color and illustrate shadows.

11. ***Details*** – (1/4" = 1'-0" minimum scale) details of doors, windows, rafter tails, railings, wall openings, retaining walls, address marker identification sign (if proposed), and other architectural elements that establish and further describe the character and overall style of the house.

12. ***Sample Board*** – samples of all exterior materials and colors, including:

    - *Roofs*
    - *Stone treatments*
    - *Wall Siding*
    - *Exterior trim*
    - *Windows*
    - *Doors*
    - *Paving*

13. ***Construction Schedule*** – include start and completion dates for both construction and landscape installation.

The ARC reserves the right to amend Final Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each Homesite and/or improvement.

5.8.2 Final Design Review Meeting

Upon receipt of a complete submission, the Final Design Review will be scheduled for the next available meeting (see *Section 5.18* for ARC schedule). The ARC will review and comment on the application at the meeting and will subsequently provide the Owner with the conclusions of the meeting in writing within fourteen working days. Owners and their Consultants are strongly encouraged to attend the meeting.

A second review meeting may be necessary to review corrected and/or new materials. Corrected materials are to be provided to the ARC within 60 days of the Final Design Review meeting. An additional design review fee may be required by the ARC for any resubmission. Refer to *Section 5.19*.

Final design approval must be obtained from the ARC prior to submitting to Wasatch County for all applicable building permits. Final design approval is valid for twelve months from the date of notification. If final design approval expires, Owners are to repeat the Final Design Review unless requirement expressly waived by the ARC.

5.9 PERMIT DRAWING SUBMITTAL

Upon final design approval, the Applicant is to prepare and submit one full-size copy and one half-size of all permit drawings along with an electronic copy in PDF format. Any changes to approved final plans are to be submitted to the ARC for review prior to submitting permit drawings. Upon receipt of permit drawings, the ARC will review the submission for compliance with approved final plans. Upon ARC approval of permit drawings, the ARC will stamp two sets of permit drawings for submission by the Applicant to Wasatch County or provide ARC approval letter in format required by County.

5.10 COUNTY APPROVAL

The Owner is to apply for all applicable building permits from Wasatch County. Any adjustments to ARC-approved plans required by the County are to be submitted to the ARC for review and approval prior to commencing construction. The issuance of any approvals by the ARC does not imply corresponding compliance with the legally required demands of other agencies.

No materials, tools, temporary offices, portable toilets, excavation or construction equipment, or similar materials may be delivered to the site prior to the issuance of all building Permit(s) and completion of the Pre-Construction Conference (Refer to *Section 6.1*). A full size and electronic set of Wasatch County plans to be provided to the HOA prior to construction commencement.

5.11 SUBSEQUENT CHANGES

Subsequent construction, landscaping or other changes in the intended improvements that differ from approved final design documents, sample boards or the mock-up (See *Section 6.3.2*) are to be submitted to the ARC for review and approval prior to implementation. If deviations to approved plans are built, the ARC may request any unapproved changes be re-done to reflect the approved plans at the cost of the owner.

5.12 CONSTRUCTION REVIEW OBSERVATIONS

During construction, the ARC will check construction to ensure compliance with approved final design documents. These observations are specified in *Sections 6.3* and *6.4* of this document. If changes or alterations have been found that have not been approved, the ARC will issue a Notice to Comply.

5.13 FIRE SAFETY COMPLIANCE INSPECTIONS

The use of Class-A wood shake shingles in Tuhaye is to strictly adhere to all fire safety standards and procedures established by Wasatch County and the ARC. The ARC may conduct random inspections of roofs, subsequent to initial construction, to determine compliance with these fire safety standards. Inspections will be conducted according to the following procedures:

1. An ARC representative will inspect buildings for continued compliance with fire safety standards, as approved by Wasatch County and the ARC. Owners will be notified of the pending inspection a minimum of seven days prior to the inspection.

2. If the building's roof (or any other element subject to prescribed fire safety standards) is found to be out of compliance, the ARC will issue a Notice to Comply.

3. Upon receipt of the Notice to Comply, Owners have up to 10 days to remedy the non-compliance.

4. If the non-compliance has not been corrected within the allotted time period, the ARC will: a) issue a fine in an amount determined by the ARC; b) take steps to rectify the non-compliance with expenses charged to the Owner; and c) place a lien on the property.

5.14 NOTICE TO COMPLY

When, as a result of construction monitoring/observations the ARC finds changes and/or alterations that have not been approved or a non-compliance with the Construction Guidelines (see *Chapter 6*), the ARC will issue a Notice to Comply within seven working days of the observation. The ARC will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

5.15 NOTICE OF COMPLETION

5.15.1 Completion Of Construction

Upon completion of construction, the Owner and/or Contractor are to give written notice to the ARC requesting a Final Construction Observation (see *Section 6.4.1*). The ARC will make a final inspection of the property within seven working days of notification. If construction is complete and in compliance with ARC-approved plans and the Design Guidelines, the ARC will issue a Conditional Notice of Completion (subject to completion of landscape installation) within seven working days. The Owner is not to take occupancy of any Improvement(s) until the Conditional Notice of Completion has been obtained from the ARC. If it is found that the work was not done in compliance with the approved final design documents, the ARC will issue a Notice to Comply, specifying the particulars of noncompliance within seven working days of the observation. All non-complying improvements are to be promptly corrected within 30 days of the observation.

Once the Conditional Notice of Completion has been obtained from the ARC, the Owner may apply to Wasatch County for Certificate of Occupancy. Wasatch County approval is a distinct and separate process from ARC approval.

5.15.2 Completion Of Landscape Installation

Upon completion of landscape installation, the Owner and/or Contractor are to give written notice to the ARC requesting a Final Landscape Observation (see *Section 6.4.2*). The ARC will make a final landscape inspection within seven working days of notification. If landscaping is complete and in compliance with ARC-approved plans, the ARC will issue in writing a Notice of Completion within seven working days of observation.

If it is found that the work was not done in compliance with the approved final design documents, the ARC will issue a Notice to Comply within seven working days of the observation. All non-complying Improvements are to be promptly corrected within 30 days of the observation.

At its discretion, ARC may withhold Notice of Completion pending ongoing weed abatement and re-establishment of disturbed areas.

The Compliance Bond will be released within 30 days of the ARC's issuance of the Notice of Completion.

5.16 RIGHT OF WAIVER

The ARC has the authority to approve deviations from portions of the Guidelines that are not mandated by Wasatch County. Any request to deviate from these Guidelines will be evaluated at the sole discretion of the ARC. Prior to the ARC approving any deviation from the Design Guidelines, it must be demonstrated that the proposal is consistent with the overall objectives of the Guidelines and will not adversely affect adjacent properties or Tuhaye as a whole.

5.17 NON-WAIVER, NO INADVERTENT PRECEDENTS

The ARC's approval of any plans, drawings or specifications 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. For example, the ARC may disapprove an item shown in the final design submittal even though it may have been evident and could have been, but was not, disapproved at the Preliminary Design Review. Failure to enforce any of these Design Guidelines shall not constitute a waiver of same. An oversight by the ARC of non-compliance at any time during the review process, construction process or during its final inspection does not relieve the Owner/Developer from compliance with these Guidelines and all other applicable codes, ordinances and laws.

5.18 DESIGN REVIEW SCHEDULE

The ARC will make every reasonable effort to comply with the time schedule for design review. However, the ARC will not be liable for delays that are caused by circumstances beyond its control. The ARC will provide design review according to the following schedule:

1. ***Pre-Design Conference***

    - Meeting scheduled within 14 working days of receipt of Pre-Design Conference request form.

2. ***Preliminary Design Review***

    - Application documents to be submitted fourteen working days prior to the next scheduled ARC meeting and within six months of Pre-Design Conference.

    - Written confirmation of submission and meeting schedule sent to Owners once submission is complete.

    - Written comments provided to Owner within fourteen working days of Preliminary Design Review meeting.

    - A second review meeting may be necessary to review corrected and/or new materials. Corrected materials are to be provided to the ARC within 60 days of the Preliminary Design Review and within fourteen days of the next regularly scheduled ARC meeting.

3. ***Final Design Review***

    - Application documents to be submitted fourteen working days prior to the next scheduled ARC meeting and within six months of preliminary design approval.

    - Written confirmation of submission and meeting schedule sent to Owners once submission is complete.

    - Written comments from the ARC meeting provided to Owner within fourteen working days of Final Design Review meeting.

    - A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the ARC within 60 days of the Final Design Review and within fourteen days of the next regularly scheduled ARC meeting.

4. ***Minor Improvement***

    - Application documents to be submitted a minimum of seven working days prior to the next scheduled ARC meeting.

    - Written comments from the ARC meeting provided to Owner within 30 days of receipt of submission.

5. ***Permit Drawing Submittal***

- Final permit drawings submitted to the ARC following final design approval.

6. ***Building Permits***

    - Owner applies to Wasatch County for all applicable building and use permits. One set of ARC-stamped drawings and ARC letter are to be submitted to the County as part of the permit application. One electronic copy and one hard copy.

7. ***Construction Monitoring***

    - Pre-Construction Conference scheduled within seven working days of receipt of written request. (Refer to *Section 6.1*.)

    - Site Observation with the Contractor prior to any site disturbance and within seven working days of receipt of written request. (Refer to *Section 6.3.1*)

    - Materials mock up review required prior to starting framing.

    - Foundation/Mock-Up Observation within seven working days of receipt of written request. (Refer to *Section 6.3.2*)

    - Framing Observation within seven working days of receipt of written request. (Refer *to Section 6.3.3*)

8. ***Final Observations***

    - Final Construction Observation within seven working days of receipt of written request and prior to request for a Certificate of Occupancy.

    - Conditional Notice of Completion issued within seven working days of approved Final Construction Observation.

    - Final Landscape Observation within seven working days of receipt of written request.

    - Notice of Completion issued within seven working days of approved Final Landscape Observation.

9. ***Release of Compliance Deposit***

    - Compliance Deposit released within 30 days of issue of Notice of Completion.

5.19 APPLICATION FEES

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Landscape Architects and other professionals, these Guidelines establish a total fee for each type of Improvement submittal (refer to *Section 5.1*) payable upon submittal of the initial project application. Fees for resubmission may also be required by the ARC on a case-by-case basis. Application fees may be amended from time to time, as needed. A current fee schedule may be obtained from the ARC office.

6 Construction Guidelines

To assure the construction of any improvements within Tuhaye occurs in a safe and timely manner without damaging the natural landscape and while minimizing disturbance to residents or guests, these Guidelines will be enforced during all Construction Activities. The Owner of a Homesite shall be responsible for violations of the Design Guidelines (including the construction regulations contained herein) by any Contractor, subcontractor, agent, or employee performing any activities on behalf of the Owner within Tuhaye, whether located on the Homesite or elsewhere within the community.

6.1 PRE-CONSTRUCTION CONFERENCE

The Pre-Construction Conference is to be held prior to beginning site set-up. All conditions of final design approval are to be met prior to scheduling the Pre-Construction Conference. During this meeting, the Contractor meets with an authorized representative of the ARC to review the approved final plans, the Construction Area Plan, the Construction Guidelines, and to coordinate scheduling and construction activities with the ARC. Seven working days prior to the requested meeting date, the Applicant is to prepare and submit to the ARC the following:

- Compliance Deposit
- Signed Contractor Affidavit (available from ARC Office)
- Building permit and any related use permits from Wasatch County
- One (1) copy of the Construction Area Plan (see *Section 6.2*)
- Construction sign details (see *Section 6.25*)
- Contractor Emergency Contact Information Sheet
- Proof of insurance (see *Section 6.23*)
- Construction schedule
- Before authorized work can proceed on framing – mock-up must be built and approved.

6.2 CONSTRUCTION AREA PLAN

Prior to the Pre-Construction Conference, the Contractor is to provide the ARC with a detailed Construction Area Plan, showing the area in which all construction activities will be confined, and how the remaining portions of the Homesite will be protected. Access during all stages of construction, including after completion of framing, is to be addressed to ensure the continued protection of existing vegetation. Construction activities are to be limited to within 30 feet of proposed structures with the exception of access drives and utility improvements.

The Construction Area Plan is to indicate the following:

- Type, size and color of the construction trailer or portable office (*Section 6.14*);
- Vehicular access route (*Section 6.7*);
- Extent of construction fencing (*Section 6.12*);
- Extent of protection fencing at stands of existing vegetation (*Section 6.20*);
- Location and size of the construction storage area (*Section 6.9);*
- Parking areas (including maximum number of vehicular parking spaces) (*Section 6.8*);
- Locations of the chemical toilet, temporary trailer/structure, dumpster and debris storage, recycling bins, and firefighting equipment (*Sections 6.15 and 6.16*);
- SWPP Plan
- Driveway must be cut in and placed with 50 feet of 2 inch rock starting at the gutter within two weeks of construction start;
- Fueling and staging areas (*Section 6.17*);
- Areas of utility trenching;

Limit of excavation, drainage patterns and erosion control measures (*Section 6.18*);

— Location and size of stockpiles and the length of time stockpiles are to remain; and

— Dust control methods addressed.

The ARC may approve the Construction Area Plan with or without conditions, or require changes to be made and the revised plan resubmitted for review and approval.

6.3 CONSTRUCTION MONITORING

In addition to any construction and/or building inspections required by Wasatch County, the following construction observations are to be scheduled with the ARC:

6.3.1 Site Observation

This observation includes review of staking of the Construction Area (as shown on the Construction Area Plan) including all corners of proposed buildings, driveways and extent of grading. In addition, flagging of all areas to be protected will be reviewed. This observation is to occur prior to the start of any Construction Activity.

- To schedule this meeting, the Contractor is to contact the ARC seven working days prior to the requested meeting date.

- Within three working days of the observation, the ARC issues either an approval or a Notice to Comply. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found, at Owner or Contractor's expense, and schedule an additional observation.

6.3.2 Foundation / Mock-Up Observation

This observation occurs after foundation work is completed. During the Site Observation, the Contractor and ARC representative will determine the construction milestone that triggers the Foundation/Mock-Up Observation. Prior to this observation, a full-scale mock-up (minimum 4 foot by 6 foot), which accurately conveys all proposed exterior materials, colors, and detailing including window, corner and trim details, and/or details of areas where one material changes to another is to be constructed. In order to adequately evaluate color and reflectivity, mock-ups are to be placed south facing in full sunlight.

- To schedule this ARC review, the Contractor is to contact the ARC seven working days prior to the requested meeting date.

- An Improvement Location Certificate (ILC) is to be submitted to the ARC. The ILC is to be prepared by a licensed surveyor and is to confirm the height and location of foundations are consistent with that approved by the ARC.

- During this observation, the ARC will look at the general site conditions and confirm they are consistent with that agreed upon at the Site Observation and with the Construction Area Plan. The ARC recognizes that the excavation and foundation phase of construction impacts the site substantially. However, by this stage of construction, the Contractor is to have the site orderly, safe, and clean with the following completed:

    - Draining in place
    - Foundations backfilled
    - Trenches filled
    - Rough grading completed and mulched

- If there are to be exceptions due to construction sequencing, they are to be discussed with and approved by the ARC representative during the Site Observation and when scheduling this inspection.

- The ARC will review the on-site mock-up and either approve it or issue a letter stating which elements or materials are not approved for use and note a time by which the mock-up is to be revised and reviewed by the ARC. If the Contractor cannot meet the schedule for completion, he/she is to submit an alternate timeline, which the ARC may, or may not, approve.

- Within three working days, the ARC issues either an approval or a Notice to Comply. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

6.3.3 Framing Observation

This observation is scheduled once the building's core and shell have been framed and the windows set.

- To schedule this meeting, the Contractor is to contact the ARC seven working days prior to the requested meeting date.

- An updated Improvement Location Certificate, including ridge elevations and prepared by a licensed surveyor, is to be submitted to the ARC.

- Within three working days of the observation, the ARC issues either an approval or a Notice to Comply. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

6.4 FINAL OBSERVATIONS

Final construction approval by the ARC takes place in two steps as described below:

6.4.1 Final Construction Observation

Owners and/or their Contractor are to schedule the Final Construction Observation prior to applying for Certificate of Occupancy and after all improvements, with the exception of landscaping, have been completed.

- To schedule this meeting, the Contractor is to contact the ARC seven working days prior to the requested meeting date.

- During this observation, the ARC will verify that final construction has been completed in accordance with approved plans.

- If approved, the ARC issues a Conditional Notice of Completion within seven working days. If not approved, the ARC issues a Notice to Comply within three working days. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

6.4.2 Final Landscape Observation

- Owners and/or their Contractor are to schedule the Final Landscape Observation once all landscape installation has been completed and within one summer season of occupancy.

- To schedule this meeting, the Contractor is to contact the ARC seven working days prior to the requested meeting date.

- During this observation, the ARC will verify that final landscape installation has been completed in accordance with approved plans.

- If approved, the ARC issues a Notice of Completion within seven working days. If not approved, the ARC issues a Notice to Comply within seven working days. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

6.5 COMPLIANCE DEPOSIT

A Compliance Deposit is to be delivered to the ARC seven working days prior to the Pre-Construction Conference, as described in *Section 6.1*. The Compliance Deposit is to be used as security for the project's full and faithful performance during the construction process in accordance with ARC-approved final plans.

The amount of the Compliance Deposit is to be determined by the ARC.

The ARC may use, apply or retain any part of a Compliance Deposit to the extent required to reimburse the ARC for any cost it may incur on behalf of the project's Construction Activity. The ARC is to be reimbursed for any costs incurred to restore the Compliance Deposit. Construction Activity shall be halted until the Compliance Deposit is brought up to the original amount.

The ARC shall return the Compliance Deposit to the depositor within 30 days of issuance of the Notice of Completion. Owners will not collect any interest on the Compliance Deposit.

Should Owner not timely respond to any Notice to Comply or fail to timely complete landscape improvements per approved plans, HOA may enter property to address deficiency using Compliance Deposit to fund work. Owner shall be given written notice and 30 days to cure deficiency prior to HOA taking such action.

6.6 OSHA COMPLIANCE

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

6.7 ACCESS TO CONSTRUCTION AREA

Access during construction of a building or other improvements are to be approved by the ARC in accordance with the following requirements:

- Access to the Tuhaye property will be controlled with all established access routes strictly observed. Refer to *Section 6.9* for delivery access.

- Prior to the start of Construction Activity, each Contractor is to meet with security staff and prepare a Contractor's vehicle pass list along with supporting information describing and identifying all construction vehicles. The ARC or the security staff may require proof of acceptable insurance as a condition of entry.

- Only one construction access route will be permitted onto any one construction site, unless otherwise approved by the ARC. Construction access is to coincide with proposed driveway locations.

- Access for heavy equipment and tower cranes is to first be approved by the ARC.

- All Construction Vehicles are to be identified with the Contractor's name and job site with the hang tags provided at the pre-construction meeting.

- Material and equipment deliveries are to be consolidated to the extent feasible.

6.8 CONSTRUCTION PARKING AREAS

All vehicle and parking areas are to be managed in accordance with the following requirements:

- Construction crews are not to park on, or otherwise use, the Natural Area, streets, and neighboring properties. All vehicles are to be parked in approved parking areas, as shown on the approved Construction Area Plan.

- During busy construction periods involving multiple trades when all construction vehicles cannot be accommodated on the site, the ARC may grant permission for overflow vehicles to temporarily park in designated areas along road shoulders.

- Vehicles parked on the road may not impede access to normal traffic and emergency vehicles, including fire trucks. When parking on the shoulder occurs, all damage to the

shoulder and landscape is to be repaired by the Contractor continually and not left for the end of construction. Vehicles may not be parked outside of the construction area.

- No vehicle repair is allowed on the Homesite except in case of emergency or within a fully-enclosed garage.

6.9 DELIVERY AND STORAGE OF MATERIALS & EQUIPMENT

Each Contractor is responsible for ensuring his/her subcontractors and suppliers obey all posted speed limits and traffic regulations. Fines will be imposed by local police and/or the ARC against the Contractor, Owner and/or Compliance Deposit for violations. The following additional Guidelines apply to all material delivery and storage:

- All building materials, equipment and machinery are to be delivered to and remain within the Improvement Envelope. This requirement includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain on the Construction Site overnight.

- Delivery vehicles may not drive across neighboring properties or golf cart paths to access a construction site.

- Delivery route maps and site supervisor contact information sheets are to be provided to all delivery personnel.

- Delivery personnel are to use adequate winter tires and/or chains during inclement winter weather.

6.10 SITE VISITATIONS

Due to the inherent danger associated with construction activities, visitors to any construction site are limited to those persons (such as construction workers, tradesmen, Wasatch County or Jordanelle Special Service District (JSSD) agents, security staff, ARC staff, sales personnel, and the Owner) with official business relating to the construction. Construction personnel are not to invite or bring family members or friends, especially children, to the job site.

6.11 HOURS OF CONSTRUCTION

Daily working hours are limited to Monday through Friday 7:00 AM – 6:00 PM and Saturday 8:00 AM – 6:00 PM, unless otherwise restricted by Wasatch County ordinances. No work is permitted on Sundays. Construction hours may be revised at the discretion of the ARC or Wasatch County.

6.12 FENCING REQUIREMENTS

All construction activities are to be confined to the Improvement Envelope per the following Guidelines:

- The approved area of disturbance is to be staked and fenced with a six foot "green screen" construction fence with T-Posts throughout the duration of construction. The ARC is to approve the material and color of all construction fencing. Fencing must be maintained throughout the course of construction.

- Construction fencing is to extend the length of the full street frontage to prevent parking in the Natural Area.

- Utility trenches that do not follow the driveway alignment are to be silt fenced on each side.

6.13 FIRE AND SAFETY PRECAUTIONS

The following fire and safety precautions are to be adhered to at all construction sites:

- On-site fires are not allowed.

- All fires are to be reported even if it is thought to be contained or extinguished.

- One or more persons are to be appointed as the individual(s) responsible for reporting emergencies and/or phoning 911.

- Access for emergency vehicles is to be maintained at all times.

- Access to fire hydrants, emergency water tanks and emergency turnouts are not to be blocked at any time.

- Smoking materials are to be discarded in approved containers.

- An ABC rated fire extinguisher shall be provided for each 3,000 square feet of the protected building area, or major fraction thereof. Travel distance from any point of the protected area to the nearest fire extinguisher shall not exceed 100 feet.

- All equipment, including small tools, must utilize a working spark arrestor.

6.14 CONSTRUCTION TRAILERS AND/OR TEMPORARY STRUCTURES

Upon approval of the Construction Area Plan and receipt of the building permit, a temporary construction trailer or portable field office may be located on the building site within the Improvement Envelope, subject to the following Guidelines:

- The type, size and color of construction trailers are to be approved by the ARC during the Pre-Construction Conference.

- Construction trailers are to be colored to recede into the landscape and sited to minimize impacts to the site.

- The field office may not be placed on site earlier than two weeks prior to the actual start of continuous construction activity.

- Provisions for temporary power and telephone line are to be installed simultaneously.

- The construction trailer is to be removed prior to requesting Final Construction Observation.

6.15 SANITARY FACILITIES

Owner and their Contractor are responsible for providing adequate sanitary facilities for construction workers. Portable toilets are to be located within the Improvement Envelope and in a discreet location, as approved on the Construction Area Plan. Sanitary facilities are not to be located within 50 feet of drainages and/or other sensitive resources.

6.16 DEBRIS AND WASTE REMOVAL

The following debris and waste removal procedures are to be adhered to at all construction sites:

- Trash and debris is to be cleaned up at the end of each day. Trash and debris are to be removed from each construction site at least once a week and transported to an authorized disposal site.

- Trash receptacles are to be located within the Improvement Envelope, alongside the access drive, and out of views from off-site. Garbage dumpsters are to be covered and animal proof.

- Dumping, burying and/or burning trash is not permitted anywhere within Tuhaye.

- Heavy and large debris, such as broken stone and wood scraps, are to be removed from the site immediately upon completion of each work trade.

- A pre-fabricated wash-out container or a self-contained leak proof pit lined with plastic is to be placed within the Improvement Envelope and removed off-site when work is complete.

- Concrete washout in road rights-of-way, setbacks or on neighboring properties is strictly prohibited.

- During the construction period, each construction site is to be kept neat and is to be properly policed to prevent it from becoming a public eyesore, nuisance, or detriment to neighboring properties. Owners are responsible for any clean-up costs incurred by the ARC or the Association in enforcing these requirements.

- Dirt, mud and/or other debris is to be promptly removed from public or private roads, open spaces, driveways and/or other portions of Tuhaye. Trucks and other equipment are to be washed clean of dirt and other debris prior to leaving the site.

6.17 HAZARDOUS WASTE

In order to monitor hazardous material use and/or respond quickly to spills, the Contractor is to comply with the following criteria:

- The Contractor is to provide a contact person and telephone number for a company experienced in emergency response for vacuuming and containing spills for oil or other petroleum products.

- In the event of a spill, the Contractor is to immediately attempt to stop the flow of contaminants.

- Absorbent sheets are to be used for spill prevention and clean up. Several boxes are to be located at fuel trucks, storage areas and in maintenance vehicles. Inventories are to be maintained as necessary.

- The responsible on-site Contractor is to commit all necessary manpower, equipment and materials to the containment and rapid clean-up of spills.

- After any reportable spill (one or more gallons) is contained, the Contractor is to notify the appropriate local, state and federal agencies as well as the ARC.

- The Contractor is to maintain a list of product names and a Materials Safety Data Sheet (MSDS) for all hazardous material products used or located on-site. In the event of a leak, spill or release, the Contractor is to provide the MSDS to emergency personnel.

- Equipment is to be fueled in designated staging areas only. Equipment that cannot be readily moved to designated staging areas is to be fueled a minimum of 100 feet from known drainage courses.

- Fuel storage tanks must have adequately constructed catch basins.

- Disposal of paint residue on-site or anywhere within Tuhaye is not permitted.

- A 50 gallon eco-spill kit is to be located on site from project start to completion.

- Prior to storing a hazardous material, the Contractor is to ensure that:

    - The material is stored in an approved container

    - The container is tightly sealed

    - The container has the proper warning label

    - The container is inspected for leaks

- All contaminated soil is to be stored in a lined and bermed storage area that is protected from wind, erosion and rainfall. Contaminated soils are to be removed prior to requesting the Final Construction Observation.

- Inspect equipment and vehicles for damaged hoses, leaks and hazards prior to the start and end of each shift. Do not run equipment that is leaking hazardous products.

- Intentional or unreported spillage or dumping of fuels, hydraulics, solvents and other hazardous materials will be cause for eviction.

6.18 EXCAVATION, GRADING AND EROSION CONTROL

During construction, erosion is to be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and re-vegetation. To ensure proper control of erosion and sedimentation, the procedures outlined below are to be followed. All measures are to comply with the Wasatch County Development Code, state and federal ordinances, regulations and permits.

- Temporary run-off channels are to be built to drain construction zones. In areas draining two acres or less, channels are to have silt screens installed at appropriate locations. Silt screens are to be stretched across and anchored to the bottom of the channels with hay bales placed on the upstream side of the fabric. Where watershed above the site exceeds two acres, temporary earthen berms or ditches for channeling are to be used in conjunction with silt screens.

- All storm drain inlets are to be immediately protected by a filter berm until the area is stabilized with vegetation and/or the base course of pavement is installed.

- Weather permitting, all building site areas and embankments constructed as part of cut and fill operations are to be seeded and mulched within one week of final grading completion.

- Silt fencing is to be placed around the down-slope perimeter of graded areas, while still providing adequate space for construction activities. Silt is to be cleared out regularly.

- Outer slopes are to be completed first and stabilized immediately.

- Modification and/or repair of fencing is to be performed as soon as need is evident.

- Inspect erosion control measures daily and keep a record of all daily reports. Perform pre- and post-storm inspections.
- Emergency erosion control materials, including rice straw bales and silt fencing, are to be stockpiled on-site. Cover bales with plastic or suitable tarp.
- In some areas, multiple silt fences or other measures may be required.
- Vegetation disturbances are to be limited to within the Improvement Envelope and within five feet of driveways.
- Topsoil is to be properly stockpiled, covered to minimize blowing dust within the construction area and reused as part of the site.
- Slope roughening/terracing may be desirable to stabilize re-vegetation on exposed cut bedrock slopes.
- Disturbed areas are to be watered or temporarily seeded to prevent dust from leaving the construction area.

6.19 BLASTING

The ARC is to be notified a minimum of two weeks in advance of any proposed site blasting. All required permits are to be first obtained from Wasatch County. Additional requirements are listed below:

- Blasting may only be done by licensed demolition personnel, with insurance coverage as mandated by county and state statutes.
- The ARC may require documentation of anticipated seismic effects, with confirmation that such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures will be taken.
- The ARC may require additional insurance to cover potential damages from blasting to adjoining improvements and properties.
- All excess material resulting from blasting, as well as any other excess excavation materials, is to be promptly removed from Tuhaye.

6.20 TREE / SHRUB AND HABITAT PROTECTION

The following Guidelines apply to the protection of trees, shrubs and other vegetation during construction operations:

- Trees/shrubs are not to be removed without prior approval from the ARC.
- Before construction starts, exclusionary fencing is to be installed around the perimeter of all trees/shrubs not approved for removal.
- Fencing material is to be highly visible and sturdy.
- Construction equipment or activity is not permitted within the fenced area (exclusionary zone) without written authorization from the ARC.
- Adequate drainage is to be provided to prevent ponding of water around the base of trees/shrubs.
- Soil compaction is to be avoided around all trees/shrubs.
- Mesh netting is to be used to protect trees/shrubs from dust and paint drift.

6.21 AIR QUALITY CONTROL

Air quality control procedures are to be in accordance with the following requirements:

- Construction equipment exhaust emissions are not to exceed local code requirements for air pollution limitations.
- Open burning of removed vegetation is not permitted.
- Dust control to be managed on an ongoing basis, with daily watering if so required. Contractor to obtain temporary hydrant meter from JSSD for site water and dust control.

6.22 DAMAGE, REPAIR AND RESTORATION

Damage and scarring to other property, including streets, neighboring properties, existing buildings, roads, driveways and/or other improvements will not be permitted. If any such damage occurs, it is

to be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Homesite.

- Upon completion of construction, each Owner and Contractor is to clean his Construction Site and any neighboring sites that have been impacted and repair all property which has been damaged.

- The Owner and Contractor are 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 or sub-contracted agents.

- Any property repair costs as mentioned above, incurred by the ARC, Declarant or Association, will be taken out of the Compliance Deposit or billed to the Owner.

6.23 CONSTRUCTION INSURANCE REQUIREMENTS

All Contractors and sub-contractors are to post evidence of insurance with the Association, and upon request to the Owner, prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming the Owner and Tuhaye HOA. 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 limit for comprehensive general liability, including medical payments and automobile coverage, is to be $1,000,000.

- General liability coverage shall contain provisions for contractual liability, bodily injury and broad form 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.

6.24 RIGHT TO FINE

The ARC reserves the right to issue fines to the Owner and/or Contractor, or to apply the fine to the posted Compliance Deposit, for the violation of any of the procedures set forth in these Guidelines. All fines imposed will be responsive to the nature and consequences of the violation.

6.25 CONSTRUCTION SIGNS

One temporary construction sign per Homesite is required during construction (and application will be provided to the builder by the HOA), and is subject to the following Guidelines:

- Construction sign application will be submitted to the ARC for approval at the Pre-Construction Conference and are to be removed prior to the issuance of a Temporary or Final Certificate of Occupancy.

- Signs are to include address information per the requirements of local emergency response agencies.

6.26 FIREARMS

The possession or discharge of any type of firearm by construction personnel anywhere within Tuhaye is prohibited.

6.27 ALCOHOL AND CONTROLLED SUBSTANCES

The consumption of alcohol or use of any controlled substance by construction personnel anywhere within Tuhaye is prohibited.

6.28 NO PETS

No pets may be brought into Tuhaye by construction personnel.

6.29 NOISE CONTROL

The Contractor is to make every effort to keep noise to a minimum. Radios and other audio equipment may not be audible beyond the confines of the construction site. Violations of this provision will precipitate a total prohibition of any radios and/or other audio equipment.

6.30 SPEED LIMIT

All vehicles are to adhere to posted speed limits. Fines will be issued for those exceeding the speed limit as posted or as required by road and weather conditions.

6.31 SNOW STORAGE AND REMOVAL

Snow storage is the responsibility of the Contractor and Owner. All plowed snow is to be stored within the construction area and/or hauled off-site. Dumping on and/or plowing onto neighboring properties, streets, drainage ways and golf property is not permitted.

6.32 TIMELY COMPLETION

Contractor and Owner shall diligently pursue the completion of construction of approved improvements. Once commenced, failure to timely complete improvements may be deemed a nuisance by the HOA. In the event meaningful construction activity ceases for a period of sixty days or longer, HOA may provide Owner with written notice of Non-Compliance with these Guidelines and a thirty day period to cure. Failure to resume meaningful construction will subject Property to fines for Non-Compliance in accordance with the fine schedule established by the HOA. Owner may request permission to shut down construction during first winter season of construction.

APPENDIX A

GLOSSARY OF DEFINED TERMS

Ancillary Buildings

Any building detached from and subordinate to the main building, including guesthouses, garages, pavilions, gardening sheds, and/or art studios.

Applicant

An Owner and/or Owner's Consultant that is applying for approval on the new construction, renovation, alteration, addition and/or any other improvements to any building and/or Homesite.

Architect

A person licensed to practice architecture in the State of Utah.

Architectural Review Committee (ARC)

See definition contained in the CC&Rs.

Association

See definition contained in the CC&Rs.

Board

See definition contained in the CC&Rs.

Building Height

Building Height is measured in accordance with Wasatch County Code, as the vertical distance measured from any given point of the natural grade (not existing or excavated grade) of the building site to the highest point of the roof directly above.

CC&Rs

The Declaration of Covenants, Conditions and Restrictions for Tuhaye, a Planned Community.

Compliance Deposit

A deposit paid by the Owner or Contractor to the ARC prior to commencing any Construction Activity.

Construction Activity

Any site disturbance, construction, addition or alteration of any building, landscaping or any other improvement on any construction site.

Construction Area

The area in which all construction activity, including construction vehicle parking, is confined on a particular Homesite.

Construction Site

A site upon which construction activity takes place.

Construction Vehicles

Any car truck, tractor, trailer or other vehicle used to perform any part of a construction activity or to transport equipment, supplies or workers to a construction site.

Consultant

A person retained by an Owner to provide professional advice or services.

Contractor

A person or entity engaged by an Owner for the purpose of constructing any improvement(s) within Tuhaye.

Declarant

See definition contained in the CC&Rs.

Design Guidelines (Guidelines)

The standards, review procedures and construction regulations adopted and enforced by the ARC as set forth in this document and as amended from time to time by the ARC.

Enhanced Native

Plant materials that are not necessarily native to Tuhaye but are suitable for introduction within the Improvement Envelope of each Lot as specified in *Appendix B*.

Excavation

The digging and removal of earth from its natural position, or the cavity resulting from such removal.

Fill

The amount of material used to increase an existing grade.

Gross Floor Area

The sum of the gross horizontal areas of all floors of a building measured from the exterior face of exterior walls, but not including interior or exterior parking spaces. (See Wasatch County Development Code.)

Guesthouse

An Accessory Building intended for an Owner's guests, but not considered a separate dwelling unit or residence.

Homesite Diagram

The individual site plan for each Homesite that describes the unique attributes of the particular site and indicates important design parameters such as topography, Improvement Envelope, Natural Area, Easements of Record, preferred driveway access, trail access, Predominant Landscape, Landscape Enhancement Zones, and maximum building height.

Homesite

See definition for "Lot" contained within the CC&Rs.

Improvement

See definition contained in the CC&Rs.

Improvement Envelope
That portion of a Custom Home Homesite, wherein all improvements may take place including all buildings, terraces, pools, and/or garages, with the exception of some native landscape planting, utilities, walls, driveways and auto courts.

Landscape Architect

A person licensed to practice landscape architecture in the State of Utah.

Landscape Enhancement Zone (LEZ)

Areas of the Homesite that require a special landscape screening treatment to obscure or soften views of any built improvements as viewed from public areas, including, but not limited to, roads, trails and golf course. Typically, the approximate extent of the LEZ is indicated on the Homesite Diagram.

Massing

The overall size, volume, spread, expression and articulation of building forms, including the main house, accessory buildings, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular site. A building's compliance with the maximum Gross Floor Area may not be sufficient to demonstrate a building has complied with all Massing requirements as described in these Guidelines.

Natural Area

An area that is altered moderately so that it blends with all adjoining naturally landscaped areas and creates natural screens to obscure and soften built improvements from neighboring areas. All plant materials introduced in this area are to be native species as indicated in the Approved Plant List (*Appendix B*).

Notice of Completion

Written notice given by the ARC to the Owner upon Final Landscape Observation approval.

Notice to Comply

Written notice issued to an Owner and/or Contractor of any changes and/or alterations not in compliance with ARC-approved plans or the Design Guidelines, which are to be corrected as requested by the ARC.

Owner

See definition contained in the CC&Rs.

Parcel

See definition contained in the CC&Rs.

Predominant Landscape

The principal landscape material and vegetation pattern found on a Homesite. One of three (Gambel Oak, Sage Meadow and Oak/Sage Mix) Predominant Landscape Zones is designated on the Homesite Diagram for each Homesite.

Residence

See definition contained in the CC&Rs.

Story

A living level contained between the surface of any floor and the surface of the floor above it, or if there is not a floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18 feet in height shall be considered an additional Story for each 18 feet or fraction thereof. Stories contained within the roof by utilizing dormers or similar roof structures are considered to be one-half Story.

Subterranean Space

Shall be defined as five feet under finished grade.

APPENDIX B

APPROVED PLANT LIST

Botanical Name	Common Name	Native	Enhanced Natives	Riparian
	TREES			
Acer ginnala	Amur Maple		*X*	
Acer glabrum	Rocky Mountain Maple		*X*	
Acer grandidentatum	Big Tooth Maple	*X*		
Alnus incana	Thinleaf Alder			*X*
Juniperus scopulorum	Rocky Mountain Juniper	*X*		
*Malus sp.**	Crabapple		*X*	
Picea	Spruce	*X*		
Pinus cembroides	Pinyon Pine		*X*	
Pinus nigra	Austrian Pine		*X*	
Pinus ponderosa	Ponderosa Pine		*X*	
Populus augustifolia	Narrowleaf Cottonwood			*X*
Populus tremuloides	Aspen		*X*	
Quercus gambelii	Gambel Oak	*X*		

* Only those varieties of Crabapple that grow up to mature heights 20' or less may be selected.

SHRUBS

Botanical Name	Common Name	Natives	Enhanced Natives	Riparian
Amelanchier alnifolia	Serviceberry	*X*		
Artemisia frigida	Fringed Sagebrush	*X*		
Artemisia tridentata	Big Sagebrush	*X*		

SHRUBS (Cont.)

Botanical Name	Common Name	Natives	Enhanced Natives	Riparian
Cercocarpus ledifolius	Narrowleaf Mountain Mahogany	X		
Chrysothamnus viscidiflorus	Green Rabbitbrush	X		
Cornus stolonifera	Redtwig Dogwood			X
Cotoneaster sp.	Cotoneaster		X	
Crataegus douglasii	Douglas Hawthorn		X	
Potentilla fruticosa	Cinquefoil	X		
Prunus virginiana sp. melanocarpa	Chokecherry	X		
Purshia tridentata	Bitterbrush	X		
Ribes sp.	Currant		X	
Rosa woodsia	Wild Rose	X		
Salix bebbiana	Bebb's Willow			X
Salix boothii	Booth's Willow			X
Salix exigua	Coyote Willow			X
Salix lasiandra	Peachleaf Willow			X
Salix lutea	Yellow Willow			X
Salixpurpurea nana	Blue Arctic Willow		X	
Sambucus caerulea	Blue Alder	X		
Symphoricarpos oreophillus	Snowberry	X		

GROUNDCOVERS AND PERENNIALS

Botanical Name	Common Name	Natives	Enhanced Natives	Riparian
Achillea millefolium	Yarrow		X	
Allium acuminatum	Wild Onion	X		
Alyssum alyssioides	Alyssum	X		

GROUNDCOVERS AND PERENNIALS (Cont.)

Botanical Name	Common Name	Natives	Enhanced Natives	Riparian
Antennaria microphylla	Pussytoes	X		
Arctium minus	Burdock			X
Artemisia ludoviciana	Louisiana Wormwood		X	
Aster novi-angliae	Aster		X	
Astragulus sp.	Locoweed	X		
Castilleja chromosa	Paintbrush	X		
Cerastium tomentosum	Snow In Summer		X	
Chaenactis douglasii	Dusty Maiden	X		
Collomia lineais	Collomia	X		
Coreopsis verticillata "Moonbeam"	Tickseed		X	
Crepis acuminata	Hawkbeard	X		
Cynoglossum officinale	Hound's Tongue			X
Echinacea purpurea	Purple Coneflower		X	
Erigeron engelmannii	Fleabane	X		
Gallardia	Blanket Flower		X	
Gayophytum ramosissimum	Groundsmoke	X		
Heuchera	Coralbells		X	
Lavandula sp.	Lavender		X	
Leucanthemum supurbum	Shasta Daisy		X	
Linum lewisii	Flax		X	
Lupinus argenteus	Silver Lupine	X		
Lupinus polyphyllus-Russel Hybrids	Lupine		X	
Mahonia repens	Creeping Barberry	X		
Nepeta fassenni	Catmint		X	

GROUNDCOVERS AND PERENNIALS (Cont.)

Botanical Name	Common Name	Natives	Enhanced Natives	Riparian
Oenothera sp.	Evening Primrose		*X*	
Opuntia polyacantha	Prickly Pear Cactus	*X*		
Penstemon strictus	Beard Tongue		*X*	
Perovskia	Russian Sage		*X*	
Phlox sp.	Phlox		*X*	
Potentilla gracilis	Slender Cinquefoil		*X*	
Prunella vulgaris	Selfheal			*X*
Rudbeckia fulgida "Goldsturm"	Black-Eyed Susan		*X*	
Rudbeckia occidentalis	Western Cornflower		*X*	
Salvia x supurba	Salva		*X*	
Sedum sp.	Sedum		*X*	
Senecio integerrimus	Senecio	*X*		
Stachys	Lamb's Ear		*X*	
Thalictrum fendleri	Meadow Rue			*X*
Verbascum thapsus	Mullein	*X*		
Veronica spicata	Speedwell		*X*	
Wyethia amplexicalis	Mule's Ear	*X*		
Zigadenus paniculatus	Death Camas	*X*		

GRASSES

Botanical Name	Common Name	Natives	Enhanced Natives	Riparian
Bromus tectorum	Downy Brome		*X*	
Carex nebrascensis	Nebraska Sedge			*X*
Carex rostrata	Beaked Sedge			*X*
Eleocharis sp.	Spikerush			*X*

GRASSES (Cont.)

Botanical Name	Common Name	Natives	Enhanced Natives	Riparian
Elymus cinereus	Great Basin Wildrye		*X*	
Elymus smithii	Western Wheatgrass			
Elymus spicatus	Blue Bunch Wheatgrass		*X*	
Equisetum humale	Scouring Rush			*X*
Hordeum brachyantherum	Meadow Foxtail			*X*
Juncus balticus	Baltic Rush			*X*
Melica bulbosa	Oniongrass		*X*	
Poa fendleriana	Muttongrass		*X*	
Poa pratensis	Kentucky Blue-Grass			*X*
Stipa lettermanii	Letterman's Needlegrass		*X*	

APPENDIX C

PROHIBITED PLANT LIST

Botanical Name	Common Name
Prunus cerasifera	Purple-Leaf Plum/Cherry
Betula pendula	White or Weeping Birch
Acer rubrum	Red Maple
Acer saccharinum	Silver Maple
Koelreuteria paniculata	Golden Rain Tree
Ulmus pumila	Siberian Elm
Ailanthus altissima	Tree-of-Heaven
Lysimachia angusta	Loosestrife

APPENDIX D
GREEN BUILDING INITIATIVE

From the beginning steps of land planning and design, Owners and designers should be pro-active in green design principles to minimize the impact on the environment. This portion of the Design Guidelines is advisory and Owners are requested to consider these elements for their homes as they proceed through the design process.

A green home is a higher quality of design by being more comfortable, retains its resale value, lowers utility costs, provides better indoor health, and is good thing for the future of our environment.

The following is not meant to be technical in nature nor provide all of the details or specifications; it is more of a checklist of items to consider in making a home green.

Site Plan

As you design your site plan, consider the following:

1. The orientation of the house to the sun.
2. Minimizing the disturbance area.
3. Protect and save existing vegetation.
4. Pave with permeable surfaces.
5. Minimize water consuming landscaping while creating a quality nature design.
6. Mulch up the vegetation needed to remove and distribute it on-site to help plants retain rainwater.
7. Planting trees in areas that require sun protection in summer months.
8. Minimize size of driveway and impervious surfaces.
9. Create a drainage system that directs roof runoff water to trees and vegetation.

Floor Plan

As you design your floor plan, consider the following:

1. Designing an efficient floor plan and one that is as small as possible while still achieving the Owner's needs.
2. Capitalizing on window locations for summer and winter exposure.

3. Designing exterior walls that can be well insulated.

Elevations, Framing Plan and Roof Plan

As you design your elevations, framing plan and roof plan, consider the following:

1. Shading devices and wide overhangs that protect the house.
2. Develop framing plans that are as efficient as possible and minimize lumber waste. Reuse lumber waste for blocking or details. Minimize what needs to go to a landfill.
3. Designing a roof plan that can incorporate solar panels and still be a beautiful roof. Usually this is accomplished with the panels being built on the same plane as the roof or integrated into the design so it's not an afterthought look.
4. Designing walls and roof for extra insulation.
5. Ventilating roof so heat build-up in the summer is minimized.
6. Placing windows for natural cross ventilation.

Materials, Appliances, Lighting, Equipment and Finished

As you specify materials, appliances, lighting, equipment, and finishes, consider the following:

1. Energy efficiency of all equipment and appliances.
2. Minimize or eliminate interior wall and floor materials that give off gases that become unhealthy when in enclosed spaces.
3. Use toilets and showerheads that minimize water use.
4. Minimize lighting and use as many compact florescent bulbs as possible.
5. Insulate all windows and provide window coverings that keep the heat in during winter and the heat out during summer.
6. Motion sensor light switches that keep lights off when not needed.
7. Buy materials locally to minimize the fuel cost to transport far distances.
8. Minimize air leakage with well sealed mechanical ducts.

LEED Architects

New Owners may want to hire a LEED Architect to design their home. The definition of LEED is as follows:

"LEED (Leadership in Energy and Environmental Design) is an ecology-oriented building certification program run under the auspices of the U.S. Green Building Council (USGBC). LEED concentrates its efforts on improving performance across five key areas of environmental and human health: energy efficiency, indoor environmental quality, materials selection, sustainable site development, and water savings."

LEED certification provides independent, third-party verification that a building project meets the highest green building and performance measures. All certified projects receive a LEED plaque, which is the nationally recognized symbol demonstrating that a building is environmentally responsible, profitable, and a healthy place to live and work.

There are both environmental and financial benefits to LEED certification. LEED certified buildings:

1. Lower operating costs and increase asset value.
2. Reduce waste sent to landfills.
3. Conserve energy and water.
4. Healthier and safer for occupants.
5. Reduce harmful greenhouse gas emissions.
6. May qualify for tax rebates, zoning allowances and other incentives.
7. Demonstrates an Owner's commitment to environmental stewardship and social responsibility.

Green Product List

Green buildings include all components of design, materials, and equipment. The green building industry provides an exhaustive product list in the following categories. Go to the website of www.BuildingGreen.com to learn more about building green.

1. Site Work and Landscaping
2. Decking
3. Outdoor Structures
4. Structural Systems and Components
5. Foundations, Footers, and Slabs
6. Sheeting
7. Insulation
8. Exterior Finish and Trim
9. Mechanical Systems / HVAC

10. Roofing
11. Paints and Coatings
12. Windows
13. Doors
14. Flooring and Floor Coverings
15. Interior Finish and Trim
16. Plumbing
17. Lighting
18. Electrical
19. Caulks and Adhesives
20. Appliances
21. Furniture and Furnishings
22. Renewable Energy

This list is by no means complete, but it provides a starting point for Owner's and designers to create a better place now and for future generations.