



DEER VISTA

DESIGN REVIEW GUIDELINES

AS OF JULY 2025

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January 2023

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Deer Vista

DESIGN OBJECTIVES

DESIGN OBJECTIVES FOR DEER VISTA

In Wasatch County, approximately 40 miles east of Salt Lake City along Highway 248, there's an environment where the natural beauty cannot be ignored. Situated with a view of the magnificent Wasatch Mountain range and Jordanelle Reservoir, you quickly realize this is an ideal lifestyle for anyone looking for a place to reconnect with nature or themselves.



Deer Vista is a special place that allows individuals and families to get the most out of life and experience all that nature has to offer. Of the 400 acres, approximately 260 acres are allocated as open space. This provides the freedom to enjoy the world around you, something so many communities are missing today.

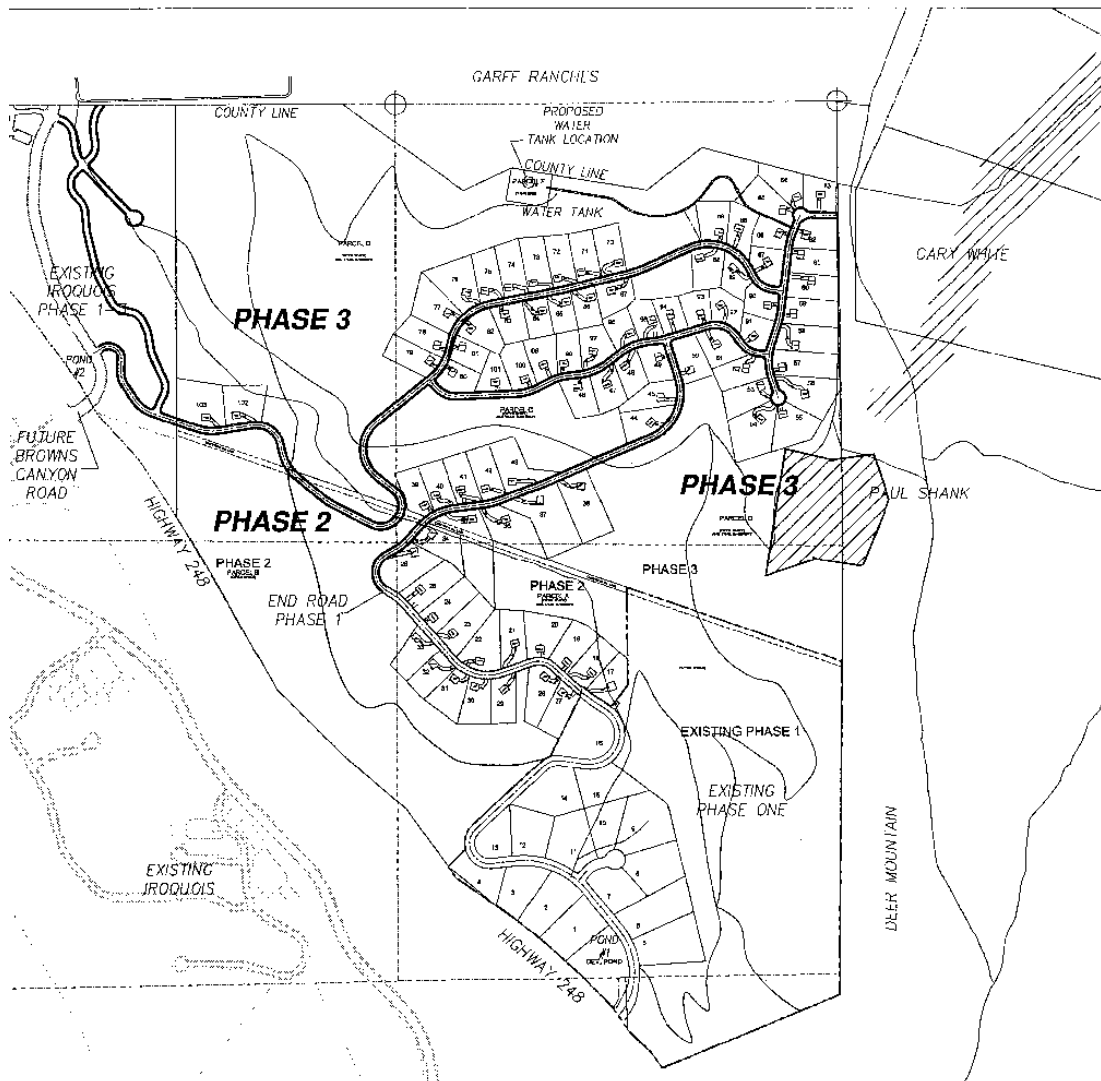
It gives children the ultimate opportunity to learn beyond the classroom and far outside the confines of television and video games. You'll discover adventure all around by walking the nature trails that lead through the community or viewing the protected wildlife and habitat of the Rocky Mountains, as a community that embodies the harmony and delicate balance of nature, Deer Vista provides you with a lifetime of memories to cherish.



DESIGN OBJECTIVES FOR DEER VISTA

Although the image and quality of this

Deer
Vista
is



located in Wasatch County, between Park City and Heber Valley. Surrounding mountain environments, open space and trail systems provide numerous opportunities for outdoor recreation within the community. The immediate setting of this community has a topography ranging from rolling terrain to natural open space and canyons. The Wasatch Mountains provide a dramatic backdrop. The objective of the Deer Vista developer is to create a community that captures the ideas of rural living while preserving the natural surroundings and views.

community will be consistent, lot sizes and residential housing types are varied. The area is designed with respect to the natural topography, views and accessibility to trails and open space. Lot sizes vary between parcels, providing variety in housing options, styles and neighborhood street scenes. Open space elements include community open space and trails connect the neighborhood to the surrounding natural canyons and hillsides.

DESIGN OBJECTIVES FOR DEER VISTA

Deer Vista Mission Statement

Neighborhoods can have a special quality that makes them appealing to live in and memorable to visit. Whether new, centuries or decades old, these neighborhoods have a timeless value as they retain their character and appeal in a world of change. What makes them so unique and durable?

Timeless neighborhoods and developments seem to have several common characteristics that give them lasting charm and grace:

- Their architecture is consistent, yet allows for subtle individual expression;
- They have a limited range of building materials that expressed their inner beauty and quality;
- They are designed with care and attention to detail; and
- They are often served by tree-lined streets with open space, trails and parks.

In older communities, these characteristics evolved naturally – architectural practices were learned locally, a limited range of building materials available nearby, and there was a strong tradition of formal street trees, stately landscapes and public parks for leisure and social interaction.

However, in today's mobile world, these constraints no longer occur naturally - we can obtain any building material from anywhere in the world, a designer can emulate any architectural style, and landscapes are generally an afterthought. The unfortunate result is that many neighborhoods are often a hodge-podge of individual architectural styles, materials and landscapes rather than a cohesive neighborhood. In their enthusiasm to innovate, to be "creative", many developments have created communities that lack neighborhood identity, comfort and appeal.

Deer Vista is committed to creating a mountain contemporary feel that will be defined and discussed in these design guidelines.



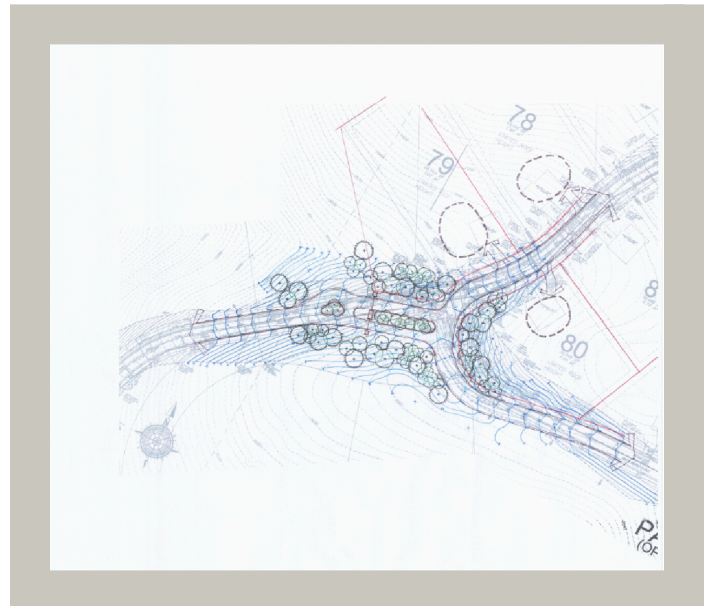
DESIGN OBJECTIVES FOR DEER VISTA

In Deer Vista, we have the opportunity to start afresh. We have the opportunity to design homes and a community that bring about a traditional sense of a recreational community and capture the grace, individuality and compatibility of a truly livable and memorable place. To achieve this, we have adopted these design guidelines that will assure a basic consistency to the Deer Vista neighborhoods with an updated mountain contemporary feel.

Although the Deer Vista subdivision features a variety of settings, home types and lot sizes, these Design Guidelines will knit them together in a cohesive neighborhood characterized by:

- An appropriate fit of the house to the lot and to the adjacent homes.
- Architectural elements such as shed dormers, haunches, and deeply set windows and doors.
- Materials of permanence and quality such as walls of stone divided lite windows, timber doors and detailing, stone veneers, wrought iron, wood fences and metal roofs.
- A lush native landscape setting that will accent and blend Deer Vista homes into a unified neighborhood.

At Deer Vista, our goal is to achieve a level of overall architectural unity that will allow variety and individual expression. It is also our intent to avoid incompatible architectural and landscape styles that will diminish the value of adjacent properties. The guidelines are few and relatively simple, and still leave latitude in the design of individual homes. Further, variations to these guidelines may be considered on a case-by-case basis at the discretion of the Deer Vista Design Review Committee (the “DRC”), if designs are demonstrated to be compatible with the overall Deer Vista image.



Deer Vista

DESIGN GUIDELINES

DESIGN GUIDELINES FOR DEER VISTA

RESIDENTIAL ARCHITECTURE INTRODUCTION

Throughout the planning of Deer Vista, the underlying design philosophy has been to create a community of character and quality that reflects the context of the region; the grandeur of the Wasatch Mountain range, and the pristine wildlife areas. The design character of Deer Vista will be one of continuity, individuality, and compatibility.

The purpose of these architectural guidelines is to provide design direction for the integration of good architectural site-planning techniques with well-defined principles of architecture and landscape design.

This section will cover Architectural Design Core Criteria; Fit on the Lot, Roof Forms and Massing, Materials and Color, and Master Developer designated Architectural Styles.

When all of the design elements are implemented holistically, Deer Vista will reflect the rich resources of the land and will maintain the integrity of its design theme.

Therefore, all builders and homeowners in this community will be required to meet the intent of these Deer Vista Design Guidelines by employing these methods as contained herein and which may be amended from time to time at the sole discretion of the DRC.



DESIGN GUIDELINES FOR DEER VISTA

1. ARCHITECTURAL STYLES

1.1 A Touch of Mountain Charm.

Buyers must design homes with a more contemporary mountain home residential style; which has been defined into three groups. These groups are:

- Mountain Transitional
- Mountain Bungalow
- Utah Mountain Contemporary

These styles of homes were chosen for their unique and timeless qualities as well as their site and massing qualities. Additional style descriptions and characteristics of each of the above styles can be found in Appendix 1.

In order to achieve diversity and interest in the Deer Vista, builders are required to design elevations and floor plans specifically for this project and with a style in mind.



DESIGN GUIDELINES FOR DEER VISTA

1.2 **Styles Not Permitted.** Dated styles or styles associated with distinctive climatic conditions such as:

- Adobe or Southwestern
- Spanish or Mediterranean
- Traditional heavy timber mountain
- Log Homes
- Colonial
- Victorian
- Traditional

Or homes with geometric or free-form shapes, such as:

- "A" Frames
- Domes
- Barrel Vault
- Earth Integrated Homes

EXAMPLES OF STYLES TO AVOID



A Frame - No



Adobe - No



All Red Brick Home - No



All Stone Home - No



French Chateau - No



High Pitch Roof - No

DESIGN GUIDELINES FOR DEER VISTA

EXAMPLES OF STYLES TO AVOID



Large Gable Home - No



Mediterranean Home - No



Single Story Ranch Home - No



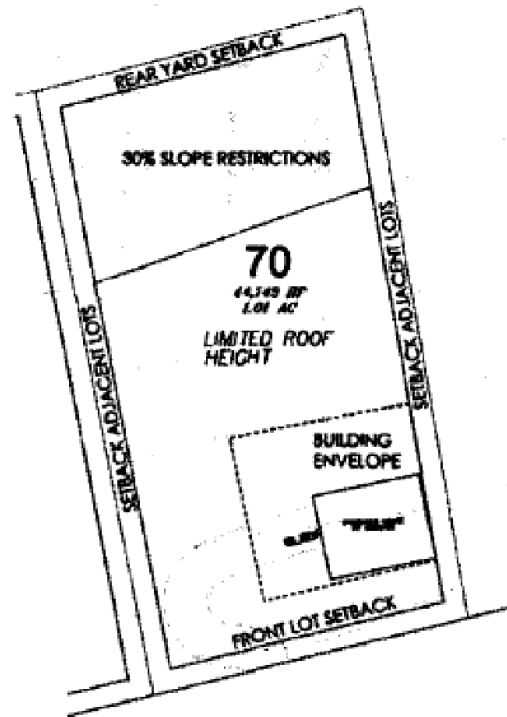
Victorian Home - No

DESIGN GUIDELINES FOR DEER VISTA

2. “FIT” ON LOT

Zoning. Each lot owner should acquaint themselves and their home designer with the current requirements of this zone regulation. Over and above meeting requirements of the Wasatch County design and building codes, the Deer Vista homes are required to also meet the following conditions:

- 2.1 **Appropriate Lot.** To enhance views, and meet the changes of terrain most appropriately it is important to select the proper plan for each lot selection.
- 2.2 **Building Envelope; Setbacks and Lot Coverage.** Each lot has a designated building envelope. The front, rear and side yard setbacks and lot coverage are established by the building envelope shown on the plat map for each lot. No part of the residential structure or accessory structure may extend beyond this envelope unless the lot owner applies for an amended building envelope with the DRC and the DRC approves, in writing, of the amended building envelope.
- 2.3 **Building Height.** Heights of all dwellings at Deer Vista shall not exceed the lesser of thirty-two (32) feet above natural grade (without DRC approval) or restrictions imposed by any applicable Wasatch County building codes.
- 2.4 **Consolidation of Lots.** With DRC and Wasatch County approval, an owner may consolidate one additional adjacent lot to create a larger lot. Only one single family residence shall be permitted on a consolidated lot. Any owner desiring to consolidate lots is required to complete and follow through with the process as outlined by the Wasatch County code, as the same may change from time to time.



Lot Development Controls

Building envelope may be encroached by other lot issues that may impact layout and design.

DESIGN GUIDELINES FOR DEER VISTA

2.5 **Building Sizes.** The maximum and minimum total building floor area for each lot is shown in Appendix 2.

2.5.1 **Upper Levels.** The total 2nd floor area of all homes may not exceed 75% of the ground level footprint. The maximum height of any main structure is as provided for in 2.2 above.

2.5.2 **Basements or Walk Outs.** Full or partial basements or lower levels (as approved by the DRC) are required for all single family detached homes.

2.6 **Finished First Floor Standards.** Each home and lot is to be evaluated as to "an appropriate fit of the house to the lot and the adjacent home". The owner and design professionals for each home must submit to the DRC a finished first floor height elevation that includes a certification of the County's requirements for grading, storm drain, sewer and basement. The guiding principle for setting the grade on each home is to have minimum elevation change from the existing grade, while still providing proper drainage to storm water and retention areas. All drainage and dirt must be retained on the lot and kept from eroding onto adjacent lots. Final Elevation of the home and grading is always subject to final grade approval by the DRC and Wasatch County.



Walk Out Lower Level



Upper Level Proportion

DESIGN GUIDELINES FOR DEER VISTA

3. MAJOR ROOF ELEMENTS

Roofs are major visual elements that contribute the strongest sense of an architectural unity and the dominant impact of a structure is the shape of the building and roof line. The roof form should be appropriate for each of the specific architectural styles found in these design guidelines.

Long uninterrupted ridge lines are strongly discouraged and will not be permitted unless the DRC determines that other building elements make the ridge line less conspicuous.

3.1 Permitted Major Roofs. Major roofs should be one of the following:

- Gable (including intersecting gable roofs);
- Hip (and acceptable variations of Hip such as Dutch Hip);
- Flat with stone or other covering, no black asphalt will be allowed on flat roofs without DRC approval.
- Shed roofs

3.2 Prohibited Roofs. A-frames, geodesic domes, barn-shaped or other extreme roof types are considered out of character and are prohibited.



All Hip

DESIGN GUIDELINES FOR DEER VISTA

3.3 **Roof Pitch.** Major roofs should have a pitch of 1:12, 3:12 or 6:12 and no more than 8:12. A minimum roof pitch of 1:12 may be allowed for certain architectural styles. (Exceptions are allowed for dormers, towers, and turrets, and other minor roof elements as approved by the DRC. See minor roof elements section 3.5.)

3.4. **Roof Materials.** Deer Vista recommends metal, asphalt/architectural shingle, or slate roofing material. The chosen major roofing material must be one of the following:

- 40 to 50 year grade architectural composition shingles from DuraRoof or an equivalent quality manufacturer. 6-nailing pattern shingles are recommended.
- Metal, Corten, or copper may be used for accent roofing materials. No standing seam is allowed.
- **Any other roofing materials must be submitted for approval, which approval will be determined on a case by case basis at the sole discretion of the DRC.**

3.4.1. **Roof Colors.** Roof colors must be approved by the DRC. No primary colors shall be permitted in roofing materials. The color of roofing materials shall be consistent with colors found in the environment or on the structure.

3.5. **Minor Roof Elements**

Minor roof features (dormers, porticos) must have a minimum pitch of 1:12 and may be as steep as 9:12 as long as roof is within height restrictions.

3.5.1. Acceptable dormer forms are:

- Gabled
- Hipped
- Arched
- Flat/Shed

3.6. **Exterior Metal.** All exterior metal (i.e., flashings, gutters, chimney surrounds, roof vents, plumbing vents, eaves, fascia and soffit) should be anodized aluminum or copper. Other metals such as brass, bronze, zinc, aluminum, Corten and copper may be considered on a case-by-case basis. Exterior metal materials and samples must be included with applications presented to the DRC. In any event, the color palette for exterior metals shall be earth tones, unless otherwise approved by the DRC.

3.7. **Chimney Termination.** All exposed factory metal chimney terminations must be screened by approved architectural elements (i.e., copper or metal flues).

3.8. **Fascia and Overhangs.** Fascia and overhangs must be a minimum of 12" deep with a minimum eave overhang of 24".

DESIGN GUIDELINES FOR DEER VISTA

4. WALLS

- 4.1 **Wall Height.** Exterior walls visible from the street shall generally be one to one – and - a - half stories in height. That is, the massing of 1 to 1 1/2 of the wall will not exceed 50% of the facade; the roof will extend down to at least the two - third point of the second story. This will require that the second story windows to be expressed as dormers, unless the main level is above a walk out lower level.

Exceptions to this rule will be:

- Gable end facades may extend to the ridge line.
- Relatively small sections of two - story walls will be permitted to provide variety to an elevation. As a guideline it is recommended that the two - story portion be no more than 25% of the front elevation, subject to DRC approval.

- 4.2. **Colors.** Consistent wall materials and color schemes are important to the overall continuity at Deer Vista. Continuity in use of wall material creates a sense of permanence and mass while allowing variety. To further this goal, the following criteria shall be met:

- 4.2.1 Each home shall have a minimum of 3-4 colors (i.e., body color, trim, and two accent colors).
- 4.2.2 Individual color schemes must be appropriate to the architectural style, see Appendix 1. Colors in general should not be in harsh contrast or compete with the colors of the surrounding natural environment.
- 4.2.3 No adjacent home shall have the same color scheme.

- 4.3. **Materials.** Deer Vista has selected some basic wall materials including stone, wood siding and batten siding with specifications and requirements regarding materials and colors. All materials and colors must be submitted for approval to the DRC with final plan submission.

- 4.3.1. **Stone.** The structure (minus windows, doors and associated trim) must be built with a total minimum of 25% of approved stone on the exterior. Each side of the exterior elevations shall have a minimum of 20% coverage in stone.

- Stone must be natural quarried stone. Cultured stone, river rock and cobble stone is not permitted. Stone must be in the appropriate proportion and scale for the style and elements to which it is being applied.
- The stone and pattern used for each home must be submitted to the DRC for approval at the time of final submission of the plans. Stone submittal should include a sample of the proposed stone and its installation technique, along with a picture and/ or brochure of stone type installed on a wall.
- A request to use a stone material other than the "approved stones" must be accompanied by a sample 4' x 4' panel constructed on-site for review by the DRC.

DESIGN GUIDELINES FOR DEER VISTA

- 4.3.2 Only natural quarried stone is to be used. The foundation should be expressed as stone. A limited range of stone is consistent with the theme of Deer Vista:

- Stone with soft edges.
- Stones should be variegated (a mix of slightly varying colors, rather than monochromatic).
- Stone may be used for accent features such as a chimney tower, window trim, or as otherwise approved by the DRC.
- Colors should be earth-tone, in the warmer ranges of tan, brown, gray and warm olive. Stone color must compliment the overall color scheme of the home. Other stone colors may be considered, but must be presented to and approved by the DRC prior to installation.

- 4.3.3. **Board and Batten or Wood Siding and Shingles.** These are permitted and may be used for wall and accent surfaces. Color and style should match and compliment the architectural style of the home.

- 4.3.4. **Stucco.** Use of stucco will be limited to a small percentage of the material selection. No more than 20% of the total major, including footage of windows and doors, is permitted to be stucco. Stucco colors and styles should match and compliment the style of the home. Stucco finish and color should be approved at the same time as plan and material approvals. Stucco selection must be submitted at the time of application for review by the DRC.

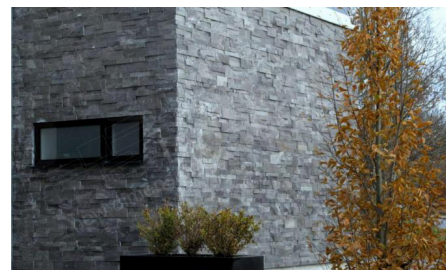
Stone Samples



Grey Ledger



Mix Stone Look



DESIGN GUIDELINES FOR DEER VISTA

4.4 **Materials Not Allowed.** Exterior wall materials not allowed in the Deer Vista include:

- Log Siding or Chinking
- Adobe
- Concrete block
- "Brick Look" or Veneers Cultured Stone
- Quoining
- Manufactured vinyl or aluminum siding

4.5. **Columns.** If there are columns on the residential façade, whether load-bearing or not, they should be heavy timber, steel, or stone. That is, they must look structural and sized as if they are actually supporting the structure above them (i.e., roof or balcony). Avoid overly slender columns that are obviously decorative.

4.6. **Continuity of Materials.** Materials should be continuous around outside corners. A change in materials cannot occur at an outside corner. Wall materials and trim should be continuous on all elevations.

4.7. **Foundations.** It is important to visually connect exterior wall material to the ground. Specifically, exposed concrete foundation shall be the minimum required by code. No more than six vertical inches of exposed concrete foundation will be acceptable. When exposed, foundation should appear like stone.

4.8. **Exterior Trim and Accents.** It is required that all trim and accents be darker color complements to the earth tone colors required for the walls. All materials should be stained or semitransparent, or natural. No opaques or paint is permitted.

4.9. **Balconies and Pop-Outs.** Any projections away from the main wall that are not touching the ground must have corbels or haunches underneath to emphasize the visual aesthetic that the projection is supported. This visually shows support of these elements and ties them back to the building. Balconies or pop-outs without columns are limited to 3-1/2 feet deep unless specifically approved by the DRC.



DESIGN GUIDELINES FOR DEER VISTA

5. WINDOWS & DOORS

5.1. **Windows.** Typically the location of windows is determined by the practical considerations of room layout, furniture placement, views, and privacy. Design emphasis here should be of particular concern as windows play an important role in the exterior architectural character of single family homes. Within the appropriate style requirements, group and coordinate windows with other design elements to create a composition and sense of order. All windows must be of wood construction or aluminum clad exterior wood construction. Vinyl windows are not allowed.



Slider Window

5.2. **Window Panes.** Divided lite windows (composed of small panes divided by mullions) are required on 30% of the window area on the front elevation of the house (or any elevation of the house visible from the street). An average of 30% of the total window area on all other elevations taken as a whole must be divided lite windows. Divided lite window mullions and muntins shall be exterior to the glass (not sandwiched between glass surfaces). Muntins must have a contoured shape (not flat strips). Window frames must be at least 3 to 4 times the width of the muntins.



Casement – Arch Divided

5.3. **Window Proportions.** All windows shall be proportioned to its respective elevations.



DESIGN GUIDELINES FOR DEER VISTA

- 5.4. **Recessed windows and doors** are encouraged to create shadows, give deeper relief to the facades, and suggest structural strength. Doors and Windows should be recessed 2" to 4" minimum from the exterior wall face. Surface mounting windows using a mounting flange is prohibited.

- 5.5. **Glazing Materials.** Standard low-e glazing (glass) is approved. Mirrored, bronzed, or reflective glass coating is prohibited. Stained glass and leaded windows must be approved by the DRC.

- 5.6. **Exterior Doors.** Main entry doors must be wood, stained or natural, with sculptural relief (i.e. sculpted panels, inset windows, expression of heavy timber, etc.). Flat surface doors are not permitted. Metal doors or slabs are not permitted unless approved by the DRC

- 5.7. **Sills and Lintels.** Windows shall have wide sills (at least 8") and pediments of either cast concrete or stone to convey permanence. Heavy wood timber headers and sills are discouraged but may be approved on a case – by - case basis by the DRC.

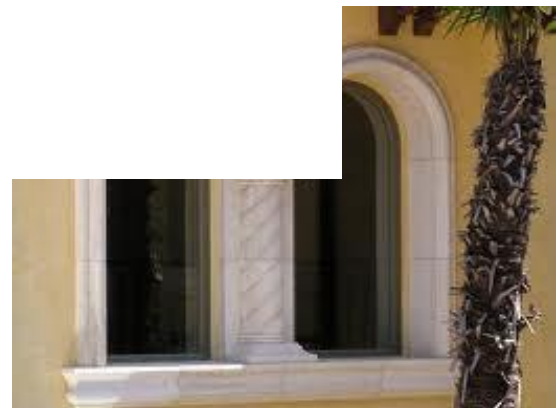
- 5.8. **Shutters.** Exterior applied shutters are prohibited.



Not Allowed – Vinyl Windows



Not Allowed – White Windows

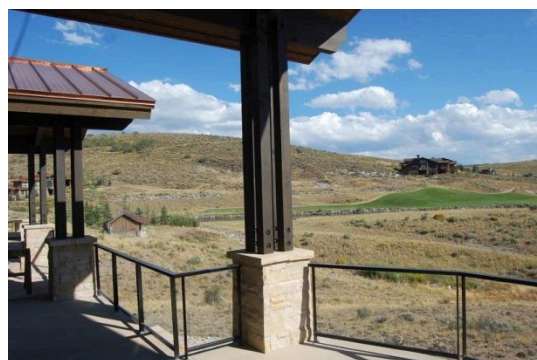


Not Allowed – Arch Windows

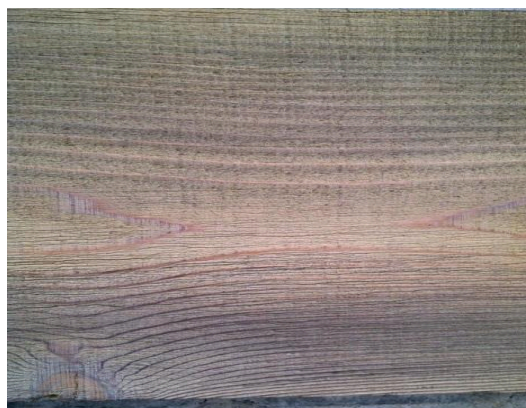
DESIGN GUIDELINES FOR DEER VISTA

6. FENCING AND MAILBOXES

- 6.1. **Fences.** Property line fences are not allowed at Deer Vista. Smaller fenced boundaries may be considered and will be approved on a case – by - case basis at the discretion of the DRC
- 6.2. **Entry Columns.** No entry columns at driveways will be allowed by DRC.
- 6.3. **Mailboxes.** Deer Vista will maintain and provide community clustered mailboxes. Individual mailboxes, parcel boxes, or newspaper boxes are not allowed.
- 6.4. **Decks/ Railings.** Wood, wrought iron, and some wood - like products may be used for these elements. Their use and design are subject to review and approval of the DRC. All wood must be stained and sealed. Painted surfaces are not permitted. Vinyl railings are specifically prohibited and will not be considered.



Railing – Exterior Stone



Cedar Siding

DESIGN GUIDELINES FOR DEER VISTA

7. GARAGE AND ACCESSORY STRUCTURES

7.1. Each home will have a private attached garage. Deer Vista homes are required to have a minimum of 2-car garages and maximum 4-car garages. Entries to garages, where possible, shall be from a direction that is not exposed directly to the street. The home and front yard rather than the garage should be the primary emphasis of the front elevation. No more than 1/3 of garages (except swing-in) may be forward of architecture and may be no more than 10' in front of primary facade. All others must be recessed behind the primary front facade.

7.2. When siting or plotting the home on the site, refrain from strict compliance to minimum garage setbacks to avoid repetitious street scenes. Variable front yard setbacks are required and variable side setbacks are encouraged. Typically, plans are to be reversed and plotted so that garages and entries are not adjacent to each other to create an undulating setback. Occasionally, this pattern should be interrupted to avoid monotony. Create attractive and comfortable street scenes and street space by de-emphasizing garages, implementing "architecture forward" and encouraging "corner specific architecture."

7.3. Garage doors must incorporate the architectural style of the home. Garage doors must be custom, carriage style/ pattern doors. Build-out, windows, and real wood are required. Standard flat or paneled aluminum garage doors shall not be permitted.

7.3.1. Only one double bay garage door is allowed. Additional garage doors should each be single bay width or separated by a minimum of 18". Any exceptions to this provision must be included with the application to the DRC and is subject to the DRC's approval.



Garage



Detailed Garage

DESIGN GUIDELINES FOR DEER VISTA

7.4. **Garage Door and Garage Wall Design**

Fundamentals. Each home planned and constructed at Deer Vista shall consider and address the following garage door fundamentals into the design of the home.

7.4.1. **Shallow-Recess Garages.** No shallow recess garage face is permitted to be less than 12" behind the architecture or full porch (porch depth minimum is 6'-0"). A recess amount of 2' is preferred.

7.4.2. **Mid to Full Recess Garage.** Create plans that place garages at varied depths on the home site.

7.5. **Swing-In Garage** For three - car garages, the swing-in or side entry format is preferred. Swing-in garages greatly reduce the impact of the garages on the streetscape by providing the appearance of a living area with an enhanced window treatment.

7.5.1. When a three-car or four-car garage is planned, the impact on the streetscape can be minimized by allowing the 3rd and 4th car bays to be arranged by offsetting garage spaces and by using one-car garage doors for each additional car entry. In the case of 3 or more garage spaces, only one double door will be allowed. Each additional door must be a single bay door.

7.6. **Recreational Vehicle and Boat Storage.** All RV's and boats should be stored in the garage or an offsite facility. When a home site is large enough to accommodate a recreational vehicle or boat parking, these vehicles must be temporary (defined as less than 24 hours) or not able to be seen by public viewing from the street or neighborhood. In the case of detached garages, garage doors taller than 10' require special written approval and must be out of view from front elevation.



Screened from street



Hidden from Street

DESIGN GUIDELINES FOR DEER VISTA

7.7. **Parking.** Adequate parking must be provided within each individual parcel as parking on adjacent collector streets is not permitted. Guest parking must be accommodated on the lot/driveway provided that the authorized vehicle can be parked without extending over the sidewalk.

7.8. **Accessory Structures.** Detached structures (garages, offices, workshops, green houses, pavilions, sheds, and pet enclosures, etc.)

- May not be used as living space. Only one residence is allowed on a lot
- Must be architecturally compatible with the main residential building (similar in architectural style and materials) and be less tall and have a physically smaller mass than the main residence.
- Must not be visible from the street and screened from public view.
- The DRC must approve all plans in writing for any improvements, landscaping or structure to be built or altered on the properties, prior to installation.



DESIGN GUIDELINES FOR DEER VISTA

8. MISCELLANEOUS ELEMENTS

Objective: To utilize site elements and details that are consistent with the Deer Vista style and are appropriate in this mountain environment.

8.1 Patio Furniture. Exterior storage of patio furniture and outdoor living accessories in areas visible from off-site is allowed provided it meets the following requirements:

- If stored uncovered, the furniture is stored in the same locations as if it were in use.
- If stored with covers, the covers must be made from non-reflective material in dark, earth tone colors.

Patio furniture and umbrella colors are to utilize subdued colors and shall be made of natural, high-quality materials when their location is visible from other residences or common areas. The DRC reserves the right to reject any such items if it is deemed they are not consistent with the intent of these guidelines and the community's aesthetic objectives.

8.2 Sculptures and Artwork. All sculptures and/or artwork visible from adjacent residences or common areas must be approved by the DRC prior to installation. No reflective materials or bright colors will be allowed in areas visible from the common areas or adjacent lots. The final design submittal is to include detailed information on size, location, materials, colors, mounting details and lighting.

8.3 Barbecues and Misting Equipment. Barbecues and heat lamps are to be built into walls or the overhead structures and be

architecturally consistent with the residence. All equipment that is visible from other residences or common areas shall be non-reflective and have muted coloration.

8.4 Flagpoles, Antennae and Satellite Dishes. Antennae and satellite dishes are subject to special review by the DRC. They shall be installed so as not to be visible from any neighboring lot or common area. They shall be mounted in an inconspicuous manner, not located on ridgelines and painted or colored to match the adjacent background color to blend with the surrounding building. Freestanding flag poles are prohibited.

8.5 Address Markers. An address marker may be located at the entry to the lot. The address marker design shall be reviewed and approved by the DRC prior to installation. Materials, color and design shall be consistent with the architectural character of the residence.

DESIGN GUIDELINES FOR DEER VISTA

8.6. Exterior Recreation or Play Equipment.

All exterior recreational or play equipment, such as swing sets, slides, play structures, jungle gyms and similar equipment, must meet the intent and requirements of all sections of these guidelines, including color. This type of equipment or structures shall be located in the least visible portions of the lot and must not be visible from the common areas. The height of this type of equipment shall be limited to a maximum of 2.5-meters (approx. 8-feet) above finished grade. All exterior recreational or play equipment requires specific approval of the DRC prior to installation.

8.7. Basketball Hoops. Basketball Hoops and backboards will be allowed on Lots if they are not visible from adjacent lots or common areas and must be approved in advance by the DRC. Lighting of basketball hoops is prohibited.

8.8. Exterior Holiday Decorations. The intent of this section is not to discourage decorating for holidays, but to ensure a tasteful and high quality decoration that is befitting to Deer Vista. Holiday decorations shall be subtle and tasteful. Decoration displays shall not have a commercial appearance and shall not be “overdone” in brightness, size or visibility from the common areas. The Association has adopted a holiday lighting policy which must be adhered to.

Although holiday lights are allowed, no chasing, twinkling or blinking lights will be allowed. No exposed spotlights will be allowed. Luminaires will be allowed on walls, along driveways and patios but not on roofs or parapets. Paper luminaires with candles are not allowed due to potential fire danger.

Exterior holiday music is not allowed except for personal and social enjoyment within the outdoor living spaces, (i.e., patios, terraces, etc.), provided it does not disturb other owners and is in compliance with all other provisions of the CC&R's.

Holiday decorations will only be allowed between Thanks Giving and January 10th. All decorations and colored lights must be removed by January 10th. Clear lights are permitted until March 31. Decorations for other holidays may be installed no more than one (1) week prior to the holiday and must be removed within one week after the holiday.

DESIGN GUIDELINES FOR DEER VISTA

9. EXTERIOR LIGHTING

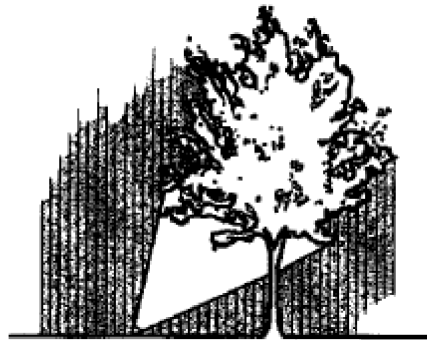
Deer Vista is intended to be lighted adequately for safety and security. It is preferred not to have landscape lighting that highlights landscaping and buildings, etc. We desire to avoid bright, uncontrolled lighting that impacts adjacent residences or obscures the night sky. Finally, light fixtures are highly visible elements that, if coordinated, can contribute to the overall character of the neighborhood at Deer Vista.

- 9.1. Exterior Area Lighting.** Light sources that render near natural colors (such as incandescent, tungsten halide or metal halide) are acceptable. Lights that cast a color (such as low pressure sodium, high pressure sodium, or lights with colored filters) are not allowed.

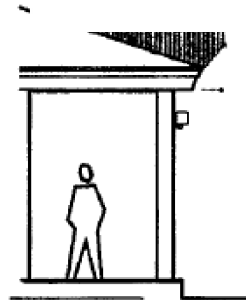
- 9.1.1.** Avoid visibility of light source. Fixtures for area lighting or highlighting buildings or landscape should be shielded so as to not allow the light source (bulb) to be visible from, or cast light on, public areas or adjoining properties. It is required that lights shine in an indirect manner.

- 9.1.2.** Light fixtures must be integrated into the architectural design of individual residences and constructed of non - reflective materials.

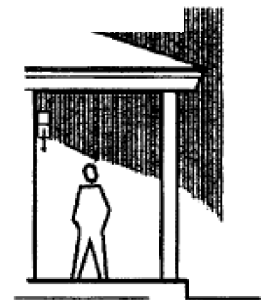
- 9.1.3.** All exterior lighting shall be in compliance with Wasatch County Requirements.



Lighting of landscape elements with carefully controlled lights is NOT ALLOWED. Floodlights and lighting of whole building is NOT ALLOWED.



NOT ALLOWED: General, non-directional lighting that allows source to be visible



This illustrates an acceptable lighting method which is directional and controlled, concealing the light source.

DESIGN GUIDELINES FOR DEER VISTA

10. SITE WORK AND LANDSCAPING

Deer Vista should reflect a large percentage of its native landscape. Use of original vegetation, left undisturbed, is strongly recommended.

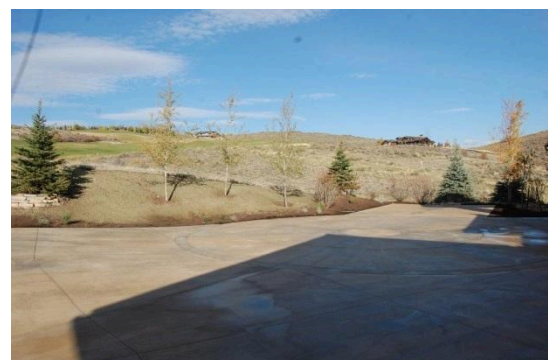
- 10.1. **Retaining Walls.** Retaining walls visible from any public area or from adjacent properties shall be one of the following: mortared stone or dry stacked (hidden mortar) stone. All stone must be natural. Cultured stone, concrete block and timber retaining walls are not acceptable. Retaining walls along major boulevards may not be more than 3' above or below the street.



Stack Stone

- 10.2. **Driveways.** Driveways shall be one of the following:

- Concrete unit pavers
- Colored or plain concrete (scored in panels of less than 100 sf)
- Textured, or stamped concrete
- Stone pavers
- Driveway materials pattern and color must be approved by the DRC.
- Asphalt is not permitted on more than 80% of the driveway surface area. A dark rock border shall be considered part of the driveway surface for this calculation



- 10.3. **Grading.** Each lot shall be graded to continue drainage ways across the property and to match the grades of adjacent properties and public areas. Must meet Wasatch County standards: slopes 3:1 max or less. All drainage and dirt must be

retained on the lot and kept from eroding
onto adjacent lots.

DESIGN GUIDELINES FOR DEER VISTA

10.4. **Landscape Design.** Landscape plans should be prepared by a licensed landscape architect or contractor and follow principles of sound, attractive landscape design. The overall objective is to maintain a native and natural landscape with appropriate plant materials such as groves of trees, open meadows and hillsides with rock outcrops and large drifts of shrubs/tree massing. Manicured areas are fitting in the front of the home surrounding the porch, walk, and driveway areas as well as areas immediately adjacent to the rear porch. Several specific requirements are mandatory. See Appendix 3.

10.4.1. Trees, shrubs and ground covers must be from the approved plant list and provide a sufficient amount of coverage throughout the property as determined by the Deer Vista Architectural Committee. Each home shall be required to have the following minimum vegetation:

- Poplars Six 2 1/2" Aspen trees
- Six 3" Aspen Trees
- Five 2 1/2" Aspen clump plant material
- Five 3" Aspen clump plant material
- Six 10' Spruce trees
- Six 12' Spruce trees
- Six 14" Spruce trees
- Twenty-Five 4' shrubs

10.4.2. Native grass areas shall be sufficiently irrigated to achieve a minimum of 80% germination for landscaping to be considered complete.

10.4.3. A ratio of at least 25% evergreen plant material must be used to create landscapes with both summer and winter character.

10.4.4. The tree budget should be a minimum of one half of the total landscape budget.

10.4.5. Mulch area must be 90% covered with ground cover vegetation within 3 years.

10.4.6. Gravel/rock mulch is not permitted except in relatively small, confined areas, and must not be visible from the street.

10.4.7. There are a number of trees that should be avoided among the Deer Vista landscape due to short life, odors, excessive debris and inability to tolerate the Wasatch climate (spring snows, etc.). These include:

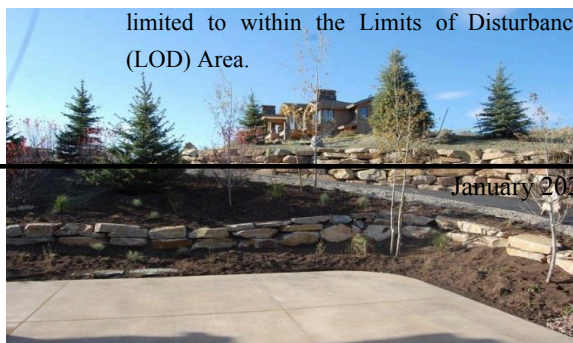
- Chinese Elms
- Poplars
- Box Elder
- Russian Olive
- Weeping Willows

10.4.8. Automatic irrigation systems are allowed and should be designed to promote efficient water use and assure the ongoing health of plant material in accordance with the Wasatch County Water Conservation Guidelines. Irrigation of native areas is only allowed as long as needed to re-establish the natural landscape.

10.4.9. Specific park strip trees have been selected to create a uniform streetscape. See Appendix 3.

10.4.10. Keep home within appropriate proximity to native vegetation to prevent natural hazards.

10.5. Irrigation including tree and manicured areas are limited to within the Limits of Disturbances (LOD) Area.





Deer Vista

REVIEW AND SUBMITTAL REQUIREMENTS

DESIGN GUIDELINES FOR DEER VISTA

11. REQUIRED SUBMISSIONS

To achieve the foregoing objectives and principles, the Deer Vista guidelines are intended to be used by:

- Property owners
- Architects/ Builders
- Landscape Architects

These Design Guidelines are binding upon all persons who desire to build at Deer Vista to:

- Construct, refinish or alter any part of the exterior of any building;
 - Make other improvements upon, under or above any property;
 - Create, fill or make any changes in the existing surface, contour or drainage of the land; and/or install any utility line.
- 11.1. **Design Review Committee.** These guidelines will be administered by the DRC, composed of professional designers and representatives of The Deer Vista Design Review Committee.
- 11.2. **Basement and Site Drainage Conditions.** It is the owner's and contractor's responsibility to meet any and all of the State and County, as well as Deer Vista's, building requirements for basements and site drainage.
- All drainage must be directed to the street or retained on the lot and kept from eroding onto adjacent lots.
- 11.3. **DRC & Design Review.** Wasatch County requires DRC approval on the plans before accepting plans for City building permit review. The following process is designed to allow the homeowner and DRC to reach agreement before significant expense has been incurred for detailed construction documents. The design review is a three phase process.
- 11.3.1 **Design Review Fee.** Prior to the commencement of the DRC design review process, owner shall pay to the Association a design review fee (the "Design Review Fee") in the amount of Five Thousand Dollars (\$5,000) for new home builds, Two Thousand Five Hundred (\$2,500) for remodels, and Seven Hundred Fifty (\$750) for landscaping reviews in which 20% or more of the land is disturbed. Any other amount may be set by the DRC in its sole discretion, subject to the limitation that the Design Review Fee shall not exceed the reasonable costs associated with the process.
- 11.3.2 **Concept Design Review.** This phase assists the owner and their design team to understand the specific design requirements associated with the DRC process.
- 11.3.3 **Construction Documents.** Upon successful completion of Phase I - Concept Design and after owner participates in the concept design review conference, the applicant can efficiently prepare construction documents for submittal to the DRC and the County.
- 11.3.4 **Pre-Construction Review.** Upon successful completion of Phase II – Construction Documents, the owner will submit final construction site plan (as provided in the Construction Regulations), a builder's deposit of

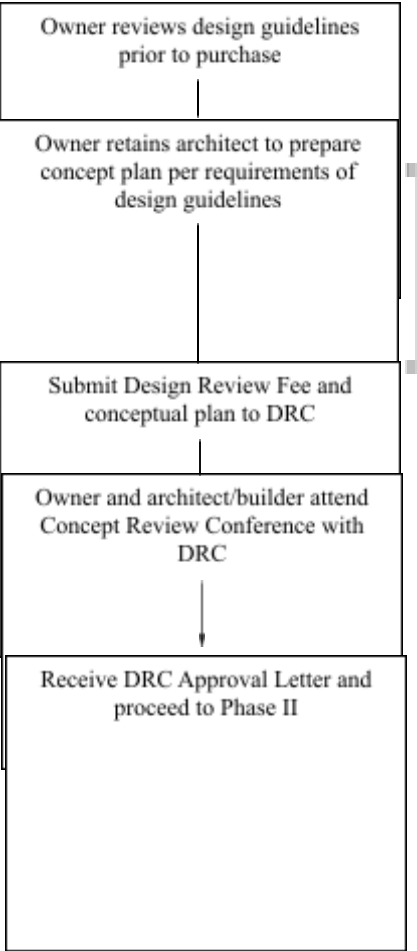
\$25,000 for new home builds or remoelds, \$10,000 for landscaping, or as DRC determines, building permits, and verification of installed LO boundary fence, construction signs, and portable chemical toilet and participate in a Pre-Construction Conference.

- 11.3.5 **Construction.** After receiving approval from Phase III- Pre-Construction Review, the owner can begin construction at their lot. During construction, the owner and General contractor shall abide by the construction rules a provided in the Pre-Construction Review. If an owner deviate from the approved plans, approved exterior materials, or approved landscaping, approval from the DRC is required.

DESIGN GUIDELINES FOR DEER VISTA

12. PHASE I-CONCEPT DESIGN

12.1 Phase I-Review Steps



DESIGN GUIDELINES FOR DEER VISTA

12.2 PHASE I – SUBMITTAL REQUIREMENTS

12.2.1 Design Review Fee (\$5,000) or as set by DRC

12.2.2 Site Plan @ 1"= 10' or greater scale on clearly legible 8-1/2" x 11" Letter Size Paper must include the following:

- Property boundaries
- Building envelope
- Easements
- Building footprints (including garages, accessory buildings)
- Hard surface areas (driveways, patios, decks, walks, and steps)
- Retaining walls
- General grading to include existing and proposed finished grades at 2' contours
- Lot number and subdivision identification
- Top of foundation and final grade elevations (in relation to top back of curb). Note elevation change for stepping foundation, walk-out basements, etc.

Note: Wasatch County specifies the building height requirement as based off of the native grade and not any grade changes made through the building process.

12.2.3 Elevations @ 1/8"= 1' or greater scale

and must include the following:

- Exterior building materials (approximate representation and notes on drawings)
- Heights of floors, ridge lines and eave lines
- Window and door configurations
- Dormers, skylights
- Fences and walls
- Front elevation must show height relationship of first floor to curb-on plot plans.

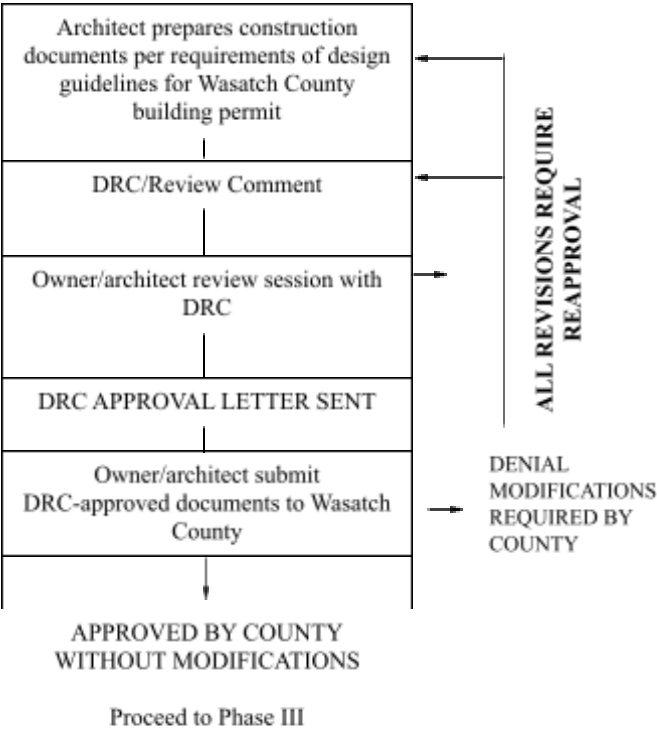
12.2.4 Building floor plans

12.2.5 Building Envelope Amendment Application (if any)

DESIGN GUIDELINES FOR DEER VISTA

13. PHASE II - CONSTRUCTION

13.1 Phase II- Review Steps



DESIGN GUIDELINES FOR DEER VISTA

13.2 PHASE II – SUBMITTAL

REQUIREMENTS

13.2.1 All documents required for County Building Permit

13.2.2 Site Plan at 1"=10' or greater scale and must include the following:

- Property boundaries
- Building envelope
- Building footprints (all structures)
- Existing conditions (including 50' adjacent to lot)
- Paving
- Light fixtures
- Walks and paths
- Curb and streets
- Vegetation
- Water feature(s)
- General grading to include existing and proposed finished grades at 1' contours.

13.2.3 Building floor plans at each level at 1/4" = 1' or greater scale

13.2.4 Exterior elevations of all structures @ 1/4" = 1' or greater scale and must include the following:

- Materials rendered accurately
- Spot elevations (main floor, ridgelines, eave lines, floors, etc.)
- Exterior lighting plan

13.2.5 Landscape plan

- Plant materials at size within 10 years
- Paving materials (walls, pools, play areas, patios, etc.)
- Fences and walls
- Exterior landscape lighting
- Rocks and retaining walls

13.2.6 Material samples board and color rendering showing actual materials and mixture of colors (refer to example).

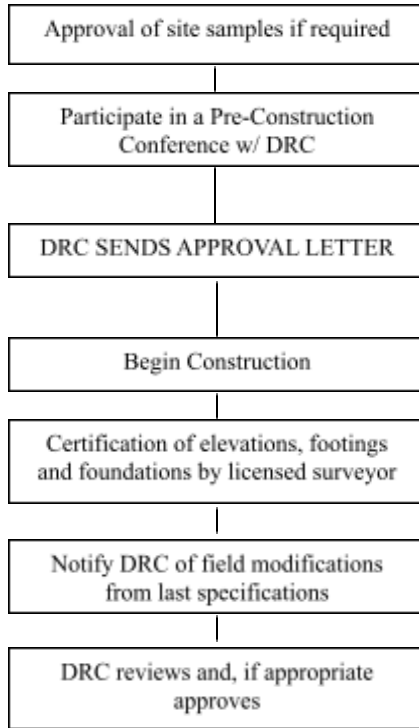
13.2.7 On site samples may be required by DRC prior to approval.

NOTE: Deer Vista HOA and the Design Review Committee understand that some plans will change as the project progresses. You may revise and modify any selected building materials, **so long as you request and obtain re-approval.**

DESIGN GUIDELINES FOR DEER VISTA

14. PHASE III – PRE-CONSTRUCTION

14.1 Phase III – Review Steps



DISCLAIMER:

The Deer Vista Design Review Committee is not responsible for reviewing, nor may its approval of any plan and or design be deemed approval of, any plan or design from the standpoint of structural safety or conformance with law. Each individual builder is responsible for all applicable permits and approvals from Wasatch County, and any other currently applicable agencies.

The Deer Vista Design Review Committee reserves the right to waive or vary any of the guidelines set forth herein at its discretion. Furthermore, approval by the Deer Vista Design Review Committee 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. Failure to enforce any of the Design Guidelines shall not constitute a waiver of same.

DESIGN GUIDELINES FOR DEER VISTA

14.2 PHASE III – SUBMITTAL

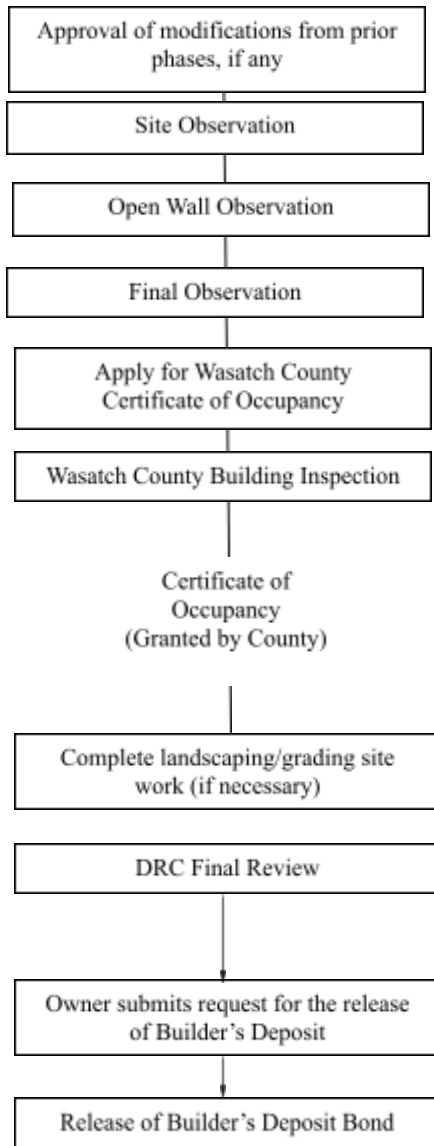
REQUIREMENTS

- 14.2.1** Builder's Deposit (\$10,000.00 or as determined by DRC)
- 14.2.2** Final Construction Area Site Plan at 1"=10' or greater scale with the following:
- Property boundaries
 - Building Envelope Boundaries
 - All proposed designated parking areas (parking must be completely off of the street)
 - Location and size of the construction material storage
 - Locations of the chemical toilet
 - Locations of any temporary trailer/structure
 - Locations for the dumpster and debris storage
 - Locations of all firefighting equipment
 - Locations of utility trenching
 - Limits of excavation and erosion control
- 14.2.3** Verification of LOD boundary fence
- 14.2.4** Verification of Construction Signs
- 14.2.5** Verification of installed portable chemical toilet
- 14.2.6** Pictures of curb and neighboring HOA Common Areas
- 14.2.7** All issued Building Permits

DESIGN GUIDELINES FOR DEER VISTA

15. PHASE IV – CONSTRUCTION & FINAL APPROVAL

15.1 Phase IV – Review Steps



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Owner makes DRC corrections, if any

DESIGN GUIDELINES FOR DEER VISTA

15.2 PHASE IV – SUBMITTAL REQUIREMENTS

- 15.2.1** Proposed modifications from prior Phase submittals, if any
- 15.2.2** Request for DRC Site Observation
- 15.2.3** Request for DRC Open Wall Observation
- 15.2.4** Building inspections
- 15.2.5** Certificate of Occupancy
- 15.2.6** Request for DRC Final Review
- 15.2.7** Request for release of Builder's Deposit

Deer Vista

--- APPENDICES

Architectural Style
Elements
APPENDIX 1

Mountain Transitional – Style Elements

Form

- Main gable or hip roof with intersecting roofs
- Dormer windows
- Shed roof pop-out

Colors

- Medium to light body colors
- Light earth tone bodies with contrasting or white trims
- Light or dark color accents

Roof

- 2:12 to 6:12 roof pitch
- Front to back main gable roof
- 24" overhangs
- Corten or copper accent roofing
- 40-50 yr. architectural composition shingles with Dura-ridge brand or equivalent brand ridge shingles.

Walls

- Horizontal siding on elevation
- All siding should be natural wood.
- Full wrapped horizontal siding on elevation

Windows

- Vertical multi-paned windows and single hung windows at front elevations and in high visibility public view areas
- Built - up header trims at front windows
- Color and style appropriate windows

Details

- Porches with shaped wood-like columns & knee braces & arches
- Porches with wood-like railings
- Min. 1 x 4 window and door trim
- Layered header trims at front elevation
- Shaped wood-like window and door trim
- Stone chimney wrap

Entries

- Usually a turned roof to give a focal point to the entry and with a front covered porch
- Enhanced roof with decorative wood post supports surrounded by a deep, wrap around covered porch

Entry Doors

- Panel door with added upper lights and detail surround

Garages

- Carriage or wood panel door style
- Recessed shallow
- Upper lights and windows

Recessed mid-full

Mountain Modern – Style Elements

Form

- Flat or shed roof with intersecting roof lines
- Architectural windows
- Shed roof pop-out
- Architectural reveals throughout

Colors

- Medium to light body colors
- Light earth tone bodies with contrasting or white trims
- Light or dark color accents

Roof

- 1:12 to 6:12 roof pitch
- 24" overhangs
- Corten, metal or copper accent roofing
- TPO material for flat roofs
- 40-50 yr. architectural composition shingles with Dura-ridge brand or equivalent brand ridge shingles.

Walls

- Horizontal siding on front elevation
- All siding should be stone, not stucco.
- Full wrapped horizontal siding

Windows

- Vertical or architectural horizontal windows and large glass areas on elevations
- Built - up sill trims at front windows
- Color & style appropriate windows

Details

- Dominant covered entry element with stone columns base
- Patio with overhang
- Patio with metal, glass or wood-like railings
- Stucco finish or horizontal siding wrapped chimney
- layered header trims at front elevation
- Stone chimney wrap

Entries

- Roof to give a focal point to the entry and with a front covered porch
- wrap around covered porch

Entry Doors

- Architectural door with added upper lights and detail surround

Garages

- Glass or architectural metal door style
- Recessed shallow
- Upper lights and windows

Recessed mid-full

Utah Mountain Contemporary – Style Elements

Colors

- Wide range of light earth tones and contrasting trim
- Natural wood tones
- Wide range of medium to dark earth tones and contrasting trim

Roof

- Hip, shed or flat roof design with boxed wood soffits and one major shed or hip roof. May include shed roof forms on single story elements
- 2:12 to 6:12 roof pitch
- 24" to 36" overhangs
- Corten or copper metal accent roofing
- 40-50 yr. architectural composition shingles with Duraridge brand or equivalent brand ridge shingles

Walls

- Blending stone or siding w/ stucco
- Fine to light sand or light lace stucco finish
- Smooth stucco finish

Windows

- Vertical windows at first floor, vertical and/or banded or ganged horizontal windows at second floor
- Color and style appropriate windows
- A wide variety of mullion patterns allowed
- Dominant covered entry element with stone columns base
- Broad flat chimney with detail
- Architectural elements that express the structure should be stockier
- Stone/ metal accents
- Substantial entry element
- Trim detailing around entry doors & windows
- Triangulated knee braces
- Exposed drafter tails
- Step up full porch
- Substantial glazing elements w/ enhanced trim
- Balcony with metal, glass or wood railed edge

Entries

- Long, horizontal, hipped roof treatment.
- Large square columns.
- Horizontal shingle or lap siding.
- Some stone accents • Extensive use of horizontal stone.
- Large square or tapered columns

Entry Doors

- Horizontal orientation of surface material.
- Flush horizontal trim boards
- Upper square lights and decorative hardware

Garages

- Horizontal orientation of surface material and carriage door style panel detailing
- Horizontal glass pattern in the upper glass lights.
- Horizontal wood trim boards

Lot Data and Maps

APPENDIX 2

Appendix 2 for Deer Vista

Lot	Orien tation	Min. Buil ding Foot print (sq. ft.) ¹	Max. Build ing Footp rint (sq. ft.)	Min. Sq. Ft. of Hom e ²	Maxi mum Sq. Ft. of Hom e	Lot Square Footage	Acres	Li mit ed Ro of Hei ght 25'	Req uire s Wa ste pu mp grin der	Jor dan elle Vie w	Ski Mo unt ain Vie w	Cul -de -Sa c or pri vat e abo ve
1	SW	3,000	4,500	3,000	6,500	78,844	1.81		Y	Y	Y	
2	SW	3,000	4,500	3,000	6,500	76,230	1.75		Y	Y		
3	SW	3,000	4,500	3,000	6,500	64,033	1.47		Y			
4	SW	3,000	4,500	3,000	6,500	52,708	1.21		Y			
5	W	3,000	4,500	3,000	6,500	90,169	2.07					
6	W	3,000	4,500	3,000	6,500	86,249	1.98					
7	SW	3,000	4,500	3,000	6,500	59,242	1.36			Y		Y
8	E	3,000	4,500	3,000	6,500	77,101	1.77			Y		Y
9	S	3,000	4,500	3,000	6,500	96,268	2.21			Y		Y
10	S	3,000	4,500	3,000	6,500	54,450	1.25			Y		Y
11	S	3,000	4,500	3,000	6,500	81,022	1.86			Y		
12	S	3,000	4,500	3,000	6,500	64,904	1.49			Y		

¹ The square foot calculations for the building footprint shall not include the Home's garage. All Homes must construct at least a 2-car garage.

² The square foot calculations for total square footage of a Home shall not include the Home's garage. All Homes must construct at least a 2-car garage.

13	SW	3,000	4,500	3,000	6,500	47,916	1.10			Y		
14	S	3,000	4,500	3,000	6,500	84,071	1.93			Y		
15	S	3,000	4,500	3,000	6,500	69,696	1.60			Y		
16	S	3,000	4,500	3,000	6,500	58,806	2.02		Y			
17	SW	3,000	4,500	3,000	6,500	44,062	1.01					
18	SW	3,000	4,500	3,000	6,500	45,595	1.05					
19	SW	3,000	4,500	3,000	6,500	50,053	1.15			Y		
20	S	3,000	4,500	3,000	6,500	57,889	1.33			Y		
Lot	Orien tation	Min. Build ing Foot print (sq. ft.) ³	Max. Buildi ng Footp rint (sq. ft.)	Min. Sq. Ft. of Hom e ⁴	Maxi mum Sq. Ft. of Hom e	Lot Square Footage	Acres	Lim ite d Ro of Hei ght 25'	Req uire s Wa ste pu mp grin der	Jor dan elle Vie w	Ski Mo unt ain Vie w	Cul -de -Sa c or pri vat e ab ove
21	S	3,000	4,500	3,000	6,500	50,511	1.16			Y		
22	SW	3,000	4,500	3,000	6,500	60,250	1.38			Y	Y	
23	SW	3,000	4,500	3,000	6,500	59,942	1.38			Y	Y	
24	SW	3,000	4,500	3,000	6,500	52,770	1.21			Y	Y	
25	SW	3,000	4,500	3,000	6,500	57,573	1.32			Y	Y	
26	SW	3,000	4,500	3,000	6,500	62,775	1.44			Y	Y	
27	SW	3,000	4,500	3,000	6,500	45,879	1.05		Y			

³ The square foot calculations for the building footprint shall not include the Home's garage. All Homes must construct at least a 2-car garage.

⁴ The square foot calculations for total square footage of a Home shall not include the Home's garage. All Homes must construct at least a 2-car garage.

28	SW	3,00 0	4,500	3,00 0	6,50 0	56,794	1.30		Y			
29	SW	3,00 0	4,500	3,00 0	6,50 0	56,425	1.29		Y			
30	SW	3,00 0	4,500	3,00 0	6,50 0	46,143	1.06		Y			
31	SW	3,00 0	4,500	3,00 0	6,50 0	47,440	1.09		Y			
32	SW	3,00 0	4,500	3,00 0	6,50 0	40,682	0.93		Y			
33	SW	3,00 0	4,500	3,00 0	6,50 0	66,276	1.52		Y			
34	SW	3,00 0	4,500	3,00 0	6,50 0	48,122	1.10		Y			
35	S	3,00 0	4,500	3,00 0	6,50 0	102,252	2.35		Y	Y	Y	
36	S	3,00 0	4,500	3,00 0	6,50 0	68,867	1.58		Y	Y	Y	
37	S	3,00 0	4,500	3,00 0	6,50 0	104,267	2.39		Y	Y	Y	
38	S	3,00 0	4,500	3,00 0	6,50 0	96,553	2.22		Y	Y	Y	
39	S	3,00 0	4,500	3,00 0	6,50 0	39,626	0.91					
40	S	3,00 0	4,500	3,00 0	6,50 0	42,132	0.97					
41	S	3,00 0	4,500	3,00 0	6,50 0	45,141	1.04					
42	S	3,00 0	4,500	3,00 0	6,50 0	57,800	1.33					
43	S	3,00 0	4,500	3,00 0	6,50 0	66,957	1.54	Y		Y	Y	
44	S	3,00 0	4,500	3,00 0	6,50 0	52,756	1.21	Y				

Lot	Orien tation	Min. Buil ding Foot print (sq. ft.) ⁵	Max. Buil ding Footp rint (sq. ft.)	Min. Sq. Ft. of Hom e ⁶	Maxi mum Sq. Ft. of Hom e	Lot Square Footage	Acres	Li mit ed Ro of Hei ght 25'	Req uire s Wa ste pu mp grin der	Jor dan elle Vie w	Ski Mo unt ain Vie w	Cul -de -Sa c or pri vat e abo ve
45	E	3,000	4,500	3,000	6,500	38,004	0.87	Y				
46	S	3,000	4,500	3,000	6,500	82,814	1.90	Y	Y			
47	S	3,000	4,500	3,000	6,500	48,626	1.12	Y	Y			
48	S	3,000	4,500	3,000	6,500	36,848	0.85		Y			
49	S	3,000	4,500	3,000	6,500	75,020	1.72	Y	Y			
50	SW	3,000	4,500	3,000	6,500	45,634	1.05					
51	SW	3,000	4,500	3,000	6,500	41,649	0.96		Y			
52	W	3,000	4,500	3,000	6,500	44,476	1.02		Y			
53	W	3,000	4,500	3,000	6,500	48,283	1.11		Y			
54	SW	3,000	4,500	3,000	6,500	74,823	1.72		Y		Y	Y
55	SW	3,000	4,500	3,000	6,500	56,686	1.30				Y	Y
56	W	3,000	4,500	3,000	6,500	67,008	1.54					
57	W	3,000	4,500	3,000	6,500	61,158	1.40				Y	Y
58	W	3,000	4,500	3,000	6,500	58,955	1.35				Y	Y

⁵ The square foot calculations for the building footprint shall not include the Home's garage. All Homes must construct at least a 2-car garage.

⁶ The square foot calculations for total square footage of a Home shall not include the Home's garage. All Homes must construct at least a 2-car garage.

59	W	3,000	4,500	3,000	6,500	52,250	1.20					
60	W	3,000	4,500	3,000	6,500	45,721	1.05					
61	W	3,000	4,500	3,000	6,500	43,962	1.01					
62	W	3,000	4,500	3,000	6,500	49,205	1.13					
63	S	3,000	4,500	3,000	6,500	44,730	1.03					
64	S	3,000	4,500	3,000	6,500	50,002	1.15					
65	SW	3,000	4,500	3,000	6,500	64,670	1.48				Y	Y
66	S	3,000	4,500	3,000	6,500	34,441	0.79					
Lot	Ori- en- ta- tion	Min. Buil- ding Foot- print (sq. ft.) ⁷	Max. Buil- ding Foot- print (sq. ft.)	Min. Sq. Ft. of Hom- e ⁸	Maxi- mum Sq. Ft. of Hom- e	Lot Square Footage	Acres	Li- mit- ed Ro- of Hei- ght 25'	Re- quire s Wa- ste pu- mp- grin- der	Jor- dan elle Vie- w	Ski Mo- unt- ain Vie- w	Cul- -de- -Sa- c or pri- vat- e abo- ve
67	S	3,000	4,500	3,000	6,500	38,355	0.88					
68	S	3,000	4,500	3,000	6,500	48,718	1.12					
69	S	3,000	4,500	3,000	6,500	65,323	1.50					
70	S	3,000	4,500	3,000	6,500	72,771	1.67	Y				
71	S	3,000	4,500	3,000	6,500	43,783	1.01	Y				
72	S	3,000	4,500	3,000	6,500	49,797	1.14	Y				

⁷ The square foot calculations for the building footprint shall not include the Home's garage. All Homes must construct at least a 2-car garage.

⁸ The square foot calculations for total square footage of a Home shall not include the Home's garage. All Homes must construct at least a 2-car garage.

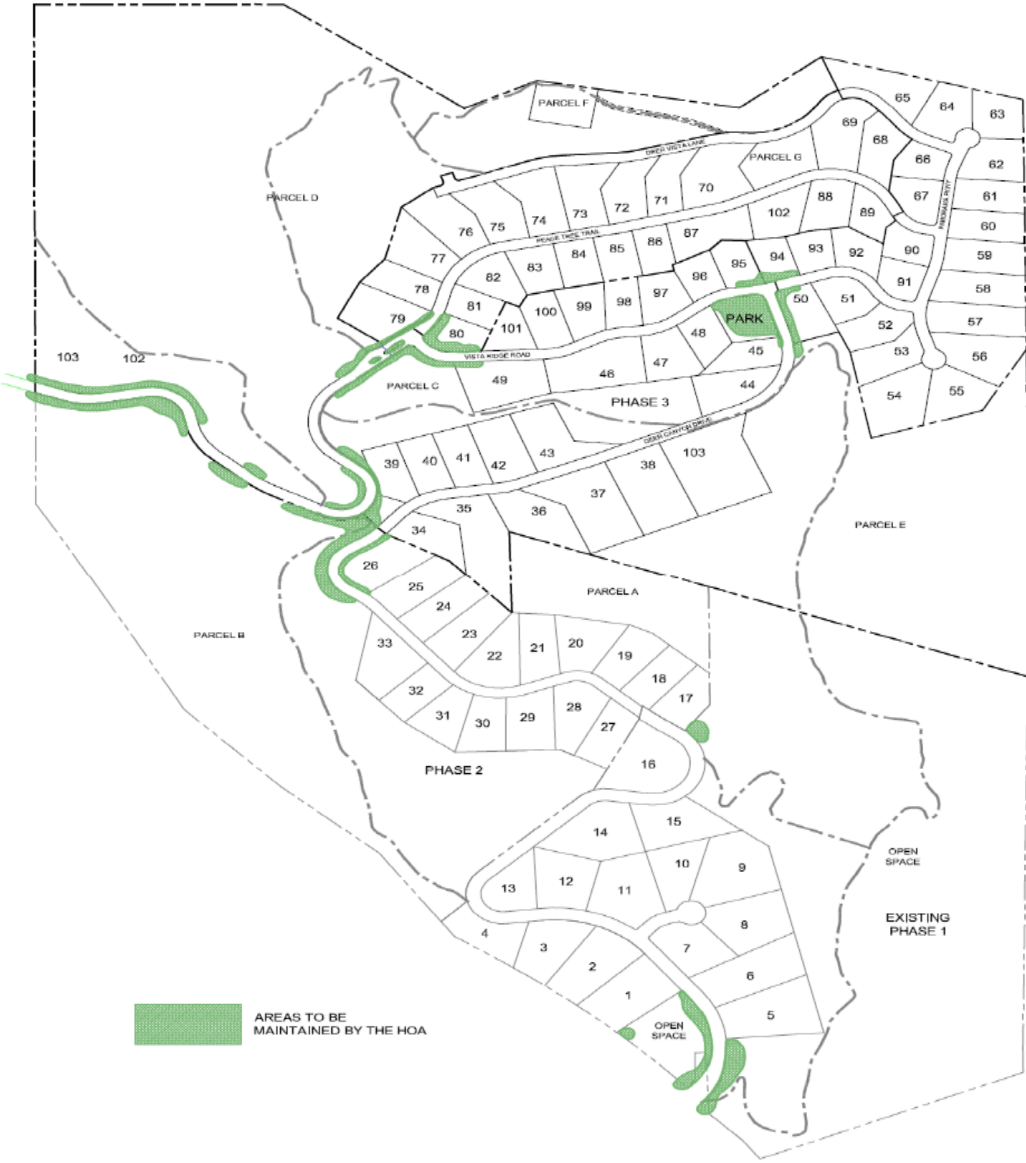
73	S	3,00 0	4,500	3,00 0	6,50 0	58,221	1.34	Y		Y	Y	Y
74	S	3,00 0	4,500	3,00 0	6,50 0	60,280	1.38	Y		Y	Y	Y
75	S	3,00 0	4,500	3,00 0	6,50 0	55,858	1.28	Y				
76	SE	3,00 0	4,500	3,00 0	6,50 0	61,749	1.42	Y		Y	Y	Y
77	SE	3,00 0	4,500	3,00 0	6,50 0	57,160	1.31	Y			Y	Y
78	SE	3,00 0	4,500	3,00 0	6,50 0	43,719	1.00	Y				
79	SW	3,00 0	4,500	3,00 0	6,50 0	60,872	1.40	Y				
80	SW	3,00 0	4,500	3,00 0	6,50 0	35,140	0.81	Y				
81	SW	3,00 0	4,500	3,00 0	6,50 0	33,485	0.77					
82	SW	3,00 0	4,500	3,00 0	6,50 0	43,892	1.01					
83	S	3,00 0	4,500	3,00 0	6,50 0	40,809	0.94		Y			
84	S	3,00 0	4,500	3,00 0	6,50 0	36,911	0.85		Y			
85	S	3,00 0	4,500	3,00 0	6,50 0	36,674	0.84		Y			
86	S	3,00 0	4,500	3,00 0	6,50 0	32,819	0.75		Y			
87	S	3,00 0	4,500	3,00 0	6,50 0	56,985	1.31		Y			
88	S	3,00 0	4,500	3,00 0	6,50 0	46,579	1.07		Y			
89	S	3,00 0	4,500	3,00 0	6,50 0	33,325	0.77		Y			

Lot	Orien tation	Min. Buil ding Foot print (sq. ft.) ⁹	Max. Buil ding Footp rint (sq. ft.)	Min. Sq. Ft. of Hom e ¹⁰	Maxi mum Sq. Ft. of Hom e	Lot Square Footage	Acres	Li mit ed Ro of Hei ght 25'	Req uire s Wa ste pu mp grin der	Jor dan elle Vie w	Ski Mo unt ain Vie w	Cul -de -Sa c or pri vat e abo ve
90	S	3,000	4,500	3,000	6,500	32,470	0.75					
91	S	3,000	4,500	3,000	6,500	32,486	0.75					
92	S	3,000	4,500	3,000	6,500	36,711	0.84					
93	S	3,000	4,500	3,000	6,500	33,311	0.76					
94	S	3,000	4,500	3,000	6,500	32,676	0.75					
95	S	3,000	4,500	3,000	6,500	35,650	0.82					
96	S	3,000	4,500	3,000	6,500	32,539	0.75					
97	S	3,000	4,500	3,000	6,500	41,821	0.96					
98	S	3,000	4,500	3,000	6,500	34,821	0.80					
99	S	3,000	4,500	3,000	6,500	43,567	1.00					
100	S	3,000	4,500	3,000	6,500	42,076	0.97					
101	S	3,000	4,500	3,000	6,500	32,608	0.75					
102	S	3,000	4,500	3,000	6,500	48,160	1.11	Y	Y		Y	
103	S	3,000	4,500	3,000	6,500	132,260	3.04		Y		Y	

⁹ The square foot calculations for the building footprint shall not include the Home's garage. All Homes must construct at least a 2-car garage.

¹⁰ The square foot calculations for total square footage of a Home shall not include the Home's garage. All Homes must construct at least a 2-car garage.

LANDSCAPE MASTER PLAN



Landscape
Maintenance
Guidelines
APPENDIX 3

APPENDIX 3

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DEER VISTA LANDSCAPE MAINTENANCE GUIDELINES

Introduction

Utilization of the following guidelines will improve efficiency and reduce overall maintenance costs while creating a more aesthetically pleasing and environmentally sound landscape.

1. General Maintenance Guidelines

- 1.1 All paper, trash, debris, and unsightly items shall be picked up and disposed of from all areas.
- 1.2 Replace topsoil, mulch, etc. lost from washouts and reconstruct grade failures.
- 1.3 All planting areas and lawns shall be weeded as necessary to maintain a clean and weed-free condition. Weeding shall be implemented by chemical or mechanical methods.
- 1.4 Maintain mulch in a clean and neat condition with a minimum of three (3") inches coverage over all planter beds and tree wells. Restore as necessary with mulch, which is clean and free from foreign material and seed. Mulch shall match that of the initial installation.
- 1.5 Fertilizer shall be applied according to manufacturer's specifications and/or maintain plant material in a vigorous, thriving condition.
- 1.6 Any dead or severely damaged plant material shall be removed and replaced with the same material and size as the original installed.

Careful inspection of plants shall be undertaken on a weekly basis. Spraying of insecticide/miticide or fungicide shall only be done in response to a particular problem. Spraying shall be done in accordance to manufacturer's specifications by a licensed applicator. Products leaving an undesirable odor or residue shall not be used.

2. Irrigation System Maintenance

- 2.1 Irrigation shall be cycled to provide deep-water saturation and to minimize runoff and erosion. Watering cycles shall be adjusted to seasonal and micro-climate requirements and operate prior to sunrise.

- 2.2 All lawn and turf areas are to receive 100% head-to-head coverage by use of rotors and/or pop-up sprays. All planter beds are to be watered using drip irrigation.
- 2.3 Rigid risers for sprinkler purposes shall not be allowed.
- 2.4 Irrigation systems, including pump stations and deionization units shall be maintained in proper working order at all times. Necessary repairs shall be made immediately.
- 2.5 Sprinklers shall be adjusted as necessary to correct overspray on all paved areas and structures.
- 2.6 A start up and shut down process shall be carried out each season. This process shall involve draining the system of any water (including the backflow preventer) at shut down and at start up closing/sealing system to allow pressurization.
- 2.7 All irrigation controllers shall be checked monthly for functionality. Controller back-up batteries shall be checked monthly for proper charge and replaced when necessary.
- 2.8 Any broken parts of sprinkler system shall be repaired quickly and with parts of equal or greater quality.

3. Trees

3.1 Mulching

Use at least (3") inches thick of organic mulch material in at least a 2-foot radius around the trunk of a deciduous tree. Use at least three (3") inches thick of organic mulch material at least to the drip line of a conifer tree. Replenish as required.

3.2 Pruning

As a general rule all pruning shall be Natural Target Pruning as defined by the International Society of Arboriculture. Pruning within the first 3-5 years of a newly planted tree should be kept to a minimum, except to remove dead material, crossing branches or damages branches. After 3-5 years a tree may be pruned to reduce foliage density, promote flowering, or correct storm damage.

3.3 Staking

Trees should be staked upon installation to help support tree during establishment. Remove all staking as soon as trees can support themselves. Timing varies by species and plant age; however, a general rule is 1-2 years after planting.

4. Shrubs

4.1 Fertilization

A broadleaf weed pre-emergent for shrub beds shall be applied in early to mid-April every year to assist in keeping weeds to a minimum. Reapply as needed during the rest of the year.

Fertilize in early spring before the plant leaves are out (February or March). Broadleaf evergreen and other acid loving plants shall be fertilized with an appropriate acid fertilizer. Make an additional application, in early summer, of a slow-release organic fertilizer, if plants appear chlorotic or show yellowing of new growth; apply chelated iron as per manufacturer's recommendations on package.

4.2 Mulching

Mulch all shrub beds with three (3") inches of organic mulch material. Replenish as required.

4.3 Pruning

As a general rule all pruning shall be Natural Target Pruning as defined by the International Society of Arboriculture. Pruning shall be done only to remove dead or diseased branches or to improve shape and structure. Avoid gouging and clipping hedges too closely as it is unsightly and harms the plant.

5. Groundcovers

5.1 Fertilization

A broadleaf weed pre-emergent for shrub beds shall be applied in early to mid-April every year to assist in keeping weeds to a minimum. Reapply as needed during the rest of the year.

5.2 Mulching

Mulch all groundcover with three (3") inches of organic mulch material. Replenish as required.

5.3 Trimming

Groundcovers should only be trimmed when they overgrow their planter bed or to remove dead or damaged branches. As a general rule, do not mow groundcovers. Some species do respond to the rejuvenating effects of mowing.

6. Turf grass

6.1 Aeration

Turfgrass areas in regions of clay, caliche, and highly compacted soils require regular aeration. Aeration should be accomplished in the early spring or before soils freeze in late autumn in colder climates. Aeration should be done at least two times a year.

6.2 Fertilization

Fertilizing shall take place three times throughout the year. First, between March 15th and April 15th a pre-emergent for crabgrass combined with an ammonium sulfate fertilizer shall be applied as per manufacturer's specifications. Second,

between June 15th and July 15th, a sulfur coated urea or other slow release equivalent shall be applied as per manufacturer's specifications. Third, between August 15th and September 15th a mixture of approximately 75% ammonium sulfate and 25% ammonium nitrate shall be applied as per manufacturer's specifications.

Apply a broadleaf weed spray once in May and then again in September to assist with weed suppression or as needed.

6.3 Mowing

Mowing shall occur on a regular basis to maintain the turf at a height between 2-1/2" - 3-1/2". Turfgrass mowing should be accomplished as required to maintain aesthetic appeal and vigor. As a general rule, never trim off more than 1/3 the height of a grass blade. The direction of mowing shall be alternated weekly.

If more than an inch of length is being trimmed, bagging shall be required. All material being bagged shall be removed from site and not thrown onto adjacent property. Otherwise, all mowing shall be carried out with mulching mowers.

6.4 Trimming and Edging

All edges between grass, shrub beds, paved surfaces and structures shall be maintained by using a sharp edging tool at least once a month. Weed whip machines shall not be used for edging. Only equipment specifically designed for edging shall be used.

Weed eating shall not come within 6" of any tree trunk. Excess grass from mowing and trimming that falls on pavements or roads shall be cleaned and removed from site.

7. Perennials

Perennials are a diverse assortment of plants. Typically, perennials have one blooming season each year.

After blooming, the plant may continue to grow; it might hibernate and virtually disappear, or it may retain the same appearance throughout the year. Most perennials are grown for their flower color or interesting foliage.

7.1 Fertilization

A broadleaf weed pre-emergent for shrub beds shall be applied in early to mid-April every year to assist in keeping weeds to a minimum. Reapply as needed during the rest of the year.

Fertilize in early spring before the plant leafs out (February or March). Broadleaf evergreen and other acid loving plants shall be fertilized with an appropriate acid fertilizer. Make an additional application, in early summer, of a slow-release organic fertilizer, if plants appear chlorotic or show yellowing of new growth; apply chelated iron as per manufacturer's recommendations on package.

7.2 Mulching

Mulch all perennials with three (3") inches of organic mulch material. Replenish as required.

8. **Walkways, Trails and Bike Paths**

All paved walkways, trails and bike paths and other paved areas shall be kept in clean and neat conditions, free of all trash and debris. Sweeping of these areas shall be necessary to avoid sediment build up and debris collection along curbs and wheel stops. Asphalt and concrete walks and paths may require repair of cracks, rejuvenation by spray sealing, or even replacement as they age. Consult with a civil engineer to determine the most efficient and appropriate method of maintenance.

9. **Fire Suppression**

All weeds in vacant lots shall be maintained so that height shall not exceed twelve (12") inches. All cut material over twelve (12") inches shall be removed from site as to

Construction Regulations

APPENDIX 4

APPENDIX 4

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DEER VISTA

CONSTRUCTION REGULATIONS

1. Purpose of Construction Regulations; Fines; Damages & Repairs

1.1. Purpose.

To ensure that the natural landscape of every Deer Vista lot is always preserved and the common nuisances which are inherent in any construction project are kept to a minimum, these Construction Regulations will govern all construction projects in Deer Vista. All Deer Vista Owners are responsible for complying with these Construction Regulations.

1.2. Fees.

Should any Deer Vista Owner or their contractors, architects, landscape architects, other design professionals, builders, workers, employees, or subcontractors fail to comply with, fail to receive requisite approvals, or otherwise violate any of these Construction Regulations, fines shall be assessed as follows:

- First violation: Warning
- Second violation: \$250.00
- Third violation: \$500.00
- Forth violation: \$1,000.00
- Additional Violations: \$1,000

In its reasonable discretion, should any of Deer Vista Owner's or their contractor's, architect's, landscape architect's, other design professional's, builder's, worker's, employee's, or subcontractor's failure to comply with, failure to receive requisite approvals, or violations of any of these Construction Regulations are particularly egregious, the HOA has the authority to assess fines that differ from the fine schedule above.

1.3. Damages.

In addition to the fine schedule above, Deer Vista Owners will be liable for all damages that result from any of the Owner's violations or their contractor's, architect's, landscape architect's, other design professional's, builder's, worker's, employee's, or subcontractor's Construction Regulations violation(s). The Owner and their contractors, architects, landscape architects, other design professionals, builders, workers, employees, and subcontractors will likewise be required to repair any of their respective damages to Common Area (including without limitation damage to curbs) and Developer installed irrigation and landscape to the satisfaction of the Design Review Committee ("DRC").

Damage and scarring to other property, including open space, adjacent parcels, roads, driveways, irrigation and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Parcel to the following extents:

- To the Owner's satisfaction, re-vegetate the area disturbed immediately and maintain said vegetation until established
- Pay any fines imposed by the HOA or other governmental agencies as a result of said violation

2. Pre-Construction Conference

As part of the Design Review process and *prior to commencing construction*, the Contractor must meet with an authorized representative of the DRC to review the Phase III Design Review Application Form and the application's required documents and plans, the Construction Area Site Plan, the Construction Regulations, and to coordinate scheduling and Construction Activities with the DRC ("Pre-Construction Conference"). At this meeting, the Contractor and Owner must bring a copy of the Building Permit issued and related use permit from the appropriate local jurisdictional authority.

3. Construction Area Site Plan

Prior to the commencement of any Construction Activity the Contractor will provide the DRC, for its approval, with detailed plan of the proposed Construction Area showing the area in which all Construction Activities will be confined and how the remaining portions of the Lot will be protected. This Construction Area Site Plan (the "Plan") will designate the location and size of the construction material storage and the locations of the chemical toilet, temporary trailer/structure, dumpster, debris storage, firefighting equipment, utility trenching, and limits of excavation and erosion control. The Construction Site Plan must clearly identify all designated parking areas and all parking areas must be completely off of the street. There shall be no staging of construction equipment or materials on adjacent Lots to the Owner's Lot. All staging within Deer Vista must occur on the Owner's Lot. Prior to construction, all side yard planting and streetscape elements will be photo-graphed by DRC to record existing site features.

3.1. Building Envelope

The building envelope defines the boundary for the limits of disturbance ("LOD") for each lot in Deer Vista.

The LOD boundary sets the area within which all activities related to the lot's improvements and developments must be confined. Care must be taken to avoid or, if unavoidable, to minimize the visual impact of the Construction Area on neighboring Lots, Common Areas and roads. Accordingly, the LOD boundary must be fenced prior to the construction as provided in these Regulations. This fence shall be a chain link or tan shade screen fencing or other similar mediums acceptable to the DRC for the protection of existing landscaped areas, to screen Construction Activities and to control dust. Such fence or screening material shall be maintained in good condition during the

course of construction of the Residence and related Improvements. One entrance into the fenced enclosure shall be located at the driveway entry.

Should any Deer Vista Owner desire to relocate their lot's platted building envelope, the Owner shall submit a Building Envelope Amendment Form with the Phase I Design Review submittals. At that time, the HOA shall notify all of the Owner's contiguous neighbors of the Owner's request, proposed site plans, and elevations. The HOA will allow the contiguous neighbors to provide feedback and responses to the request for 30 days. After considering all the responses and the Owner's purpose for the request, the HOA will render a final decision. The HOA will notify all responders of its decision at the same time it notifies the Owner.

3.2. Lot Survey

Prior to commencement of design, it is the responsibility of the buyer to obtain a survey by a Surveyor licensed to perform work in Utah to confirm existing grades, tops and toes of slopes and any other features or Lot attributes that would affect the design of any lot improvement.

Prior to beginning any work on your lot, the property corners should be staked and all property lines marked by strings between corners. Stakes and strings should remain in place during construction.

3.3. Access to Construction Area

Deer Vista requires all contractors to comply with the following:

- Identify all vehicles entering Deer Vista with the Contractor's name and job site;
- Enforce hours of access, speed limit and route of travel on the Deer Vista road system as specified by the DRC;
- Limit access to the Construction Area only on designated routes as specified by the DRC; and
- Consolidate all deliveries of materials and equipment to the extent feasible.

3.4. Vehicles and Parking Areas

Only vehicles, equipment and machinery **essential** to any Construction Activity may park within the Construction Area or such other specific area designated by the DRC so as to minimize potential damage to existing vegetation, utilities, landscape or other Improvements.

Prior to commencement of construction, Owner's shall ensure that temporary gravel is placed on all driveways and parking areas to minimize the amount of dirt and mud on Deer Vista's streets. The contractor should keep the jobsite clean and orderly at all times. This includes the cleaning of the roads during wet or muddy conditions on the site. Should the HOA have to clean adjoining lots, or the roads, you will be billed.

3.5. Storage of Materials and Equipment

All construction materials, equipment and vehicles will be stored within the fenced boundary of the DRC-approved Construction Area. Equipment and machinery will be stored on-site only while needed.

3.6. Construction Signs

Temporary construction signage is required for all construction projects in Deer Vista and limited to one sign per home site. The sign shall not exceed .6-square meters (approx. 6-square feet) of total area, and shall be located on the Construction Area Site and within 3-meters (approx. 10-feet) of the Construction Site entrance. The background color of all signage shall be either dark beige or tan.

All construction signs must be reviewed and approved by the DRC prior to installation. Layout for the sign must be submitted to the DRC ten working days prior to a regularly scheduled meeting. Alternatively, the DRC may require the contractor to construct a standardized construction sign. The Contractor shall contact the DRC prior to sign fabrication to confirm the required sign type.

4. Builder's Deposit

After the DRC approves an Owner's Phase II submission, at the commencement of Phase III, the Owner shall deliver a Builder's Deposit to the DRC, on behalf of the HOA, as security for the project's full and faithful performance of its Construction Activity in accordance with its approved final plans. This Builder's Deposit shall be a cash bond. Additionally, the Builder's Deposit may be drawn upon to pay for repairs to adjacent Lots and/or Common Areas damaged during Construction.

The amount of the Builder's Deposit shall be \$25,000 per Lot or such greater amount as determined by the DRC for all Lots within Deer Vista. This amount may be adjusted on a lot-by-lot basis in the sole discretion of the DRC.

As noted above, the DRC may use, apply or retain any part of a Builder's Deposit to the extent required to reimburse the DRC for any cost that the DRC may incur on behalf of the project's Construction Activity. The Owner shall promptly reimburse the Builder's Deposit to restore the Builder's Deposit to its original amount. Construction Activity shall be halted until the Builder's Deposit is brought up to the original amount.

Upon the completion of construction, the DRC shall return the Builder's Deposit to the Owner within 45 working days after DRC issues a Notice of Completion, minus any costs incurred by the DRC or the HOA related to the work at the Owner's lot.

5. Construction Activity Times

The times of construction will be limited to:

Monday – Friday 7:00 a.m. – 7:00 p.m.

Saturday 8:00 a.m. – 5:00 p.m.

The times of construction and construction activity is prohibited on the following federal and state holidays, unless the Owner obtains written approval from the DRC thirty (30) days prior to that holiday.

New Years Day
Memorial Day
July 4th
Labor Day
Thanks Giving
Christmas

Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the DRC. No personnel are to remain at the Construction Site after working hours.

The contractor will make every effort to keep noise to a minimum. Radios will not be allowed in order to minimize disturbance to neighbors and wildlife.

6. Construction Trailers and/or Temporary Structures

Any Owner or Contractor who desires to bring a construction trailer or the like to Deer Vista must obtain written approval from the DRC. The DRC will work closely with the Owner and/or Contractor to site the trailer in the best possible location to minimize impacts to the site and to adjacent Parcel Owners. All such facilities will be removed from the Lot prior to issuance of a Certificate of Occupancy. It is encouraged that construction trailers be painted colors that will not stand out in the landscape. For example: Shades of brown, green, grey and beige. Colors not permitted are: Shades of white, yellow, black, orange, purple, blue and other bright colors.

Temporary living quarters for the Owner, Contractor, or their employees on the Lot will not be permitted.

7. Sanitary Facilities

Sanitary facilities must be provided for construction personnel on-site in a location approved by the DRC. The facility must be located in an area on-site that does not impact adjacent Residences and roads, maintained regularly, and be the color "Tan".

8. Debris and Trash Removal

Contractors must clean up all trash and debris on the Construction Site at the end of each day. Trash and debris must be removed from each Construction Site at least once a week and transported to an authorized disposal site. Lightweight material, packaging and other items must be covered or weighted down to prevent wind from blowing such materials off the Construction Site. Contractors are prohibited from dumping, burying or burning trash anywhere on the Lot or in the Deer Vista community. During the construction period, each Construction Site must be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent Lots. Dirt, mud or debris resulting from activity on each Construction Site must be promptly removed from roads, open spaces and driveways or other portions of Deer Vista. All excess earth generated by trenching and approved grading activities must be

removed from the site. Any cleanup costs incurred by the DRC or the HOA in enforcing these requirements will be taken out of the Builder's Deposit or billed to the Owner as needed. Waste removal shall be in compliance with the approved Deer Vista's Environmental Impact Report.

9. Hazardous Waste Management

In order to be able to respond and monitor hazardous material use and/or spills, the Contractor shall comply with the following criteria listed below:

- The Contractor shall 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.
- Absorbent sheets will be used for spill prevention and clean up. Several boxes shall be located at fuel trucks, storage areas and in maintenance vehicles. Inventories must be maintained as necessary.
- A reportable spill is defined as a spill of one or more gallons and a significant spill is defined as more than ten gallons.
- The Contractor shall maintain a list of product names and a Materials Safety Data Sheet (MSDS) for all hazardous material products used or located on site.
- Before a hazardous material is stored, the Contractor shall check to ensure that:
 - The material is stored in an approved container
 - The container is tightly closed
 - The container has the proper warning label
 - The container is inspected for leaks
 - Any Contractor determined to be introducing hazardous materials into the sanitary sewer or storm drain system will be removed from the site.

10. Excavation and Grading

During construction, erosion must be minimized on exposed Cut and/or Fill slopes through proper soil stabilization, water control and re-vegetation. Grading operations may be suspended by DRC during periods of heavy rains or high winds. Blowing dust resulting from grading and construction operations must be controlled by watering.

All topsoil disturbed by grading operations must be stockpiled and covered to minimize blowing dust within the Construction Area and reused as part of the site restoration/landscaping plans. All excess materials must be removed from the site.

11. Foundations

The Owner is encouraged to seek the assistance of a licensed Soil Engineer to examine and test soil conditions on her/his Lot prior to undertaking any design or construction. Declarant makes no representations or warranties, expressed or implied, as to the soil conditions. DRC has the right to verify Pad certification and compaction information with the Owner as well as the Owner shall provide verification prior to construction.

- The Owner and the Owner's Architect, Engineer and Contractor shall give due consideration to the design of the foundation systems of all structures.
- It is the Owner's responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any Lot for construction of the intended Improvement.

12. Start of Construction and Temporary Landscape

All improvements on a lot shall be completed within 18 months after commencement according to approved Final Design Review plans unless an exception is granted in writing by the DRC. Construction of the main residence shall take place before commencement of construction of secondary structures. If an improvement is commenced and construction is then abandoned for more than 90 days, or if construction is not completed within the required 18-month period, the HOA may impose a fine of not less than \$300.00 per day (or such other reasonable amount as the HOA may set) to be charged against the Owner of the Lot until construction is resumed or the Improvement is completed, as applicable, unless the Owner can prove to the satisfaction of the Board that such abandonment is for circumstances beyond the Owner's control.

For aesthetic and dust control reasons, the DRC may request Lot Owners who, in the DRC's opinion, are not diligently pursuing construction to stabilize and maintain the surface of their Lot at the Owner's sole expense.

13. Phase IV Construction Observations

In addition to any building inspections required by local jurisdiction, the following construction observations must be scheduled with the DRC:

13.1. Site Observation.

This observation includes review of staking of the Construction Area including all corners of proposed buildings, driveways and extent of grading. In addition, flagging of all areas to be protected will be reviewed. An on-site mock-up for color and materials shall be constructed for approval by the DRC. A full-scale mock-up (minimum 1.5-meters by 2.5-meters, approx. 4-feet by 8-feet) shall be constructed 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. This observation must be approved by the DRC prior to the open wall observation.

13.2. Open Wall Observation.

This observation must be done prior to enclosure of exterior walls and roof. Final approval is contingent upon field mock-ups of all colors and materials at the appropriate time in the construction process and in sizes/context that will allow a clear understanding of the final product.

13.3. Final Observation.

This observation must be done prior to the Certificate of Occupancy issued by the local jurisdiction and should be scheduled when all Improvements, including all structures, landscaping and grading, have been completed.

14. Termite Pre-treat

A termite pretreatment is required during construction and must be accomplished during Deer Vista designated working hours with authorized access. No workmen or subcontractors are allowed to enter the property during "off" hours. Contractors shall make certain to

schedule work accordingly and give subcontractors enough prior notice to schedule their crews within Bahía's construction work hours.

15. Project Completion and Close-Out

Upon completion of construction, each Owner and Contractor will be responsible for cleaning up the construction site and for the repair of all property that was damaged, including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the DRC or the HOA, will be taken out of the Builder's Deposit or billed to the Owner.

16. No Pets

Construction personnel are prohibited from bringing pets, particularly dogs, into Deer Vista.

17. Security

Security precautions at the Construction Site may include temporary fencing approved by the DRC. Security lights, audible alarms and guard animals will not be permitted.

18. No Smoking

Smoking is only allowed in enclosed vehicles. Fines of up to \$1,000 will be taken out of the Builder's Deposit or billed to the Owner in the event that smoking occurs out of vehicles on a Construction Site. Warning signs such as "No Smoking or Open Flame Allowed" must be posted at the Construction Site.

19. No Firearms

No firearms are allowed in Deer Vista.

20. Alcohol/Drugs

No alcohol or illegal drugs are allowed on the Deer Vista property at any time.

21. Construction Personnel Conduct

Offensive, loud or unmannerly behavior exhibited by the Contractor, its employees or subcontractors is not allowed and will not be tolerated. Contractor shall be responsible for the behavior of its employees and subcontractors.

22. Fire Protection

At least one full and operable 10 pound ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the Construction Site at all times. Absence of such a device may result in fines against the Contractor or access of the Contractor being denied to the Construction Site.

Summary of Design
Guidelines and
Covenants, Conditions
and Restrictions
APPENDIX 5



**SUMMARY OF DEER VISTA'S DESIGN GUIDELINES,
CONSTRUCTION REGULATIONS, AND COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS IS A **SUMMARY** OF THE DESIGN GUIDELINES, CONSTRUCTION REGULATIONS, AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&R'S") FOR THE DEER VISTA MASTER PLANNED COMMUNITY. THIS SUMMARY IS INTENDED **ONLY** TO GIVE BRIEF SYNOPSIS-TYPE INFORMATION AND **DOES NOT COVER THE ENTIRETY OF THESE DOCUMENTS**. PLEASE REFER TO THE DESIGN GUIDELINES AND CC&R'S FOR COMPLETE INFORMATION. ALL BUYERS, OWNERS, ARCHITECTS AND CONTRACTORS SHALL BE BOUND BY ALL THE INFORMATION IN THE DESIGN GUIDELINES, CONSTRUCTION REGULATIONS, AND CC&R'S, NOT THE INFORMATION IN THIS SUMMARY.

HOMEOWNER'S ASSOCIATION

The Deer Vista Homeowners Association (the "HOA") is a mandatory association consisting of all lot and home owners in the Deer Vista Community. All owners are hereby bound to honor and abide by all of its rules and regulations. Each lot owner must pay an initial Association set-up fee at the time of the lot purchase closing and after each lot closing, regular monthly assessment to HOA manager.

DESIGN REVIEW PROCESS

All construction, landscaping, and remodeling/modification projects in Deer Vista must go through the design review process by submitting a Design Review Application for each phase of the development. The Deer Vista Design Review Committee (the "DRC") will not review any application until it receives all information, fees, and materials. The DRC must approve and sign all plans prior to submittal to Wasatch County for a building permit. **No exterior construction, installation or alteration of an improvement in the properties by an Owner or a Neighborhood Association may be commenced until the plans and specifications showing the nature, kind, shape, height, width, color, materials and location thereof have been submitted to and approved in writing by the DRC and the owner of the property has participated in a pre-construction meeting with the DRC.** Each Deer Vista owner is responsible for all applicable permits and approvals from Wasatch County, and any other currently applicable agencies. The DRC is not responsible for reviewing, nor may its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or conformance with law.

IMPORTANT TERMS OF THE CONSTRUCTION REGULATIONS

FINES: PLEASE BE ADVISED that should the owner of the lot or their contractors, architects, landscape architects, other design professionals, builders, workers, employees, or subcontractors fail to comply with, fail to receive requisite approvals, or otherwise violate any of the Construction Regulations, fines shall be assessed as follows, unless Deer Vista HOA determines otherwise:

- First violation: Violation Warning Notice
- Second violation: \$250.00
- Third violation: \$500.00
- Fourth violation: \$1,000.00

CONSTRUCTION HOURS: The times of construction will be limited to
Monday – Friday 7:00 a.m. – 7:00 p.m.
Saturday 8:00 a.m. – 5:00 p.m.

MUD/GRAVEL: Prior to commencement of construction, temporary gravel shall be placed on all driveways and parking areas to minimize the amount of dirt and mud on Deer Vista's streets. The contractor should keep the jobsite clean and orderly at all times. This includes the cleaning of the roads during wet or muddy conditions on the site. Should the HOA have to clean adjoining lots, or the roads, **the owner of the lot will be billed.**

TIME FOR COMPLETION

- All improvements on a lot shall be completed within 20 months after commencement according to approved Final Design Review plans unless an exception is granted in writing by the DRC.
- Landscaping must be completed by October 31st on the year Certificate of Occupancy is obtained.