High Star Ranch

Residential Architectural and Site Design Guidelines

Revised August 7, 2020

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I. INTRODUCTION

High Star Ranch development is unique blend of contrasting and complimentary elements which blend into the fabric of the Kamas Valley. The many components which comprise High Star Ranch range from preserving the agricultural and ranching history of the land, the equestrian character evident today, the resort element featuring direct access to the Uinta Mountains and onsite open space and trails, the commercial aspect of a mixed-use development and the sense of place provided by the residential areas of the project.

The terrain of High Star Ranch ranges from the open fields and agricultural areas, to sagebrush and scrub oak covered hillsides and finally evolving into the aspen and evergreen forests associated with the hilltop open space areas.

These design guidelines are meant to promote a consistency within the High Star Ranch community and therefore apply to and govern the following subdivisions**:** North Meadow; Spring Hill (previously Middle Bench); Wasatch View (previously Western Equestrian Parcel); North Bench; North Meadow; Thorn Creek (previously South Meadow Recreation Parcel); and the Village Commercial Parcel. High Star Ranch is not about individual buildings but rather a complete harmonious lifestyle threading itself throughout the project.

These design Guidelines are not a "building code," but requirements of the developer for harmonious design. They are intended to be used in conjunction with a formal review process and are meant to give the property owners and their architects and builders an accurate sense of what the Architectural Review Committee("**ARC**") will require. Their purpose, in part, is to help clarify the spirit of High Star Ranch, as well as to apply these requirements to the specific design issues herein. Flexibility and design freedom have been incorporated into the framework of these Guidelines, allowing creativity and personality within the parameters of harmonious community development.

A. Guidelines Organization

Section II, Site Planning Design Guidelines, set forth guidelines and standards for site work relating to grading, landscaping, limits of disturbance, placement of structures, outdoor furnishings, and

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

Section III, General Architectural Character, and Chapter IV, Architectural Design Guidelines, set forth the design standards for structures including height, color and materials.

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

Section VI, Design Review Process, discusses design review procedures from site inspection and preliminary plan submittal through interim construction inspections and final release.
Chapter VII outlines the makeup and organization of the review committee.

Appendices to these guidelines include A -Approved Plant Lists.

II. SITE PLANNING DESIGN GUIDELINES

These guidelines ask that houses and other structures be designed and built so they fit their sites, relate to their neighbors and become part of the fabric of High Star Ranch. Homes and their associated appurtenances must be designed and built to have the least possible impact on the landscape.

A. Site Evaluation

Site planning is a critical element of successfully integrating buildings and improvements within the natural landscape. Every homesite within High Star Ranch has been designed with a building envelope or property line setbacks designated on the lot. This building envelope or property line setbacks identifies the location on the lot that maximizes site attributes and minimizes potentially adverse impacts on any sensitive areas within the lot and adjacent property. Nevertheless, property owners and their chosen design consultants should conduct a site evaluation to specifically site the proposed structure within the building envelope or property line setbacks location, and review the site's unique opportunities and constraints.

An evaluation of the site's parameters may include the following:

- Existing vegetation, especially significant trees
- Existing grades
- Prevailing winds and solar orientation
- Existing and potential access
- Views
- Noise sources
- Adjacent homesites

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

B. Building envelope or property line setback Locations

Building envelope or property line setback locations are areas designated on each lot at High Star Ranch within which improvements on the lot, except utility connections, landscape areas, and driveways, must take place. These building envelopes or setback lines are shown on individual specific lot plans presented to the lot buyer and future owner of each lot. The building envelopes are reflected on the Recordation Plats on file with Summit County as building setback restrictions. (Building envelopes within all residential neighborhoods including North Meadow; North Bench, Wasatch View, and Spring Hill and the Village Commercial Parcel subdivisions are approximate designations and will be reviewed in the context of each proposed structure.) These building envelope or property line setbacks locations were determined based on the specific characteristics of each lot and on the design objectives of High Star Ranch, specifically:

1. Optimizing views;
2. Protecting sensitive environments;
3. Protecting and utilizing distinctive natural features;
4. Maintaining existing drainage patterns; and
5. Preserving the dominance of the natural setting by fitting buildings into the existing landscape.

All buildings, including garages, decks, patios, terraces, pools, structural retaining walls, landscape walls and fences, and similar features must be located entirely within the area defined by the building envelope. Site disturbance for the residences and other allowed structures shall be contained within the building envelope or property line setbacks as well except for utility and driveway impacts.

The residential areas of High Star Ranch are located within primarily open fields and open hillsides. Without large trees or other vegetation to scale the building to its natural surroundings, it is important for the designer to create outdoor living spaces that blur the distinction between what is indoors and what is not. Buildings on sloping lots should be stepped with the existing contours of the land.

Prior to purchase of a lot at High Star Ranch, the potential lot owner will be provided with an Individual Lot Plan [NOTE: this is not part of the REPC disclosures.] showing specific lot setback requirements and site features that may be unique to the particular lot.

C. Site Development

1. Landscaped Areas

Areas outside of the building envelope or property line set backs may be left in their natural state or landscape areas, may extend to the property line, trails, walkways, roadways, driveways and utility corridors unless otherwise approved by the ARC.
Any areas disturbed by construction are to be restored with indigenous plant material that is consistent with the adjacent undisturbed area.

Within the property line , landscape design and indigenous plant materials may be used to establish privacy. Landscape design within the property line or building envelope or property line setback must provide a comfortable transition into the native vegetation at the perimeter of the property line . As the High Star Ranch lifestyle is of a rustic nature, and to minimize the use of water and reinforce integration of improvements with the natural environment, formal ornamental gardens and manicured lawns are discouraged, but not prohibited.

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

Landscape

The following guidelines apply to all landscape areas:

- Provide new trees and shrub plantings in a mix of sizes and textures that will blend naturally into the surrounding vegetation.
- Place large specimen trees in areas close to homes to assist in blending structures into the site.

- Locate plant materials in an informal, natural manner rather than in straight lines, circles or other unnatural patterns.
- Inside the building envelope, limit the use of high-maintenance turf.
- Consider natural, native ground covers as alternatives to lawn.
- Mulch, if used, must be a natural, organic material and color (not red or orange). The use of stones or like products as mulch is strictly prohibited.
- Playground-type equipment is allowed within the set-backs on each lot.

2. Grading and Drainage

Grading should be designed as a combination of cuts, fills and retaining walls that protect stands of trees, existing slopes and landforms as well as blending into the existing natural terrain.

Cut and fill slopes shall not exceed a 3:1 slope angle and the use of retaining walls will be encouraged to limit the area of disturbance in areas of excessive cuts and fills.

Site grading and the handling of drainage should comply with the following guidelines:

- Site grading should be limited to no more than what is necessary to accommodate the residence or building, porches, patios, driveways and sidewalks. Excessive re-contouring of a site, or over-lot grading, will be determined in the sole opinion of the ARC, and maybe prohibited.
- Grading, for structures, driveways, and sidewalks, should be confined to inside the building envelope or property line setback
- Grading should be designed to blend with the natural contours of the site.
- Grading, landscaping and site improvements should not interfere with the functional aspects of natural drainage courses and easements. Property owners are solely, and financially, responsible for their property drainage and any destruction caused to adjacent property owners' improvements.
- Drainage and utility corridors that are disturbed by

construction must be re-vegetated.

- Roadway drainage should be accommodated using culverts under driveways. Culvert ends should be cut to match finished grade and faced with stone to match stone used on the main residences or to match existing riprap. Culverts and stone facing are the responsibility of the

property owners.

- In general, natural drainage courses must be protected and existing drainage patterns maintained. New drainage ways should be designed to appear and function like natural drainage ways. Headwalls, ditches and similar drainage structures should be built of an approved stone similar to other stone used on the site. Property owners are responsible for controlling drainage that results from construction within their building envelope; no drainage may be directed onto other lots or tracts unless such drainage ways are located within designated easements specifically designed for such use.

3. Outdoor Living Spaces

Outdoor living spaces can provide effective transitions between residences and the out of doors while reinforcing the visual connection of a building with its site. Outbuildings with two hundred (200) square feet or less ,that do not require a city building permit, terraces, verandas, patios, porches, decks, pergolas, and courtyards should be integral elements of the home design. These elements should be confined within the building envelope or property line set back area and, for the most part, should not be free-standing unless approved in advance by the ARC. The number of these elements should be limited to avoid visual clutter.

Materials and roofs for outdoor living areas should be consistent with materials and roof designs used on the main residence. Paths, outdoor stairs and terraces should be designed to blend with the natural topography and vegetation. Decks and trellises should be built of wood, stained and/or sealed, or similar manmade materials such as Trex®. Greenhouses are prohibited.

4. Landscape Walls, Fences and Retaining Walls

Given the vision of a rustic ranch lifestyle, homes in High Star Ranch should reinforce the openness and continuity of the overall community. For this reason, the landscape walls and fences should be limited to:

- Creating and establishing privacy around outdoor living spaces;

- Screening of service areas;
- Retaining walls;
- Providing an edge between landscaped areas and native vegetation.

Walls and fences must comply with the following guidelines:

- Retaining walls, landscape walls and fences should be located within the building envelope or property line setback areas, unless otherwise permitted within these guidelines or otherwise approved by the ARC;
- Design of landscape walls and fences, as well as pet enclosures such as dog runs, must be integrated with the design of the residence, must be no more than six feet or less in height, and must be constructed of materials consistent with materials used on the main residence or as specified under "fences";
- Retaining walls must be constructed of stone or stone veneer consistent with stone used on the residence or other retaining walls along the roadways adjacent to the lots;
- Fences, must be constructed of split rail or similar rough wood surface with wire mesh or as designated by or approved by the ARC. Fencing for corrals on those lots that may accommodate horses may be constructed of rusted iron pipe or other similar material subject to approval by the ARC.
- Metal (other than wrought iron or wire mesh), plastic, vinyl, chain link and other like materials are strictly prohibited;
- Structural retaining walls in excess of five feet must be designed by a structural engineer [with prior written approval by the ARC?].

5. Exterior Service Areas and Equipment

Trash disposal, outdoor work areas, and outside equipment including metering devices, transformers, air conditioning units and satellite dishes, are to be completely screened from off-sit

views and, as appropriate, made inaccessible to wildlife by using architectural features integrated into the building design and the form, materials and colors of the site walls. Wall mounted utility meters and connections must be enclosed, incorporated into the design of each home, or screened from view by walls, fences or landscaping.

6. Wildfire Safety Measures

To reduce the risk of wildfire in the High Star Ranch community, homes must include automatically controlled landscape sprinkler systems of sufficient coverage and capacity to keep vegetation alive and flourishing throughout the non-winter season. Roads should provide natural fire breaks. Thoughtful planning and preventative landscape maintenance can greatly reduce the threat of wildfire. The goal of fire-safe landscaping is to reduce the amount of potential fire fuel immediately surrounding a home.

Along with the use of low fuel loading plant material, the following actions are recommended:

- Dispose of slash and debris left from thinning foliage;
- Stack firewood away from the home;
- Remove dead limbs, leaves, needles and other flammable material;
- Avoid planting aspens, conifers, or other trees directly next to buildings or under roof overhangs.

7. Roadways, Driveways and Other Paved Surfaces

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

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

Driveways must align with roadways at not less than an 80-degree angle. Driveways should be a maximum of 14 feet wide except where a turnaround is designed at a garage or off-street parking area.

Driveways, turnarounds and off-street parking must be designed to blend into the site and must be buffered from the road using landscaping and earth forms. Driveways should not dominate the front of the residence.

In any case, the first and last 20 feet of the driveway must have a maximum gradient of 5%. Driveway entrances should be limited to one location unless otherwise approved by the ARC.

8. Garages and Garage Door Locations

Driveway access and garage location lend significant shape to the design and placement of a home. One of the greatest contributors to negative feelings about residential communities is the often-present row of garage doors aligned along the street with oversized driveways leading to them. Every effort must be made to keep this view from becoming prevalent at High Star Ranch. In order to minimize the impact on the community, garage doors facing the street or any common area are discouraged. Two exceptions to this rule are if a side entry garage would require grading that may have more impact than would a front facing garage or if height restrictions limit building orientation.

The front entry or entry for people should appear dominant over the entry for vehicles. Overhangs above the doors and significant architectural detailing also must mitigate the visual impact of the garage doors.

The intent of these requirements is to minimize and direct views from community areas away from vehicular components of a residence. Home sites in prominent locations may have additional requirements relative to garage door placement.

9. Lighting

The clarity of the night at High Star Ranch is a primary amenity to be preserved. Light pollution is a threat to the

clear skies that are central to the unique character of the Kamas Valley. Exterior night lighting should be minimized and used essentially to meet the requirements of safety and easy identification of entrances, driveways and buildings. Elsewhere, low intensity lanterns at pedestrian scale or indirect light sources and cut-off (light source screened from view) fixtures are to be used. Light sources should be shielded and directional and may be incandescent, LED, halogen or amber except for temporary Christmas decorations.

Every submittal to the ARC shall include a plan detailing night lighting with accompanying specifications and other material to assist the ARC with its evaluation.

10. Utility Easements

Utility easements have been established throughout High Star Ranch in order to facilitate the installation and maintenance of utilities. Owners and their consultants are responsible for providing utility service lines to their homes. All utility lines serving individual homes must be located underground and when feasible, should be sited under or along driveways to minimize site disturbance. All areas disturbed by installation of utilities shall be revegetated with native plant material.

III. GENERAL ARCHITECTURAL CHARACTER

A. Architectural Theme

With the rustic, relaxed ranch lifestyle as the vision for High Star Ranch, the architectural character of the structures built on the property should reinforce this rustic flavor in ranch-style homes. Homes of one story are encouraged but are not required. It is intended that the architecture present a focused design and theme that will define the special character of High Star Ranch. Architecture must blend with the natural landscape, maintain a sensitive "human" scale and use carefully crafted details with indigenous materials such as timber and stone.

B. Design Considerations

1. Form

The form of the buildings within High Star Ranch is the most

important design factor. Buildings should have a profile that steps with the terrain contours of the site. Buildings should appear to have grown out of the site through the use of terrain-integrated foundation walls and terraces. The foundation walls should serve as a podium for the larger structure, allowing a strong base and transition back to natural grades. Major roof forms should be medium in pitch from 4:12 to 12:12. Generally, buildings should have one simple dominant roof, typically with a gable form. Secondary roofs can join into side walls or cover smaller building forms. Roof forms should be used to shed snow away from building entries, patios, decks, porches, garages, driveways and other areas of activity. The overall form of buildings should include one low dominant mass. Secondary forms can then become additive to create an interesting composition of simple elements that step with the terrain.

2. Exterior Materials

The palette of materials for High Star Ranch relates directly to the western ranch theme of the development. In general, materials and their uses should be as follows:

a) Exterior Walls
The primary wall materials should be natural stone and wood. Cultured stone may be allowed but is not encouraged. The use of stucco is strictly prohibited.

b) Roof Material
Approved roof materials include slate, asphalt, composite shakes and shingles which resemble cedar, cementitious shakes and metal shingles (copper, zinc and Cor-ten steel). Fire-resistant wood shingles may also be used. Especially when using metal roofs, design consideration must be given to the potential danger of snow shedding on pedestrian paths and building entries.

3. Design Expression

The basis for design expression at High Star Ranch is revealed in proportion, scale, use of materials and crafted detail. Important elements of the design theme include:

a) Entries
Building entries should be inviting and designed to avoid

the danger of snow shedding from overhead roofs. Entry portals and enclosures should exhibit a high level of artistry in the detailing of structural connections, doors, windows and trim.

b) Stone

Stone should be used to define or enclose a component of the building. Stone should not be consistently used as merely a skirting strip around the base of a building.

c) Windows

Window proportions should be based on a vertical or square unit, whether set into a wall or grouped together in horizontal openings. Viewing windows should be set back under roof overhangs or other recesses in the structure to place the glass in shadow, thus avoiding reflection and glare. Analysis should be done to minimize summer solar gain and maximize the effects of the winter sun.

d) Roof Expression

Roofs should provide comfortable overhangs, not exaggerated, but sufficient to provide a sense of shelter and enclosure. Gable rake fascia's should be relatively wide and made up of two or three boards. Structural expression of roof framing should be pronounced.

e) Chimneys

Chimneys should have a tall slender proportion, reminiscent of turn of the century structures, preferably built of stone.
Tapered slopes are encouraged as they add scale and interest.

IV. ARCHITECTURAL DESIGN GUIDELINES

Architecture within High Star Ranch is intended to reinforce and enhance the objective of the development, namely to provide a rural "Western Ranch" style residential setting for the enjoyment of recreation in the form of fishing, hiking, mountain biking, cross country skiing and horseback riding. In providing guidelines for architectural design, it is hoped that a unique and harmonious sense of place will be created within the boundaries of High Star Ranch. At the same time, creativity and individual style will have room to develop in the

homes and surrounding grounds of each site.

A. Residence Size

The size of each residence as well as the ability to build sheds, detached garages, or guest houses are subject to the Development Agreement between the City of Kamas and the Developer.

The classifications of residential lots and neighborhoods within the High Star Ranch project are the North Meadow, Village Commercial Parcel including the Ranch Cabin Residential lots and Thorn Creek located below the Weber Provo canal and the Wasatch View, Spring Hill and North Bench neighborhoods located above the canal.

North Meadow:

The North Meadow lots allow a single structure residence which may not contain more than 5,000 square feet of livable space. Minimum home size is 2,500 square feet, livable space being defined as all space contained within the exterior wall envelope excluding mechanical space and the garage. Maximum building height is 35 feet from existing grade or finished grade, whichever is lower. No guest homes, barn structures or other detached buildings are allowed within the North Meadow.

The neighborhoods located above the canal contain a range of lot sizes. For lots under one acre in size, the same restrictions apply as those on the North Meadow. For lots, above the canal, one acre or larger and less than 3 acres in size, the minimum house size is 3,000 square feet of livable space. These lots are restricted to one primary residence and may possibly be allowed to build an accessory structure such as a toy barn or equestrian barn, subject to ARC approval and which may not contain a separate guest residence.

Wasatch View:

The Wasatch View Subdivision Single Family lots allow a minimum house size of 2,500 sq. ft., and an additional optional free-standing garage not to exceed 900 sq. ft.

Spring Hill:
The Spring Hill Subdivision lots allow a minimum of 3,000 sq. ft., and an optional free-standing garage not to exceed 900 sq. ft.

Thorn Creek

The Thorn Creek Subdivision lots allow house with a minimum of 2,000 sq. ft. and a maximum of 3,500 sq. ft and an optional free-standing garage not to exceed 900 sq. ft.

Village Commercial Parcel residential lots:

The Ranch Cabin Subdivisions with-in the Village Commercial Parcel allow for a minimum lot size of 2,000 sq. ft. and a maximum of 3,000 sq. ft.

North Bench:
The North Bench subdivision lots have a minimum lot size requirement of 3,000 sq ft of livable space. The maximum home size will not be limited unless the size impedes the views of other lots which is in the sole discretion of the ARC. In this subdivision, a limited number of guest houses may be constructed, and those guest houses constructed may not exceed 1,500 sq. ft. and/or free-standing garages not to exceed 900 sq. ft. can be added. Although there are over 100 lots in this subdivision, subject to the ARC sole determination, a maximum of 20 free-standing guest houses can be built.

Residences on lots over 3 acres in size are not restricted to a maximum size but have a minimum house size of 5,000 square feet of livable space, a guest residence which may not exceed 1,500 square feet of livable space and may include a toy/equestrian barn.

It is important that the massing of buildings be scaled in such a way that they relate to the people living in the community and harmonize with the area and its natural features. No unbroken expanse of building mass may exceed 60 feet. When the 60 foot limit is reached, one of the following must occur:

- The building mass must be articulated;
- The wall line must be offset a minimum of 10 feet;
- The roof-line must shift up or down at least 10 feet or take on a different ridge alignment.

The intent of this stipulation is to ensure that buildings do not become overpowering. Changing the plane of walls, changing

direction and providing some variety in the roof form gives diversity and visual interest.

B. Building Height

Single-family homes may not exceed 35 feet from existing and/or finished grade at any point, excluding chimneys. The intent of the height guideline is to present a human-scaled roofscape, one which steps with the contours of the terrain and recalls the natural setting. To emphasize the 'long and low' ranch style, stories above and below the main level may not be greater than 40% of the total square footage of the main level.

C. Foundation Walls

For the purposes of these Guidelines, foundation walls are those walls which seem to "grow" out of the ground. On sloped sites, they are the walls which form the lower-level walkout for uphill homes. On level sites, they are the building walls at the lowest level above grade. In either location, they should be expressed as anchors to tie buildings to their sites. Durable materials, such as stone, stone veneer, or board-formed concrete, should be used to protect the entire foundation exterior wall structures from impact and snow damage. Under no circumstances should lower walls be surfaced with wood, plywood, aluminum siding, steel or plastic siding, asphalt composition, or brick.

D. Building Walls

Building walls should be expressed as mass or frame walls, related to the structural nature of the building they are enclosing. Building walls occur above foundation walls, and express the more subtle "middle of structures" using more neutral materials.

Materials used on building walls offer the opportunity to convey a sense of unified vision for High Star Ranch. A limited palette of similar materials should be used to accomplish this. No more than three primary building materials are permitted on any single structure within the development.

Heavy sawn timbers must be sized to reflect the natural surroundings, including the sizes of trees in the area. Timbers should be five inches minimum thickness by six inches minimum depth. Rectangular hewn timbers should be ten inches minimum

in any direction.

Wood siding, either vertical or horizontal, may be used on buildings as well as vertical board and batten, provided the boards are 1X 10 minimum and battens are 1X 2 minimum. Boards and battens should be rough-sawn, in wood species resistant to exterior weathering, such as Douglas Fir or Engelmann Spruce. Corten® Steel siding is also permitted.

As previously stated, the use of stucco in High Star Ranch is strictly prohibited. Other acceptable secondary building materials include wrought iron, stone and painted steel. These materials should be used in accent areas only and in a manner consistent with the architectural language of the building and overall character of High Star Ranch.

E. Colors

Building colors for residences should be chosen to blend buildings with their surroundings. Earth tones and other low-intensity colors taken directly from the natural site should be predominant. Colors inherent to their materials, such as natural stone, naturally-weathering woods, and clear-finished rough- hewn timbers are the most durable and generally offer the textures desired in High Star Ranch. Semi-transparent stained woods are permitted as well.

Materials such as stone and wood should not be painted or covered in opaque stains. Trim colors on residences should be in concert with field colors but in shades slightly lighter or darker.

F. Windows and Exterior Doors

In keeping with the rustic ranch theme, windows and exterior doors should be expressed as relatively deep reveals within mass walls of stone. Within frame walls, they should be expressed as infill materials between structural members with surfaces recessed from the members to reinforce the notion of field versus frame. Trim should be incorporated into the design of windows and doors, either as bucks within stone walls or surface trim on planar materials such as wood siding. Fenestration should not be treated as punch-outs within a wall surface and should be proportioned appropriately for the surrounding material.

1. Window Sizes, Shapes and Types

Window sizes should be appropriate to their materials. Windows in general should be square or vertical proportions and supported by deep, rough-sawn wood, cut stone, or cast concrete lintels. Lintels should be wider than the windows they span. Lintel overhangs should not be less than two inches. Large view windows should occur in frame walls only and should be recessed under exaggerated roof overhangs or porch soffits to minimize reflections from off site. The overhangs should be scaled for the surrounding structure supporting them. Windows between large, rough- hewn timbers, for example, will be considerably bigger than those between smaller timbers. Window sizes should also relate to their locations on structures.

Fenestration should be generally rectangular with deviations from this permitted in unique locations such as entries, special window boxes and so forth. Small, individual windows in mass surfaces should relate to large view windows in window walls using consistent proportions, modular elements or similar designs. Approved window types include picture, fixed, double-hung, awning, casement or sliding. Jalousie or similar multiple-opening type windows are not permitted. Pivoting or hopper windows may be approved by the ARC on a case by case basis.

2. Window Materials and Colors

Windows should be clad in maintenance-free metals such as copper. Aluminum and steel with baked enamel finish may also be used. Copper cladding may also be left to patina naturally, provided it loses its reflective properties within one year after installation. Baked enamel colors for aluminum and steel cladding should be similar to trim colors and in similar hues to field colors or stained wood colors.

Shutters are permitted around windows if they are operable. Design and placement of shutters should be consistent and should not appear random or haphazard. Design freedom is encouraged within the context of other architectural elements on the buildings. Wood shutters should be stained to match wood windows or trim or painted to match baked enamel colors.

3. Window Glazing

Windows should be insulated (double-glazed minimum) with

at least a single low-emissivity coating on one of the glazings. Glazing should be non-reflective to minimize off-site glare. Large vision panels within window walls should be tempered.

4. Exterior Door Sizes, Shapes and Types

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

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

5. Exterior Door Materials and Colors

Exterior doors should be wood or wood-clad in maintenance-free metals such as copper. Aluminum or steel with baked enamel finish are also permitted. Again, copper cladding may be allowed to patina naturally. Baked enamel colors for aluminum or steel cladding should be similar to trim colors with hues similar to field colors or stained wood colors. Doors constructed of solid wood may be built of panels, planks or timbers- hewn, distressed or similarly finished.

6. Exterior Door Hardware

Variations in designs and materials used for exterior door hardware are encouraged to bring a level of fine detail to buildings within the development. Approved materials include brass, copper, wrought iron, wood and aluminum or steel. Aluminum and steel should be pre- finished. Industrial, highly-

reflective finishes such as brushed or polished metals are not permitted.

G. Porches

Porches are a traditional element of the rustic and relaxed ranch lifestyle. Covered and wrap-around porches are encouraged as they emphasize horizontality while complimenting the relaxed atmosphere inherent in ranch living. Materials for porches should be in harmony with the primary building materials. Approved materials for porch floors include plain or rough-sawn wood, similar man-made products such as Trex®, exterior slate and tile. Railings can be made of naturally weather- resistant wood such as cedar or redwood or similar man-made products such as Trex®.

H. Roofs

Roof shape is the major element of building form and one of the most important contributors to the human scale. Primary roofs within High Star Ranch are to be single or double gabled with sheds permitted at smaller, secondary roofs. Primary roofs are defined as roofs which cover more than 250 square feet of roof area for single-family residences. Secondary roofs are those which cover less than 250 square feet of roof area.
Clipped gables, conical and flat roofs will be treated on a case-

by-case basis and are permitted with prior approval from the ARC as secondary roofs only. Mansard, false mansard, gambrel, joined shed, curvilinear and domed roofs are not permitted. Roofs descending from the ridge of the predominant or primary roof must have the same slope but need not be the same length. Roof structures and roof lines should step down the hillside providing the appearance that the home follows the terrain. Roof framing should be expressed wherever possible, particularly through exposed ridge beams, outriggers, rafter tails and fascia boards. Either cold roof or super-insulated roof construction may be used.

1. *Roof Pitch*

Approved pitches for primary roofs are between 4.5:12 and 12:12, inclusive. Roofs sharing the same ridge must share the same pitch- "flying" shed dormers and the like are not permitted. Pitch breaks are permitted when they occur at architecturally appropriate locations such as plate line or changes in plane.

2. *Roof Overhangs*

Roof overhangs protect walls and wall openings from rain and snow and contribute to a building's character. Roofs should overhang walls a minimum of 24 inches.

3. *Materials*

Roof surfacing materials are important as a means of blending the new construction to the existing character of the area. Primary roofing materials will be limited to present a coherent and harmonious image for the community. From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. Approved roof materials include slate, asphalt, ceramic and concrete tile (if of an approved color), composite shakes and shingles which resemble cedar, cementitious shakes and metal shingles (copper, zinc and cor ten® steel). Fire-resistant wood shingles may also be used subject to South Summit Fire District approval.

4. Roof Appurtenances

Dormers, clerestories, and skylights are roof appurtenances that help to create interesting, pleasant interior spaces. Their location on the roof is critical to avoiding an over-decorated and visually confusing appearance. Dormers can be shed or gable in shape. Swooped dormers are not permitted. Dormers can be placed at the roof eave or within the field of the roof.

Skylights must be placed flush against or no more than 4 inches above the roof's surface. Skylights placed at an angle with the roof plane must be avoided. Skylights should not extend to the eave line. Clerestories should be placed within the field of the roof and should not extend to the eave line. In general, roof ornaments such as finials, ridge scrolling, turrets or barge and eave boards are discouraged.

Screened solar panels in earth-toned materials are permitted on a case by case basis with approval of the ARC.

Rooftop access stairs, vent shafts, mechanical and electrical areas, and antennae should be confined within the roof and roof dormers and shall not be allowed to protrude from the roof or form awkward-looking bulges in the roof field.

5. Snow guards, Gutters and Downspouts

Snow guards should be used wherever significant amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways, garages and decks. Pitched roofs which face north are particularly susceptible to snow and ice accumulation. Snow and ice accumulation on metal roofs- which heat quickly during sunny winter days- is especially dangerous to unsuspecting persons or equipment. Metal roofs which face south should be equipped with snow guards to prevent injury to people or property.

Outdoor gathering areas facing south, which are not completely covered, are exposed to water drip from the roofs above. These locations are ideal candidates for gutters and downspouts. Where roofs are in constant shadow or have

northern exposures, gutters and downspouts used in conjunction with heat tape are often effective. Gutters used below snow guards should be designed to take the load of accumulated snow and ice which snow guards frequently release.

Approved materials for gutters and downspouts include aluminum or steel with baked finish, and copper or lead-coated copper. Gutter sections may be traditional or half-round. Snow guards should be constructed of painted plate steel vertical supports.

I. Fireplaces and Chimneys

1. Fireplace Requirements

The use of wood burning fireplaces or stoves is permitted at High Star Ranch. Fireplaces should be designed to meet all applicable codes. Exposed flues and vents for gas-operated fireplaces or other equipment such as furnaces should be hidden from primary views and painted to blend with the nearest building materials.

2. Chimney Sizes and Shapes

All flues six inches in diameter or greater shall be designed with chimneys. Chimneys should be in scale with the architecture of the building- not small enough to be lost in the massiveness of the structure, but not large enough to overwhelm the building. Chimneys should be designed with relatively slender proportions and with heights greater than widths in tapered or rectangular profiles. Heights of wood-burning chimneys relative to their nearest rooflines should comply with applicable codes. Heights of gas-burning chimneys or boiler flues should be designed to proportionally match their wood-burning counterparts to lend authenticity and consistency to the overall roofscape.

3. Materials and Caps

Chimneys should be covered in stone veneer (to match building veneer), copper, or steel. Chimneys may terminate in decorative caps of stone or metal. When flat or pitched stone caps are used, they should have a minimum thickness of four inches. Chimney caps should be designed to screen spark

arrestors and other utilitarian equipment as much as possible.

J. Dog Houses and Flag Poles. Any and all dog houses, flag poles, and other permanently installed recreational equipment must be integrated into the overall design of the home and must be submitted to and pre-approved by the ARC.

K. Prefabricated Buildings

Buildings which are constructed off-site (either in whole or partial assembly) and so require transportation as such to the home site will not be permitted at High Star Ranch. These buildings may include but are not limited to the following: mobile homes, stock modular buildings, sheds and any other structure requiring transportation and set up in a partially completed state. Any and all such structures are subject to the ARC's review and prior approval.

L. Livestock Corrals, Tack Sheds

Horses or other livestock cannot be housed on any lot within High Star Ranch. It is for that reason that provision has been made within the Equestrian Area for storing animals and trailers. There is a limit on how many horses can be accommodated, so they will be taken on a first-come-first-served basis.

V. CONSTRUCTION REQUIREMENTS

The preservation of natural areas of High Star Ranch is critical to the community. To ensure that natural areas surrounding every home site are preserved to the maximum extent possible and the nuisances inherent in any construction process are kept to a minimum, the following regulations will be enforced during the construction period of all improvements. Lot owners will be responsible for violations of these Guidelines by any consultant, contractor or subcontractor, agent or employee performing any activities on behalf of the Owner in High Star Ranch, whether such violation occurs on the Owner's property or elsewhere in the community. Applicable Occupation Safety and Health Act (OSHA) regulations and guidelines must be observed at all times during construction.

A. Limits of Disturbance

The building envelope or property line setback lines designate where improvements may occur on each lot and may be identified as an area on lots larger than one acre and defined by

setbacks on smaller lots. The building envelope or property line setback does not constitute a default limits of disturbance boundary. The limit of disturbance on each lot will be defined by the ARC as part of the Design review process. All construction activities related to the improvements must be confined to the limits of disturbance boundary with the exception of driveway and utility lines. To this end, the approved area of disturbance should be staked and temporarily fenced with a minimum four-foot high construction fence during the duration of construction. All disturbed areas must be revegetated following construction with natural plant materials.

When a utility trench does not follow the driveway, the trench area should be fenced with construction fencing no wider than 8 feet along the trench on each side and must be fully and promptly revegetated wherever the natural area is disturbed. All utility corridors through natural areas shall be staked prior to excavation and approved by the ARC.

As part of the Final Design Submittal to the ARC, a Construction Mitigation plan shall be prepared and approved which indicates construction access, parking areas off the street, sanitary facilities, concrete wash out area, trash drum, material storage and approved access drives for construction activities on any home site.

Upon approval of the building permit and not sooner than two weeks prior to commencement of continuous construction, a construction trailer or portable field office may be located on the building site within the building envelope, clear of all setbacks unless otherwise approved by the ARC. Temporary power and telephone may be installed when the field office is placed on site. The type, size and color of any portable office must be approved by a representative of the ARC as part of the construction site plan. The field office may not remain on site for longer than two weeks after construction is complete.

B. Construction Trash Receptacles and Debris Removal

Owners and builders must dean up all trash and debris at the end of each day. An approved trash receptacle should remain on the site during the construction period for this purpose. Receptacles should be positioned along the access drive, clear of adjacent road rights of way and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse and disposal

must be offsite. Recycling of construction waste is highly encouraged. Owners and their consultants, contractors, or other employees are prohibited from dumping, burying, or burning trash of any kind (including construction and landscaping debris) anywhere on the home site or in High Star Ranch.

All concrete washout from both trucks and mixers must occur within a contained area of the building envelope or property line setback, in a location where it will ultimately be removed from the site completely. Concrete washout in road rights of way, setbacks or on adjacent properties is strictly prohibited.

Each construction site must be kept neat and must be properly policed to prevent it from becoming a public eyesore, nuisance or detriment to other home sites or open space. Any clean-up costs incurred by the ARC or the developer in enforcing these requirements will be payable by the Owner. Dirt, mud or debris resulting from activity on each construction site must be promptly removed from all private roads, open spaces and driveways or other portions of High Star Ranch.

C. Sanitary Facilities

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

D. Daily Operation

Daily working hours for each construction site shall be from 30 minutes before sunrise to 30 minutes after sunset. Construction activity which generates noise audible from the boundaries of any home site, such as hammering, sawing, excavation work, concrete delivery and so forth must be confined to the hours of 7:00AM to 7:00PM, Monday through Friday, and 8:00AM to 7:00PM on Saturday. Noisy activity is prohibited on Sunday of each week.

E. Site Visitations

Due to the inherent danger associated with an active construction site, visitors to any site should be limited to those persons with official business relating to the construction activity, such as construction workers and tradesmen, building officials, security

staff, ARC members, sales personnel and the owner. Construction personnel should not invite or bring family members or friends, especially children, to the job site.

F. Construction and Vehicular Access, Parking and Uses

The access drive approved by the ARC will be the only construction access to any home site. Construction crews shall not park on, or otherwise use, undeveloped portions of home sites or open space. Vehicles shall be parked within an agreed upon area specified and approved by the ARC. During busy construction periods involving multiple trades such that all vehicles cannot be confined to the site proper, the overflow vehicles may be temporarily parked along the roadside shoulder in locations and for time periods solely as approved by the ARC. During these periods, continual unconstrained access by normal traffic and emergency vehicles, including fire trucks, must be possible at all times. When parking on the shoulder occurs, all damage to the shoulder and landscape must be repaired by the Owner or contractor immediately and not left until the end of construction.

Construction crews are prohibited from bringing pets to any construction site.

G. Use of Firearms

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

H. Alcohol and Controlled Substances

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

I. Preservation of Native Landscape and Revegetation

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

As stated many times in these Guidelines, the impact of construction on the existing landscape should be minimized as

much as possible. However, some disturbance is inevitable. Correcting damage caused during the development process requires revegetation. To the greatest possible extent, revegetation should recreate the character of the pre-development environment using native trees and plant materials.

New plantings must blend with the existing landscape so that several years hence, all traces of the disruption will have disappeared. Plant species native to High Star Ranch and approved by the ARC are included in Appendix A to these Guidelines.

A revegetation plan must be prepared and submitted with the final design submittal. Preparation of such plans should take into account the seasonal diversity, wildlife support and fuel management characteristics of the plants to be used.

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

J. Erosion Control

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

- Temporary run-off channels must be built to drain construction zones. In areas draining two acres or less, channels must have silt screens or straw wattle installed at appropriate locations. Silt screens or straw wattle should be stretched across and anchored to the bottom of the channels with hay bales placed on the upstream side of the silt screen. Where watershed above the site exceeds two acres, temporary earthen berms or ditches for channeling must be used in conjunction with silt screens or straw wattle.
- Soil stockpiles must be covered or be seeded until soil is spread onsite or removed from the site.
- Weather permitting, all embankments constructed as part of cut and fill operations must be seeded and mulched

within one week of disturbance.

- Weather permitting, all building site areas must be seeded and mulched within one week of final grading completion.

K. Dust and Noise Control

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

The sound of radios or other audio equipment used by construction personnel must not be audible beyond the property perimeter of any home site.

L. Blasting

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

M. Material Stockpiling

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

N. Construction Insurance Requirements

All contractors and sub-contractors must post evidence of insurance with their lot Owner prior to entering the construction premises. Confirmation must be evidenced in the form of a valid Certificate of Insurance naming the lot Owner, High Star Ranch, the High Star Ranch Homeowners Association, Tri Star 2005, LLC and any others designated by the ARC as [named insureds?] certificate holders under the policy. The insurance must provide coverage for comprehensive general liability and automobile liability of not less than $1,000,000 and workers' compensation to the limits required by the State of Utah. General liability coverage should contain provisions for contractual liability and broad form property damage. The certificate should provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

[NOTE: have your insurance person review and approve.]

DESIGN REVIEW PROCESS

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

Lot owners should assemble a design team that includes an architect and a landscape architect who are licensed and registered in the State of Utah. Owners and their design teams should become familiar with these Guidelines, the High Star Ranch Rules & Regulations the High Star Ranch Covenants, Conditions and Restrictions, Kamas City's applicable codes and ordinances, and other state and federal regulations that apply to development at High Star Ranch.

A. Pre-Design Conference

Prior to preparing preliminary plans for any proposed improvement at High Star Ranch, the owners and their consultants (including some or all of the following: architect, landscape architect, engineer, and contractor) must meet with the ARC to discuss proposed plans and to resolve any questions regarding building requirements at High Star Ranch. This informal review, which should occur on the property, is intended to offer guidance and answer questions prior to the initiation of preliminary design.

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

B. Preliminary Design Submittal

The preliminary design submittal must follow the Pre-Design Conference within six months and must include the following exhibits:

i. Site plan (scale at 1"= 10' or 1/8" = 1') showing the entire lot, location of the building envelope, building setbacks, limits of disturbance, the building footprint including garage and decks or porches, driveway, terraces, patios, existing and proposed topography, proposed finished floor elevations, significant trees, clusters of native shrubs and special terrain features to be preserved.

ii. Survey (scale at 1"- 10'or 1/8"- 1') prepared by a registered land surveyor or licensed civil engineer and showing the home site boundaries and dimensions, topography (2-foot contours or less), major terrain features to include areas of 30% or greater slopes, trees, edge of pavement and utility locations.

iii. Floor plans (scale 1/4" or 1/8" = 1') showing proposed finished floor elevations and square footage of each floor level.

iv. Exterior elevations (scale 1/4" or 1/8" = 1') showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of exterior materials and colors.

v. Preliminary lighting plan showing locations of any free-standing light standards with material types and light sources, lighted landscape elements, and lighting on exterior building spaces and outdoor living areas.

vi. Other drawings, materials or samples requested by the ARC.

One set of plan prints should be submitted, along with an electronic format of all plan prints to the ARC. The ARC will

notify all adjacent property owners that an application has been submitted for review to the ARC and should they wish to review submitted plans, plans will be made available to them. The ARC will schedule a meeting to occur within two weeks of receiving plans with the Owner and/or Owner representatives. A summary of each meeting will be made available outlining any concerns or comments expressed by the ARC, the Developer or adjacent property owner(s).

C. Final Design Submittal

A final design submittal (herein "Final Design Submittal") should follow within six months but no longer than twelve months from the ARC's granting of approval for the preliminary design. This Final Design Submittal must include the following exhibits. Review by the ARC will not begin until all

required documentation is received. Kamas City and other jurisdictional agency reviews are in addition to review by the High Star Ranch ARC and approvals from all reviewing entities must be obtained prior to commencement of construction. The Final Design Submittal shall include:

i. Final Site Plan (scale at 1: = 10' or 1/8"= 1') showing the entire lot, the building envelope, building setbacks, limits of disturbance, the residence and all other buildings, driveway, culverts, drainage channels, parking areas, existing and proposed topography, finished floor elevations, protected plants and trees, special terrain features to be preserved, trees to be removed, utility sources and connections, and site walls/fences.

ii. Floor Plans (scale 1/4"= 1' or 1/8" = 1') showing finished floor elevations.

iii. Roof Plan (scale 1/4"= 1'or 1/8" = 1") showing all roof pitches.

iv. Building Section (scale 1/4" = 1' or 1/8" = 1'or larger) indicating existing and proposed grade lines.

v. Exterior Elevations (scale 1/4"= 1'or 1/8"= 1') showing both existing and proposed grade lines, plat heights, roof pitch and an indication of exterior building materials and colors.

vi. Materials Sample Board and literature as

required by the ARC depicting and describing all exterior materials.

vii. Preliminary Landscape Plan (scale 1" = 10' or 1/8" = 1') depicting general location of proposed plant material, irrigation system to be used, decorative materials or borders, retained plants if any, as well as outdoor living spaces including pathways, gazebos, decks, and so forth.

viii. Final Lighting Plan (scale 1"= 10' or 1/8" = 1') showing final locations of free-standing light standards with materials and specifications, lighted landscape elements, as well as lighting on exterior building spaces and outdoor living areas Construction Mitigation Plan showing erosion control methods, construction material storage, construction vehicle parking, soil stockpile areas, trash dumpsters, sanitary facilities and other items as may be requested by the ARC.

xi. x. Construction Schedule showing anticipated construction commencement, inspection intervals and construction completion revegetation plan.

The ARC may also require on-site staking of building corners, placement of story poles and other improvements to assist in the evaluation of each residence. The Final Design Submittal must include one set of plan prints and one set of electronic files such as pdf's. A complete submittal package must be received at least two weeks prior to a scheduled ARC review meeting in order to be placed on the agenda for that meeting. ARC meetings will be scheduled as plans are submitted. No meetings will be scheduled until after an application and design review fee have been received by the ARC.

The ARC will notify adjacent property owners of any pending building application two weeks prior to the first Final Design Submittal review. The number of meetings necessary to approve an application is subject to the complexity of the proposal and conformance to the Design Guidelines and is not limited to just the Pre-design conference, Preliminary review and Final Design Submittal review. ARC's final approval is valid for 12 months from the date of approval.

At the discretion of the ARC, an on-site inspection may be conducted

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

Once a set of building plans has received Final approval, the Owner shall submit three sets of plans and one electronic copy to the ARC. The ARC will stamp the plans as approved and keep one record set. Upon receipt of the stamped plans from the ARC the Owner may apply for a Building Permit from Kamas City. Any subsequent changes to the plan set as a result of Owner changes or Kamas City review comments shall be reviewed by the ARC and stamped as well. These revised sheets shall be included in the approved set of plans. A ARC stamped set of plans shall remain on the construction site at all times during the period of construction.

D. Resubmission of Plans

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

E. Construction Commencement

On receipt of final approval from the ARC and all other reviewing agencies, and upon obtaining a building permit from Kamas City (which in Kamas City requires Planning Commission approval), the Owner may begin construction in accordance with the approved plans immediately or not later than 12 months following final approval. If construction has not commenced within this time period, approval will be considered revoked and the Owner must re-apply for ARC approval.

Prior to commencement of any construction activity, the Owner/Builder must complete Construction Activity agreements [should be attached as Exhibit A] which include payment of a Construction Activity Bond and signed performance agreements. The initial amount for the Construction Activity bond is $10,000 and may be updated from time to time at the discretion of the ARC. The Construction Activity bond is used to repair any damage to High Star Ranch infrastructure due to Owner/contractor violations. Owner/contractor will be notified of any violations prior to the ARC action and given a reasonable period of time to resolve the violation. Upon final inspection by the ARC, the Construction Activity bond will be refunded to the Owner/contractor, minus any deductions for violations and time spent by the ARC to resolve the violation.

In any event, construction must be completed within 18 months from commencement except if completion is impossible due to labor strikes, national emergencies or natural calamities. If the 18 month deadline will be breached, Owners or their representatives must notify the ARC, indicating the reasons for the delay and the revised timeline for completion.

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

F. Modifications to Plans after Approval

Any modifications or additions to plans, whether architectural or site designs, including color, exterior light fixtures or materials changes, must be submitted to the ARC for approval prior to implementation.

G. Right of Waiver

The approval by the ARC of any plans, drawings or specifications for any work done or proposed to be done 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.

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

H. Construction Completion

Construction activities must be completed within 18 months of construction start. Completion of landscaping and other revegetation activities may be delayed if construction ends during the winter months. A portion of the Construction Activity bond will

be withheld to insure completion of landscaping during the next available growing season. Upon completion of construction, the ARC will inspect the property and issue a certificate of final construction compliance at which time the Owner may apply for a Certificate of Occupancy from Kamas City.

I. Design Review Fee

A non-refundable Design Review fee will be charged as determined by the ARC. The initial fee has been set at $2,500 per lot. Additional Design Review fees may be charged for applications requiring multiple meetings and committee interaction. The Owner/applicant will be notified prior to being charged for additional fees. Design Review fees are due at the time of Pre-design conference onsite meeting request and no plan review will be conducted until fees are paid in full. Fees may be updated at any time and at the discretion of the ARC. Should a prospective Owner or current Owner desire a meeting with the ARC, a onetime advance fee of $500 will be charged with payment due prior to scheduling the meeting.

VI. ARCHITECTURAL REVIEW COMMITTEE STRUCTURE

A. Members

As stipulated in the Covenants, Conditions and Restrictions (CC&Rs) of High Star Ranch, as long as the Developer owns any lot or parcel within High Star Ranch, the Architectural Review Committee (ARC) will consist of three to five regular members, preferably including at least one member from each discipline such as an architect, landscape architect, Developer representative and one property owner. Each member of the ARC will be appointed by and serve at the sole discretion of the Developer. At such time as the Developer no longer owns any property within High Star Ranch, the ARC will consist of such number of regular and alternate members as the Board of Directors of the High Star Ranch Homeowners' Association ("**Board**") may deem appropriate from time to time, but in no event shall there be less than three or more than five regular members. [NOTE: CC&Rs, Bylaws and Guidelines must read consistent. CC&Rs must have a conflict resolution provision], In this case, each of the members will be appointed by and serve at the discretion of the Board. At a minimum, the ARC should always include an architect and landscape architect as a member of the ARC.

B. Meetings

The ARC will meet on an as needed basis as deemed necessary to perform their duties during development of the property. The vote of a majority of the members shall constitute an act by the ARC. The ARC will keep on file all submittals and copies of written responses to Owners and their consultants to serve as a record of actions taken.

C. Address

The address of the ARC will be established and included in these Guidelines prior to publication. Such address will be the place for submittal of plans and specifications for review and also where copies of these Guidelines can be obtained.

D. Resignation of Members [QUESTION: is this necessary here? Consider moving to Bylaws]

Any member of the ARC may, at any time, resign from the Committee upon written notice delivered to the High Star Ranch Master Association Board or to the Developer.

E. Amendment of Design Guidelines

The ARC may, from time to time, suggest revisions or amendments to any portion of the Guidelines. All such amendments or revisions must be appended to and made a part of the Design Guidelines. Administrative changes may be in a like manner by the ARC. Changes of a substantive nature may be recommended by the ARC for consideration by the High Star Ranch Master Association or the Developer.

F. Liability

Neither the ARC, nor any member thereof, nor High Star Ranch, its Homeowners' Association, its members, managers, employees, agents, or affiliates will be liable to any Owner or other person for any loss or damage claimed on account of any of the following:

- The approval or disapproval of any plans, drawings and specifications, whether or not defective. Owners acknowledge that the ARC is not reviewing plans, drawings or specifications for structural soundness, adherence to codes, or

other similar purpose, but only with the intent of determining whether such plans, drawings and specifications comply with the provisions of these Guidelines. Neither the ARC nor any of its individual members, whether or not such member is a licensed or registered design professional, shall have any liability as architect, engineer or other design professional.

- The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications regardless of any inspections by the ARC during the course of construction.

- The development or manner of development of any property within High Star Ranch.

- The inspection or approval of any improvements within High Star Ranch.

Every owner or other person, by submission of plans and specifications to the ARC for approval, agrees that no action or suit against the ARC, any of its members, or the Developer, will be brought as a result of any action taken by the ARC.

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

G. Delegation of Authority

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

H. Governance

These Design Guidelines are promulgated pursuant to the terms and conditions of the CC&Rs of High Star Ranch. In the event of any inconsistency between the provisions of these Design

Guidelines and the provisions of the CC&Rs, the provisions of the Design Guidelines shall apply. [NOTE: problematic. Should be the opposite.] In the event of any inconsistency between codes and ordinances of local, state and federal agencies and these Design Guidelines, the stricter regulation, code or requirement shall apply.

APPENDIX A

APPROVED PLANT LISTS

Approved Native and Compatible Plant List (natural areas)

Additional Approved Plant List (building envelope)

APPROVED NATIVE AND COMPATIBLE PLANT LIST
Natural Areas
More Drought Tolerant Species
(supplemental irrigation recommended)

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

Shrubs

Amelanchier alnifolia	Salix exigua
Artemisia tridentata	Symphoricarpos occidentalis
Cercocarpus ledifolius	
Chrysothamnus nauseosis	
Cornusstolonifera	
Juniperous sp	
Pachystima myrsinites	
Physocarpus malvaceus	
Potentilla fruiticosa	
Purshia tridentata	
Ribes alpinum	
Phus glabra	
Rosa woodsii	

Saskatoon
Serviceberry Big
Sage
Curleaf Mountain
Mahogany Rubber
Rabbitbrush
Red Osier
Dogwood
Juniper
Mount
ain
Lover
Nineba
rk
Potenti
lla
Antelope
Bitterbrush
Alpine
Currant
Smooth
Sumac
Wood's Rose
Coyote
Willow
Western
Snowberry

	Western Yarrow
Perennial Flowers	Monkshood
	Wild Onion
Achillea milefolium	Aquilegia caerulea Arctostaphylos uva ursi Aster alpinus Balsamorhiza sagittata Campanula carpartica Fragaria Geranium spp Gaillardia aristata Helianthus Lupinus spp Penstemon spp Oenothera spp Sedum acre Sphaeralcea spp Viguireamultiflora Wyethia amplexicaulis
Aconitum columbianum	
Allium acuminatum	
	Columbine
	Kinnickinnick
	Alpine Aster
	Arrowleaf Balsamroot
	Bellflower
	Strawberry
	Wild Geranium (indigenous species)
	Gaillardia
	Sunflower
	Lupine
	Penstemon
	Evening Primrose
	Utah Sedum
	Globemallow
	Showy Goldeneye
	Mule's Ear
Grasses	
Agropyron smithii	Western Wheatgrass
Agropyron spicatum	Bluebunch Wheatgrass
Bromus marginatus	Mountain Brome
Carex spp	Carex
Elymus cinerus	Great Basin Wildrye
Festuca ovina	Sheep Fescue
Koeleria cristata	Prairie Junegrass
Oryzopsis hymenoides	Indian Ricegrass
Poa pratensis	Kentucky Bluegrass
Poa bulbosa	Bulbous Bluegrass
Sitanion hystrix	Bottlebursh Squirreltail
Stipa spp	Needle Grass

ADDITIONAL APPROVED PLANT LIST

Building Envelope
(irrigation recommended)

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

Shrubs

Amelanchier alnifolia	Saskatoon Serviceberry
Artemisia tridentata	Big Sage
Cercocarpus ledifolius	Curleaf Mountain Mahogany
Chrysothamnus nauseosis	Rubber Rabbitbrush
Cornus stolonifera	Red Osier Dogwood
Cotoneaster spp	Cotoneaster species
Euonymus alatus	Burning Bush
Juniperous spp	Juniper
Lonicera spp	Honeysuckle
Pachystima myrsinites	Mountain Lover
Physocarpus malvaceus	Ninebark
Pinus mugo (dwarf spp)	MugoPine
Potentilla fruiticosa	Potentilla
Purshia tridentata	Antelope Bitterbrush
Ribes alpinum	Alpine Currant
Rhus	Sumacs
Rosa woodsii	Wood's Rose

Salix spp	Coyote Willow
Symphoricarpos alba	Snowberry
Yucca spp	Yucca

Perennial Flowers

Achillea milefolium	Western Yarrow
Aconitum columbianum	Monkshood
Alcea rosea	Hollyhock
Allium acuminatum	Wild Onion
Aquilegia caerulea	Mountain Columbine
Armeria caerulea	Sea Pinks
Artemisia schmidtiana	Silvermound
Aster alpinus	Alpine Aster
Balsamorhiza sagittata	Arrowleaf Balsamroot
Campanula carpartica	Bellflower
Cerastium tomentosa	Snow in Summer
Coreopsis	Coreopsis
Delphinium	Larkspur
Dianthus	Dianthus
Dicentra spectibilis	Bleeding heart
Geranium spp	Geranium
Gaillardia aristata	Gaillardia
Helianthus	Sunflower
Heuchera	Coral Bells
Iris missouriensis	Western Sweet Flag
Iris siberica	Siberian Iris
Linum lewisii	Blue Flax
Lupinus spp	Lupine
Monarda didyma	BeeBalm
Nepeta mussini	Nepeta
Penstemon spp	Pensternon
Papaver oriental	Poppy
Oenothera spp	Evening Primrose
Rudbeckia hirta	Daisies
Sedum spp	Sedurn

Grasses

Agropyron smithii	Western Wheatgrass
Agropyron spicatum	Bluebunch Wheatgrass
Aristada purpurea	Purple Threeawn
Boutelous curtipendula	Side Oats Grama

Bromus marginatus	Mountain Brome
Carex spp	Carex
Elymus cinerus	Great Basin Wildrye
Festuca arundinacea	Tall Fescue
Festuca ovina	Sheep Fescue
Festuca ovina 'glauca'	Blue Fescue
Festuca rubra	Red Fescue
Koeleria cristata	Prairie Junegrass
Miscanthus	Maidengrass
Oryzopsis hymenoides	Indian Ricegrass
Phalaris arundinacea	Reed Canarygrass
Poa alpine	Alpine Bluegrass
Poa bulbosa	Bulbous Bluegrass
Poa secunda	Sandberg Bluegrass
Sitanionhystrix	Bottlebrush Squirreltail
Stipaspp	Needle Grass

Groundcovers

Aegopodium	Snow of the Mountain
Arctostaphylos uva-ursi	Kinnickinnick
Gallium odorata	Sweet Woodruff
Fragaria	Strawberry
Lysimanchia numularia	Creeping Jenny
Mahonia repens	Creeping Oregon Grape
Phlox subulata	Phlox
Sedumacre	Utah Sedum
Thymus serpyHum	Mother of Thyme
Thymus	Woolly Thyme
Vinca minor	Vinca

Vines

Lonicera	Dropmore Scarlet Honeysuckle

APPENDIX B

DESIGN REVIEW SUBMITTAL CHECK LIST

1. PRE-DESIGN CONFERENCE (Must occur prior to commencement of design)

- Confirm sign off on conditions depicted in the Individual Lot Plan (to be completed at time of lot purchase)
- Review Design Guidelines, CC&Rs and Kamas City codes and ordinances
- Schedule meeting with a member or members of the ARC on site
- Discuss driveway configuration and any special site opportunities and constraints
- Obtain copy of Design Review Application
- Ask and answer questions related to the design and approval of residences at High Star Ranch

2. PRELIMINARY DESIGN SUBMITIAL

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

RESULT: Approval or denial from the ARC

3. FINAL DESIGN SUBMITTAL

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

RESULT: Final approval or denial from the ARC

4. OBTAIN KAMAS CITY BUILDING PERMIT

5. PRE-CONSTRUCTION MEETING ONSITE WITH ARC

6. CONSTRUCTION COMMENCEMENT (within 12 months of final ARC approval)

7. CERTIFICATE OF FINAL CONSTRUCTION APPROVAL

- Issued by the ARC upon completion of construction and all required inspections