

ENTRY NO. 01118933

10/01/2019 02:20:29 PM B: 2532 P: 0261

Agreement PAGE 1/96

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 674.00 BY IRON MOUNTAIN ASSOCIATES



**SUMMIT COUNTY, UTAH
RESOLUTION No. 2019-22**

**CANYONS EXHIBIT I (THE COLONY DESIGN AND DEVELOPMENT
GUIDELINES) AMENDMENT**

WHEREAS, the Summit County Board of County Commissioners (BCC) on July 6, 1998 approved the Canyons Specially Planned Area and Development Agreement; and,

WHEREAS, the Colony development is part of the Canyons Specially Planned Area and Development Agreement; and,

WHEREAS, Canyons Development Agreement Exhibit C Architectural Guidelines include the Colony Design and Development Guidelines; and,

WHEREAS, the applicant John O'Connell, representing Iron Mountain Associates, LLC proposes to amend the Colony Design and Development Guidelines as described in the Canyons Development Agreement Exhibit C Architectural Guidelines to further define the open space dedication for the Colony; and,

WHEREAS, Canyons Development Agreement Section 5.13.2 Amendments to this Amended Agreement states; *This Amended Agreement may be amended from time to time upon written notice to the Master Developer and by mutual written consent of the County and the Developer or Developers whose property is the subject of the proposed amendment or whose property is directly impacted by such amendment.* And,

WHEREAS, Canyons Development Agreement Section 5.13.2 Administrative Amendments states; *All amendments to this Amended Agreement that are not Substantial Amendments shall be Administrative Amendments and shall not require a public hearing or recommendation of the Planning Commission prior to execution by the parties of such an amendment. The Director shall be empowered by the BCC to make all final administrative amendment decisions.* And,

WHEREAS, Canyons Development Agreement Section 5.13.3 Effect of Amendment states; *Any amendment to this Amended Agreement shall be operative only as to those specific portions of this Amended Agreement expressly subject to the amendment, with all other terms and conditions remaining in full force and effect without interruption.* And,

WHEREAS, the Community Development Director has not found the proposed amendment to be substantial; and,

WHEREAS, the Community Development Director has found the proposed changes as outlined in Exhibit A of this resolution will further define the open space in the Colony; and,

WHEREAS, the Community Development Director has found the proposed changes as outlined in Exhibit A of this resolution will not negatively impact the health, safety, and welfare of the Summit County residents; and,

NOW, THEREFORE, BE IT RESOLVED, that the Community Development Director of the County of Summit, State of Utah, accepts the proposed changes to the Colony Design and Development Guidelines as outlined in Exhibit A of this resolution.

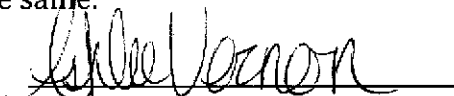
APPROVED AND ADOPTED this 7TH day of AUGUST, 2019.

COMMUNITY DEVELOPMENT DEPARTMENT
SUMMIT COUNTY, UTAH

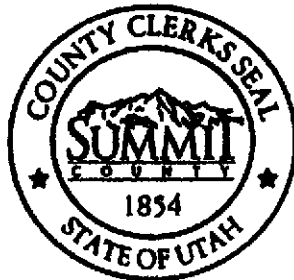


Patrick J. Putt
Community Development Director

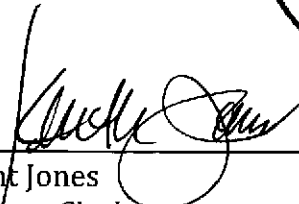
On the 7 day of Aug, 2019, personally appeared before me Patrick Putt, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



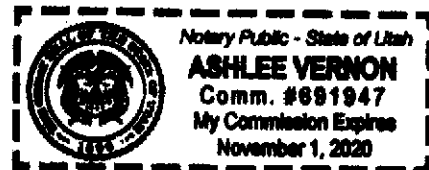
NOTARY PUBLIC
Residing at:
My commission expires:



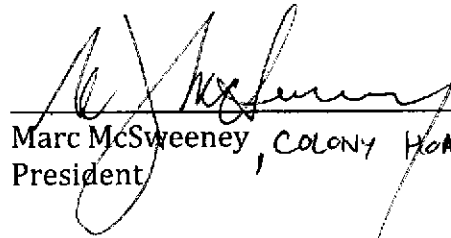
ATTEST:



Kent Jones
County Clerk





THE COLONY HOMEOWNERS ASSOCIATION


Marc McSweeney, COLONY HOA
President

On the 3rd day of August, 2019, personally appeared before me
MARC MCSWEENEY, the signer of the foregoing instrument, who duly
acknowledged to me that he executed the same.





NOTARY PUBLIC
Residing at: PARK CITY, UTAH
My commission expires: 04.24.23



Bill Beckman, COLONY HOA
Treasurer

On the 3rd day of August, 2019, personally appeared before me
BILL BECKMAN, the signer of the foregoing instrument, who duly
acknowledged to me that he executed the same.



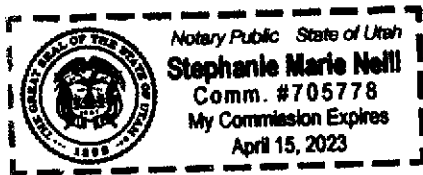

NOTARY PUBLIC
Residing at: PARK CITY, UTAH
My commission expires: 04.24.23

IRON MOUNTAIN ASSOCIATES, LLC



John O'Connell
Vice President

On the 2 day of Aug, 2019, personally appeared before me
John O'Connell, the signer of the foregoing instrument, who
duly acknowledged to me that he executed the same.



Stephanie Marie Neill
NOTARY PUBLIC
Residing at: County of Summit
My commission expires: April 15, 2023

DESIGN AND DEVELOPMENT GUIDELINES

(Fifth Amended, Restated and Adopted)
October 1, 2018





NOTICE: THE FOLLOWING PARAGRAPH IN THE DEVELOPMENT ENVELOPE SECTION OF THE DESIGN AND DEVELOPMENT GUIDELINES DESCRIBE DESIGN REQUIREMENTS THAT MUST BE ADHERED TO IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF ALL HOMES IN THE COLONY AT WHITE PINE CANYON:

A Homestead Owner is not permitted to exceed 20,000 square feet of total site coverage within the development envelope. This limitation is intended to minimize visual and environmental impacts, caused by the construction of impervious surfaces as well as the effect alterations to the natural landscape and drainage patterns. "Total site coverage" is defined to include the footprint of all structures, all impervious terraces, decks and patios, and all other impervious surfaces, including paved recreation areas and hard surfaced parking spaces. The driveway, up to the point where it widens in front of the garage (up to thirty (30) feet from the garage façade), is not included in the total site coverage since the area contained within in the driveway will be determined largely by topography and will vary in length from one Homestead to another. Exceptions to the total site coverage limit, other than those previously approved by the developer at platting, may be requested and may be approved by SARC provided the development area is not visible from off-site and the proposed improvements to the site otherwise comply with the Guidelines and Global Principles. Consideration by SARC of a request for an exception to Total Site Coverage shall be based on established criteria, including, but not limited to the following: lot size, topography, siting, visual impact, design, building materials, and the improvements proposed to mitigate the impacts of the increased site coverage. These mitigation measures may include, but not limited to, landscaping/screening and drainage improvements. Exceptions generally would be appropriate only on the largest Homesteads within The Colony; provided, however, total site coverage on any one Homestead shall not exceed 40,000 square feet. Specific exceptions have been approved for Homesteads 126 and 127, each of which is permitted 40,000 square feet of total site coverage.

THESE DESIGN GUIDELINES HAVE BEEN REVIEWED AND APPROVED BY SUMMIT COUNTY, AND MAY NOT BE AMENDED OR WAIVED WITHOUT THE CONSENT OF SARC AND THE SUMMIT COUNTY COMMUNITY DEVELOPMENT DIRECTOR. LIMITATIONS ON IMPERVIOUS COVERAGE DESCRIBED IN THE PARAGRAPH ABOVE ARE IMPOSED IN ORDER TO PRESERVE THE OPEN SPACE THAT IS CRITICAL TO THE LONG-TERM BEAUTY AND SUSTAINABILITY OF THE COLONY AT WHITE PINE CANYON. THESE LIMITATIONS ON TOTAL SITE COVERAGE, AND OTHER PROVISIONS OF THESE DESIGN GUIDELINES, ARE INCLUDED AS RECORDED RESTRICTIONS THAT GOVERN THE OWNERSHIP AND DEVELOPMENT OF EACH HOMESTEAD.

Any and all prior approvals of homes completed, under construction or with approved plans, under any previously adopted versions of the Design and Development Guidelines or otherwise approved by the Site and Architectural Review Committee shall not set precedent and shall not be used as such in future evaluations of Colony Homesteads under the Design and Development Guidelines as currently adopted, including but not limited to building massing, roof forms, materials, and lighting.

Add language updating to Fifth These Fourth Amended and Restated Design and Development Guidelines amend and restate in their entirety the Third Amended, Restated and Adopted Design and Development Guidelines recorded in the Summit County Recorder on October 9, 2014, as Entry No. 1004552, as previously amended Second Amended and Restated Design Guidelines recorded in the Summit County Recorder on October 17, 2012, as Entry No. 955352, as previously amended by the Amended and Restated Design and Development Guidelines recorded in the office of the Summit County Recorder on June 10, 2010, as Entry No. 900312, in Book 2035, at Pages 877-942, as previously amended by the First Amendment to said Amended and Restated Design and Development Guidelines recorded June 14, 2011, as entry No. 924377, in Book 2084, at Pages 546-551, and the Second Amendment to said Amended and Restated Design and Development Guidelines recorded June 22, 2011, as entry No. 925150, in Book 2085, at Pages 987-992.

The Amended and Restated Design and Development Guidelines had previously amended and restated the original Design and Development Guidelines for The Colony at White Pine Canyon recorded in the office of the Summit County Recorder on September 28,

1998, as Entry No. 518626, in Book 1186, at Pages 59-127, and previously amended by the First Amendment to said Design and Development Guidelines recorded September 15, 1999, as Entry No. 548588, in Book 1287, at Pages 734-739, the Second Amendment to said Design and Development Guidelines recorded December 29, 2000, as Entry No. 579437, in Book 1347, at Pages 715-717, the Third Amendment to said Design and Development Guidelines recorded December 28, 2001, as Entry No. 607117, in Book 1424, at Page 857, the Fourth Amendment to said Design and Development Guidelines recorded June 25, 2002, as Entry No. 623051, in Book 1456, at Page 1200, the Fifth Amendment to said Design and Development Guidelines recorded April 11, 2003, as Entry No. 654515, in Book 1525, at Page 1810, the Sixth Amendment to said Design and Development Guidelines recorded June 25, 2003, as Entry No. 663162, in Book 1545, at Page 1217, the Seventh Amendment to said Design and Development Guidelines recorded January 26, 2004, as Entry No. 687138, in Book 1595, at Page 1644, the Eighth Amendment to said Design and Development Guidelines recorded March 1, 2006, as Entry No. 770215, in Book 1774, at Page 852, the Ninth Amendment to said Design and Development Guidelines recorded August 24, 2006, as Entry No. 788381, in Book 1812, at Page 701, the Tenth Amendment to said Design and Development Guidelines recorded September 21, 2007, as Entry No. 826013, in Book 1890, at Page 301, and the Eleventh Amendment to said Design and Development Guidelines recorded March 15, 2010, as Entry No. 894026, in Book 2024, at Page 665.

The most current version of these Design and Development Guidelines was recorded with the Summit County Recorder on December 5, 2017.





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In order to preserve the natural beauty of White Pine Canyon and to maintain the rural, mountain character of The Colony, the development has been carefully master planned. Open space corridors have been permanently set aside to preserve creeks, riparian areas, wetlands and wildlife habitat. Road rights-of-way have been cleared to identify the most pleasing and least visually intrusive alignment. The number of individual home sites (referred to as "Homesteads") has deliberately been kept at a very low density, primarily to preserve the environmental and visual integrity of the landscape and to allow the integration of a high-quality skiing and recreational experience. Crucial to the protection of The Colony's environmental character, development envelopes have been conceptually identified within each Homestead in order that homes will be located only where they are integrated into the natural conditions of the site to the greatest extent possible, where they can take maximum advantage of sun and views with sensitivity to other Homesteads and Basin views, and where they create the least amount of disturbance to the natural terrain. The advancement of these goals is the focus of The Colony's Design and Development Guidelines, sometimes referred to herein as the "Guidelines."

Specifically, the Guidelines are intended to:

- Ensure that development is consistent with the rural mountain character of the setting;
- Minimize the visibility of structures and driveways;
- Encourage design that is complementary to and preserves the natural character of the landscape; and
- Protect and enhance property values.

The Design and Development Guidelines provide conceptual direction and, in some areas, definitive requirements to Homestead Owners, their architects and contractors involved with the siting, design and construction of homes in The Colony. The Site and Architectural Review Committee ("SARC") will use the Guidelines as general criteria to evaluate building plans. They illustrate approaches to site planning and architectural design that are compatible with the natural landscape and the desired character of the community. The intent of the Guidelines is to enable every Homestead Owner to savor the majesty and solitude of White Pine Canyon by ensuring that development is subordinate to its natural surroundings - in essence, to make buildings, through sensitive siting and design, reasonably shielded from one another and to minimize visual impacts to the Snyderville Basin. The Guidelines are to be utilized and enforced by SARC in reviewing, administering, approving, approving with conditions, and/or disapproving all development in The Colony as adjudicated by the Board of Trustees of the Homeowners' Association ("Association") or its designees.

THE SITE AND ARCHITECTURAL REVIEW COMMITTEE



SARC OVERVIEW AND RESPONSIBILITIES

SARC was created to review sitework and building plans on behalf of the Homeowners' Association of The Colony at White Pine Canyon (the "Association") for their adherence to the Guidelines. Refer to Article 4 of the CC&R's for The Colony for additional information on SARC's members, responsibilities and procedures.

SARC is responsible for reviewing, approving and enforcing the Guidelines to ensure all development conforms to the Guidelines. This includes, but is not limited to, the following development activities:

- Any sitework, grading, building construction, structure placement, or other site modification anywhere within The Colony, including all ski resort, open space and trail areas, as well as any Homestead.
- Any renovation, expansion or changes to the exterior of an existing structure.
- Any landscape or site modifications to a Homestead, including areas outside the development envelope where driveways or low impact uses are permitted, or to any other area within The Colony.
- Any changes to the natural landscape, including the clearing of native vegetation and removal of live standing trees, anywhere within The Colony.

SARC will also assist in explaining and clarifying the Guidelines to Homestead Owners, as subsequently defined, and their representatives and will communicate information in a constructive way throughout the review process. SARC's objective is to encourage good stewardship of the land and sensitive architectural expression consistent with the high standards of quality for this unique community.

The SARC review process is in addition to the Summit County review process. Any application for a building or site modification permit within The Colony must be reviewed by SARC to determine that it complies with the Guidelines, but any such application must also be approved by Summit County.



THE SARC REVIEW PROCESS AND SUBMISSION REQUIREMENTS

Personal participation by the owner of the Homestead "Homestead Owner" or the Homestead Owner's representative that is not associated with the architect or contractor (collectively "Homestead Owner") is required.

In the case of a Pre-Purchase Consultation Meeting (as defined in Appendix B), prospective site purchasers may obtain non-binding SARC input prior to the purchase of a Homestead.

To be considered complete, an application for SARC review must include all the information requested on the application form in Appendix A and listed at each step outlined below so that the review process will be as effective and efficient as possible. Homestead Owners are required to engage the services of a licensed architect familiar with mountain design for any development activity that involves structures. They also are encouraged to employ a licensed landscape architect familiar with high mountain landscape design.

Homestead Owners who are starting with an undeveloped Homestead shall begin their design process with a conceptual master plan for the entire site so that proper relationships among all proposed and/or contemplated structures and site amenities can be anticipated, and the cumulative site impacts can be evaluated and minimized. A master plan evolves from a thorough understanding of the constraints and design opportunities unique to each Homestead; it is intended to identify where the clustering of structures is desirable, where a separation between them is preferable, and where the access that serves all future facilities can be located to minimize the impact to the landscape. The absence of an effective master plan may affect the Homestead Owner's subsequent ability to add facilities.

The cost of SARC's review, including the services of any of SARC's planning consultants, shall be covered through fees for services that are paid by the Homestead Owner. Fees are based on the type of project for which SARC approval is sought and must be paid in full before the review process may commence. The amount of the fee required is subject to periodic adjustment by The Colony Homeowners' Association. Please contact the Association for a current schedule of application fees.

There are three steps in the SARC design review process.

THE SARC
REVIEW
PROCESS AND
SUBMISSION
REQUIREMENTS

STEP **1**

THE PRE-PLANNING MEETING

The SARC review process commences with a work session with SARC, the Homestead Owner, and the Homestead Owner's architect. The purpose of this meeting is to agree on basic parameters for development of the Homestead that fully respond to the desires of the Homestead Owner and the land use philosophy and operating policies of The Colony as well as the Global Principles of The Canyons Specially Planned Area (the "Global Principles") to which The Colony is subject (see The Canyons Specially Planned Area Development Agreement). It is required that the Homestead Owner and the Homestead Owner's architect attend this meeting in order to understand completely the goals of the design review process.

The primary focus of the work session will be an analysis of the Homestead Owner's site, its physical constraints, and the particular visual and environmental sensitivities that must guide its development. SARC will review the Guidelines with participants. This meeting is scheduled after the Homestead Owner has selected a design team so that all of those who will be involved in the planning of the site may attend and before any conceptual plans are drawn for the Homestead Owner.

The outcome of the work session will be a mutual understanding of the site constraints, the design opportunities unique to the site, the potential visual impacts to neighboring Homestead Homesteads and to the Snyderville Basin, the possibility of environmental impacts (including the removal of trees and other vegetation) that may require mitigation, and any other site-specific concerns that the developer and the SARC members may have. It is expected that this early dialogue will give the Homestead Owner constructive input when s/he is most able to use it and, in this way, will avoid the adversarial and potentially expensive effort that often attends conventional design review procedures.

At the discretion of SARC, the requirement for this meeting may be waived for applications that concern minor changes to existing structures or landscape.

SUBMISSION REQUIREMENTS FOR THE PRE-PLANNING MEETING

- A certified site survey of the Homestead showing platted property boundaries and, at least within the development envelope and the driveway corridor, topography at two foot (2') contour intervals. The survey must indicate easements, creeks, riparian areas, designated wetlands, mature trees, tree groupings and groves within the area to be developed.
- The certified site survey should also indicate all existing improvements, including utilities, hydrants, power transformers, water meters and valves, retaining walls, bridge and tunnel structures, abutments, and adjacent roads and driveways.
- A Conceptual Site Analysis Diagram (SAD) prepared by the developer.

STEP 2

CONCEPTUAL DESIGN REVIEW

Conceptual design review begins with the Homestead Owner's submittal of conceptual site and building plans. Conceptual review is intended to provide more detailed direction and guidance to the Homestead Owner and the Homestead Owner's design team by the specific identification of any site or development issues and concerns that SARC indicates must be resolved.

Conceptual drawings typically indicate overall design and site planning directions but are not intended to fully resolve all technical or design issues. They illustrate (1) the siting of conceptual building program elements; (2) the preliminary resolution of building form and massing; (3) the Homestead Owner's general thoughts about architectural character, style, and materials; (4) the visual and functional linkages; (5) the view relationships with neighboring sites; (6) the grading required for driveway access and the siting of the building; (6) the generally proposed site design including areas identified for outdoor living/ activity; and (7) the general extent of site disturbance.

SCHEDULING A CONCEPTUAL REVIEW MEETING WITH SARC

Upon request by the Homestead Owner, a conceptual review meeting of SARC may be scheduled with three (3) weeks advance notice. The conceptual review is an open meeting. At least fourteen (14) days prior to the meeting, individual notices will be sent to all adjacent property Homestead Owners. A complete package of conceptual plans must be submitted to SARC no later than one week prior to the scheduled meeting.

The Homestead Owner and/or his/her architect shall make an informal presentation at the meeting to outline the development program and design goals. Feedback from SARC members will be more substantive if the underlying rationale for the Homestead Owner's design decisions is well articulated. SARC will evaluate the conceptual plans for conformity with the Guidelines and the concepts discussed during the pre-planning meeting.

Within one (1) week following the conceptual review meeting, SARC shall issue a written response to the Homestead Owner that specifically outlines outstanding issues and concerns and summarizes SARC members' comments. If unresolved issues appear to warrant it, SARC may recommend a follow-up meeting with the Homestead Owner before SARC's written response and before the plans are submitted for final review (Step Three as outlined below).

SUBMISSION REQUIREMENTS FOR CONCEPTUAL REVIEW

Homestead Owners for conceptual design review shall submit the following:

- A conceptual site/grading plan indicating the developer's defined boundary of the development envelope or as the development envelope is depicted on the SAD, the driveway corridor, and the driveway alignment within it; the location of all planned improvements and structures, including outdoor activity areas, fencing, retaining walls, and water features; all utility lines and any related utility easements required by service providers; and the ski-in/ski-out locations (which, whenever possible, should follow the alignment of existing disturbed areas, e.g., a sewer lateral alignment, utility easement, etc.). The plan shall also indicate the estimated limits of grading and site disturbance within the development envelope and preliminary finish grades and floor elevations at doorways and paved surfaces. Drainage should be clearly depicted through the indication of swales and proposed drainage structures. Format of presentation materials may be at the discretion of the architect, however, one 11" x 17" copy of the plans is required for SARC records.
- All submission requirements for the pre-planning meeting should be incorporated into the plan documents submitted for conceptual review.
- The conceptual site/grading plan shall include the proposed removal of vegetation for forest fire suppression purposes as covered in the existing fire mitigation policy. Removal of vegetation for fire

suppression purposes must be considered as part of the Conceptual Plan Review since such removal may impact the visibility and siting of the improvements.

- Conceptual floor plans, roof plans, sections, and elevations of all structures, including accessory buildings. Building plans and elevations shall be at a minimum scale of 1/8 inch = 1 foot, or larger.
- A preliminary landscape plan illustrating concepts for framing or screening important views to and from the structures. The plan should show all trees and other native vegetation to be removed, new planting proposed and describe generally the types and quantities of plants (trees, shrubs, ground covers) to be added to the site.
- A description of desired exterior finishes, building and paving materials, and colors.
- A three dimensional model of the building and surrounding topography within the development envelope is required, as an effective means of evaluating conceptual massing and positioning of the home on the site. The presentation of the model may be in a physical medium (e.g. constructed of wood, plastic and similar materials) or in a computer graphic format such as AutoCAD, SketchUp, Revit, etc.

In addition to all drawings and materials listed above, SARC may require the Homestead Owner to survey and stake the corners and ridgelines of the proposed structures, the centerline and edges of the proposed driveway, and the limits of site disturbance. Staking shall indicate the actual height of the proposed structures by means of story poles where required by SARC and the most visual portion of the structure(s) highlighted with an orange marking disc for ease of recognition from off-site. Each stake shall be numbered. A staking plan superimposed on the site plan shall be submitted showing the location and number of each stake. Conceptual approval shall not be given to the Homestead Owner prior to the review of the staking by SARC. SARC shall conduct an on-site review of the staking in conjunction with the Conceptual Plan Review and prior to written approval of the Conceptual Plan.

STEP 3

SCHEDULING THE FINAL MEETING WITH SARC

Final plan review cannot occur prior to receipt of written approval from SARC of conceptual plans. Upon request by the Homestead Owner and with at least three (3) weeks advance notice, a final review meeting of SARC will be scheduled. The final review by SARC is an open meeting. At least fourteen (14) days prior to the meeting, individual notices will be mailed to all adjacent Homestead Owners. A complete package of final plans must be submitted to SARC no later than one (1) week prior to the scheduled meeting.

It is strongly recommended that the Homestead Owner's design team attend the final plan review to present the plans. SARC will review the construction drawings and final site plans for conformity with the Guidelines and determine whether all outstanding issues discussed in previous review sessions have been resolved.

Within fourteen (14) days of the meeting, SARC shall approve, approve with conditions, or disapprove the final plans, or extend the approval date by issuing a request for further information. The notice of approval shall be in writing and will be sent to the Homestead Owner and to the Summit County Community Development Department. If an application is denied, the Homestead Owner may resubmit a revised plan at any time. Subsequent review may be subject to the payment of an additional fee.

**THE SARC
REVIEW
PROCESS AND
SUBMISSION
REQUIREMENTS**

SUBMISSION REQUIREMENTS FOR FINAL REVIEW

The final submission package shall respond to issues raised by SARC in the prior conceptual review phases and shall include the materials listed below:

- Final site plan at a scale of 1 inch = 20 feet, indicating layout and dimensions of the development envelope, all building and accessory elements, the driveway, all utilities, and all landscaped areas. All utility or other easements must be surveyed and clearly indicated on the plan with bearings and distances noted; these dimensions must correspond to the Homestead's legal description.
- Final building floor plans, roof plans, sections, and elevations at a scale of 1/8 inch = 1 foot.
- Final grading and drainage plan.
- Initial landscape plan detailing locations of all plantings by species, size and quantity. Native, low-water plant species are strongly recommended (a list of approved species suited to the microclimates found in White Pine Canyon is included in Appendix C). A Final Landscape Plan (including an irrigation plan, water source and estimated water usage) shall be submitted by the Homestead Owner prior to 4-way inspection and is subject to the review and approval of SARC. Submittal of the Final Landscape Plan, and its review by SARC, is deferred until this point to ensure that the ultimate landscape improvements address and mitigate all areas disturbed in the construction process.
- Final material samples, specifications, product cut sheets, and color samples for all exterior finishes. Photos are not acceptable, actual materials must be submitted.
- Construction details, sections and elevations as needed to illustrate design intent and any accessory elements such as swimming pools, spas and other outdoor facilities.
- Lighting plan, with cut sheets or details of all fixtures and addressing all requirements of the lighting guidelines specifically outlined herein.
- Details of proposed entry monument and/or gates, if any.
- Development phasing plan, if appropriate.
- A Construction Mitigation Plan (CMP) showing limits of disturbance fencing, silt control fencing, construction staging areas, topsoil storage areas, proposed construction parking areas, construction entrance detail, tree protection, dust control, etc.
- An Erosion Control Plan which complies with Summit County requirements.
- A revised 3-D model may be required by SARC.
- Snow removal and storage plan.

In addition to the above, the Homestead Owner may be required to provide staking of the site in addition to that required at Conceptual Plan Review if SARC determines that there have been material changes to the proposed structures since conceptual approval.

TIMELINE

Homestead Owners should anticipate a full review process to take a minimum of 12 weeks.

Any SARC approval of a Final Plan submission shall expire within two (2) years if the project has not begun construction.

When a property is sold, if there are SARC approved plans on file and construction has not commenced, the plans will not transfer to the buyer unless the Association receives explicit written permission from both the seller and architect.

APPEALS

Refer to Appendix J for appeal options on SARC determinations.

ZONES AND PERMITTED USES



HOMESTEAD ZONES

Each Homestead is comprised of three zones: (1) the development envelope; (2) the driveway corridor; and (3) the natural open space zone.

A conceptual site analysis diagram has been prepared by the developer for each Homestead to highlight the site-specific constraints and opportunities that should be considered in site planning and to suggest the general location of the development envelope and a possible location for the driveway corridor.



THE DEVELOPMENT ENVELOPE

Homesteads within The Colony have been designed to optimize views, facilitate driveway access, and to encourage development that conforms to the natural terrain with minimal grading. The property boundaries of each Homestead have been determined with the objective of promoting the rural, mountain character of the community, the key components of which are maximum visual separation and privacy between Homesteads and minimal visibility of development as viewed both from outside The Colony and from the recreational trails within White Pine Canyon.

In some areas of The Colony, where the topography is gentler, there are natural or manmade amenities such as lakes and meadows. These features may be the focal point or represent the prominent view shed for multiple home sites that may look upon each other; therefore, in these instances the ability or requirement to have visual separation between structures may not always exist.

Some home sites do not have significant elevation differences from surrounding and/or adjacent properties. These designated sites are identified on the phase plat and site analysis diagram. The planting of vegetation in some view corridors may be prohibited to protect neighbor's view corridors.

A conceptual site analysis diagram for each Homestead was prepared by the master developer of The Colony to suggest the best location for the center of the development envelope. However, in consideration of the size of the Homesteads and the desire to provide the Homestead Owner with reasonable design flexibility, SARC may consider proposals for alternative development envelopes on any Homestead, provided it can be adequately demonstrated by the Homestead Owner that the alternative location accomplishes the objectives of the Guidelines. If SARC and the Homestead Owner cannot agree that the alternative development envelope accomplishes the planning objectives of the Guidelines, then the conceptual development envelope indicated on the site analysis diagram will constitute the default location. Once a development envelope has been reviewed and confirmed by SARC, the Homestead Owner is required to build within the designated development envelope. Building outside the designated envelope requires approval from SARC. Adjacent neighbors will be notified and may provide input that shall be considered by SARC.

There are a few cases where SARC has no discretion to adjust building envelopes; these Homesteads are specifically defined, designated on recorded plats and site analysis diagrams. For these specific Homesteads, all structures must be constructed within the development envelope. These Homesteads are identified in Appendix F.

In order to maintain a defined edge between improvements and the natural environment, all structures and site improvements, except the driveway, must be contained within the development envelope. This includes the primary residential structure, guest house, and other accessory buildings, as well as all ancillary facilities such as dog runs, gardens, lawns, paved areas, pools, and other recreational facilities.

A Homestead Owner is not permitted to exceed 20,000 square feet of total site coverage within the development envelope. This limitation is intended to minimize visual and environmental impacts, caused by the construction of impervious surfaces as well as the effect alterations to the natural landscape and drainage patterns. "Total site coverage" is defined to include the footprint of all structures, all impervious terraces, decks and patios, and all other impervious surfaces, including paved recreation areas and hard surfaced parking spaces. The driveway, up to the point where it widens in front of the garage (up to thirty (30) feet from the garage façade), is not included in the total site coverage since the area contained within in the driveway will be determined largely by topography and will vary in length from one Homestead to another. Exceptions to the total site coverage limit, other than those previously approved by the developer at platting, may be requested and may be approved by SARC provided the development area is not visible from off-site and the proposed improvements to the site otherwise comply with the Guidelines and Global Principles. Consideration by SARC of a request for an exception to Total Site Coverage shall be based on established criteria, including, but not limited to the following: lot size, topography, siting, visual impact, design, building materials, and the improvements proposed to mitigate the impacts of the increased site coverage. These mitigation measures may include, but not limited to, landscaping/screening and drainage improvements. Exceptions generally would be appropriate only on the largest Homesteads within The Colony; provided, however, total site coverage on any one Homestead shall not exceed 40,000 square feet. Specific exceptions have been approved for Homesteads 126 and 127, each of which is permitted 40,000 square feet of total site coverage.

THE DRIVEWAY CORRIDOR

The location, alignment and size of the driveway corridor will be determined during the design and approval process. Suitable driveway alignments have been identified for all Homesteads, but the Homestead Owner may modify the location of the corridor and the point of access from the main road provided it is clear from the plans that the change does not exacerbate site impacts and provided it is approved by SARC. The dimensions of this zone shall not exceed the disturbed area of site work required for driveway construction.

THE NATURAL OPEN SPACE ZONE

This zone encompasses all areas of the Homestead pursuant to fire mitigation policy that are outside the development envelope and the driveway corridor. Except for land and forest management, maintenance of roads and common facilities, and utility construction, no development activity is permitted in this zone. Land management activities such as, wildlife habitat enhancement, revegetation, reforestation, slope and creek bank stabilization, and selective thinning of trees pursuant to the recommendation of a forest management plan or for fire mitigation or suppression purposes may only be undertaken with the approval of the Association Management.

PERMITTED USES

THE DEVELOPMENT ENVELOPE

Permitted uses within the **development envelope** include, but are not limited to:

- A single-family home
- A guest house (shall not exceed a total footprint of 2,500 square feet)
- Barns and accessory out-buildings, including care-taker quarters (the square footage of which is left to the reasonable discretion of SARC based on its determination of the appropriate Total Site Coverage)
- Recreational facilities such as swimming pools and spas for personal use
- Building pad grading approved by SARC
- Low-level site lighting not visible from off-site and in accordance with the Guidelines
- Approved fencing
- All uses listed under driveway corridor below

A single family home or main home, guest home, and/or barn may be constructed in any sequence.

THE DRIVEWAY CORRIDOR

Permitted activities within the **driveway corridor** include:

- Vegetation removal and revegetation with native plants (see Appendix C)
- Road bed grading and paving
- Entry monuments as defined by the Guidelines
- Drainage improvements and erosion control measures
- Retaining walls and other slope stabilization measures
- Utility service extensions
- Low-level lighting to illuminate the address monument

THE NATURAL OPEN SPACE ZONE

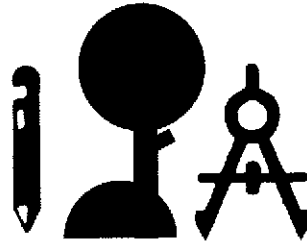
Permitted uses within the **natural open space zone** include:

- Hiking, biking and equestrian trails
 - Pastures and meadows
 - Ponds
 - Picnic areas and roofed picnic shelters without walls
-

Prohibited uses

- Site work or grading not approved by SARC and Summit County
- Buildings of any kind, except picnic shelters as stated above
- Fencing (except as allowed in the fencing section)
- Exterior lighting
- Vegetation removal, except as approved by SARC

SITE DESIGN STANDARDS



These Guidelines address both site planning and architectural design. Site planning standards apply to site improvements, the siting of structures, and modifications of the natural landscape within the driveway corridor and the development envelope. Architectural design standards apply to the design, form, massing, and character of structures in the development envelope.

Every Homestead in The Colony has unique natural features and character that should be preserved and reinforced. It is these natural attributes that provide the strongest clues for design form. When used for inspiration, they are essential tools to achieve buildings and site improvements that are integral to the natural landscape and uniquely well suited to an individual site. This is the most important goal of The Colony's site planning guidelines – the seamless integration of a new Homestead and associated landscaping and site improvements into the existing and natural context.

Locate driveway to minimize impacts to the site by working with the natural topography, avoiding unnecessary cuts and fills and disturbances to vegetation. An 8% maximum gradient and 15 foot minimum width are recommended.

One parking space per bedroom is required. At least two spaces are to be covered. Keep impervious surfaces to a minimum by using gravel or pavers over a porous setting bed.



Vegetation between building envelopes is essential for screening and privacy and shall not be disturbed.

Multiple structures should be organized in a clustered site plan and unified by a consistent vocabulary of architectural design elements, materials and colors.

Development envelope

Siting of the house should respond to the natural features of the site.

Selective thinning of trees to open views should reinforce the pattern of natural forest breaks. Tree removal must be approved by SARC.

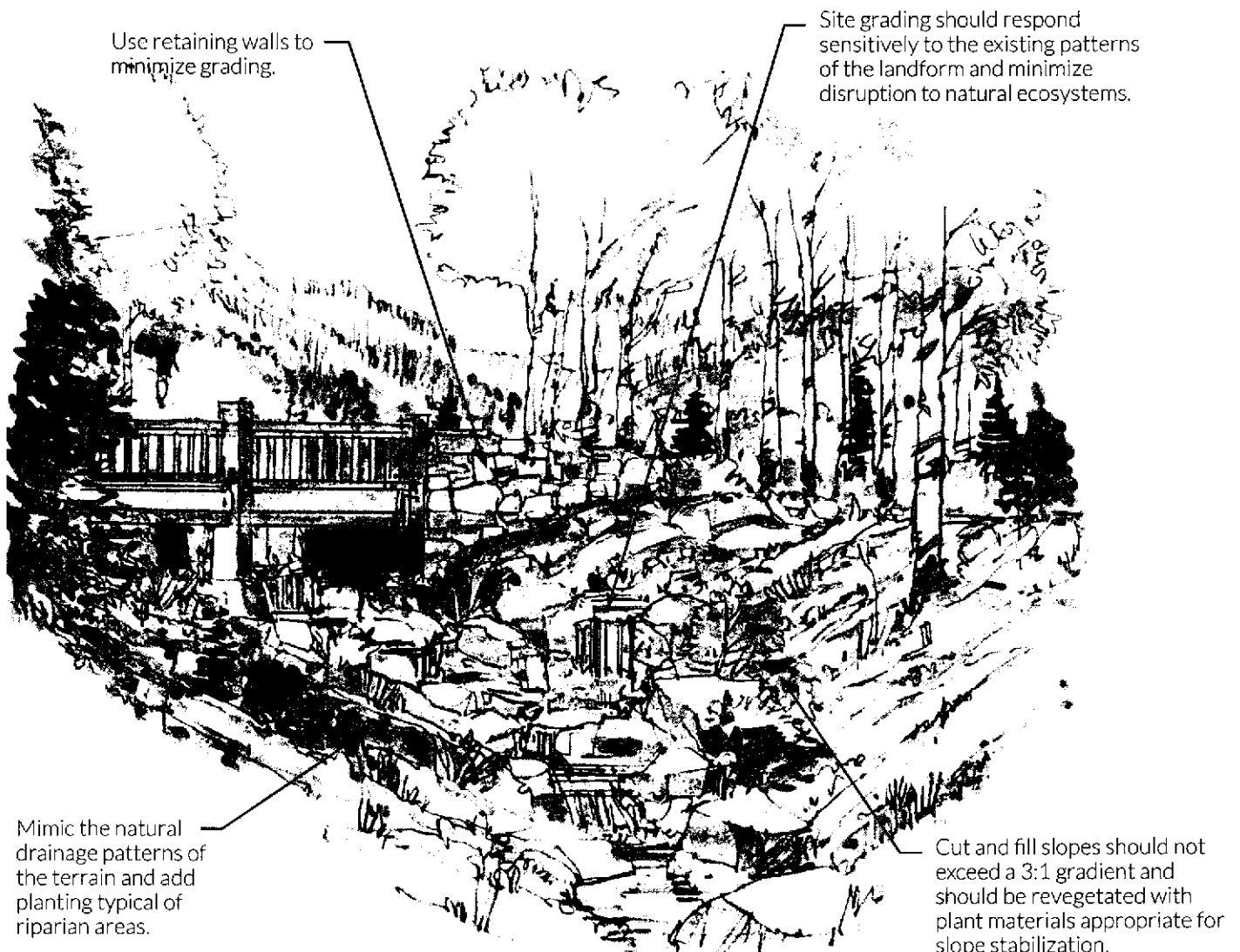
DRAINAGE

Natural drainages that traverse the Homesteads generally shall be maintained in their original condition, although SARC may grant exceptions if it reasonably determines that the quality of the overall site plan is improved by such an exception and that adequate mitigation measures have been included to ensure the quality of the natural drainage is not compromised by the change. Eroding areas must be stabilized and revegetated promptly to avoid siltation damage to the surrounding environment and to maintain high water quality in area streams.

If it is proposed that construction and development will obstruct or redirect natural drainage patterns, surface run-off should be carefully redirected to existing streambeds or new swales designed to look natural. During construction, sediment control fencing (and bags near pavement and/or culvert areas) shall be required. Swales may be required above new cut or fill slopes to protect them from erosion. Subsurface drainage systems are not recommended in this climate.

Paved and impermeable surfaces should be minimized. Concentrated drainage onto neighboring properties in excess of pre-existing, naturally occurring volumes is not permitted.

Where driveways must cross creeks or other natural (perennial or intermittent) drainages, bridges are recommended rather than culverts. Culverts may only be used with SARC approval and the approval of the Utah State Division of Natural Resources, as applicable. The exposed intake and outfall ends must be screened with stone and cobble to make them more natural in appearance.



DRIVEWAYS AND PARKING

Access driveways and surface parking areas will have significant impacts on any mountain site. These necessary functional elements must be located to limit disturbance of vegetation, avoid unnecessary cuts and fills, and minimize their visibility. The primary goal in planning the driveway is to work with, not against, variations in the natural topography and to avoid scars on the land that would be difficult to revegetate or restore to a natural appearance.

The maximum grade on driveways shall not exceed twelve percent (12%) slope and should conform in all respects to Summit County driveway requirements. Among other things these requirements state that no driveway can have more than a total of two hundred fifty feet (250') of length at twelve percent (12%) slope and the overall average length must not exceed ten percent (10%) slope. The first twenty feet (20') from the edge of the paved surface of the road shall not exceed five percent (5%) slope.

Minimum driveway width typically shall be twelve feet (12') of driving surface except in the case of extremely long driveways, where the Park City Fire Service District (PCFSD) may require a wider dimension to provide, in emergencies, passing for emergency vehicles. County regulations specify that all driveways, whether or not locked with gates, must provide a PCFSD approved turn-out for emergency vehicles where the driveway meets the building pad and every two-hundred feet (200') for longer driveways.

Paving of driveways on any development Homestead under construction is recommended but not required unless specified by PCFSD. If the driveway will not be paved during the construction process, special care shall be taken to provide proper drainage and to control erosion and dust.

All reasonable efforts shall be made to minimize the visual impact of driveways and to screen them from White Pine Canyon Road with earthforms and landscaping. Driveways should intersect the main road as close to a right angle as possible and curve as soon as practical to avoid exposing a long linear view of the drive from the main road.

All Homestead Homesteads must provide for their own parking requirements within their development envelopes and driveway corridors. Each Homestead must provide one parking space per bedroom for the main home and/or guest home, consistent with County requirements, at least two of which must be covered parking spaces in a garage attached to the main house or in a separate structure. Guest homes are only required to have two covered parking spaces, either attached to the guest home or in a separate structure. Frequently used exterior parking spaces must be located in areas which will minimize the visibility of cars from adjacent roadways, ski runs and surrounding residences.

No parking will be permitted along the roads or common driveways within the community. Parking along the road or common driveways for large special events, such as weddings, must be approved in advance by the Association. Exterior parking of accessory vehicles, such as vans, boats, trailers, mobile homes, recreational vehicles, or tractors, is prohibited everywhere within The Colony. Special events are regulated by Summit County and may require a permit.

ENTRY GATES AND MONUMENTS

While it is not encouraged, Homestead Owners are permitted to install entry gates and/or entry monuments provided they are at a distance from the road adequate to make them relatively inconspicuous. The design and location of the gates and monuments must be approved by SARC. Homestead Owners who choose to install gates must provide turn-around space outside the gates where visitors who arrive at locked gates would otherwise be required to back out onto the main road or down a long or narrow drive. Summit County requires that gates are located at least fifteen feet (15') from the right-of-way line, that the distance between gateposts be four feet (4') wider than the driveway, and that the gates open inward. If the gates are taller than four feet (4'), Summit County requires that the gates are located at least thirty feet (30') from the right-of-way line. If electronically operated, the gates should be equipped with a receiver to permit emergency services and snow-plow operators to access the property with a transmitter, if the gates are locked, an approved lock box must be installed.

All Homesteads must provide for their own parking requirements within their development envelopes and driveway corridors. Each Homestead must provide one parking space per bedroom for the main home and/or guest home, consistent with County requirements, at least two of which must be covered parking spaces in a garage attached to the main house or in a separate structure. Guest homes are only required to have two covered parking spaces, either attached to the guest home or in a separate structure. Frequently used exterior parking spaces must be located in areas which will minimize the visibility of cars from adjacent roadways, ski runs and surrounding residences.

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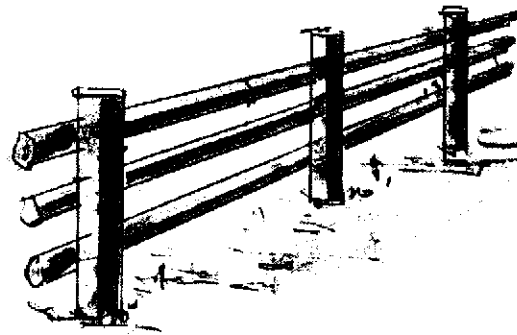
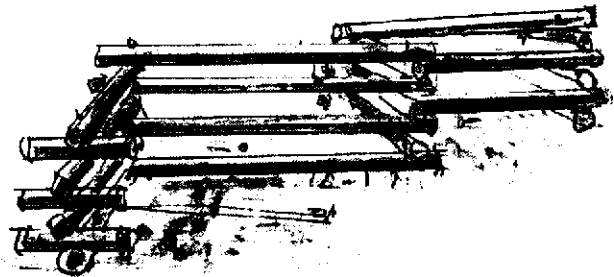
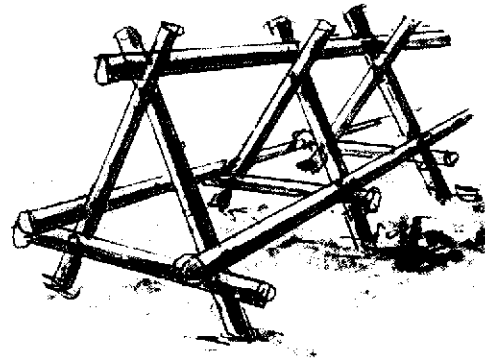
FENCING

There are two categories of permitted fencing: fencing that is within the development envelope and fencing elsewhere within the Homestead.

Fencing outside the development envelope is generally permitted only along the main roads and meadow edges. Three basic fence types, illustrated below, have been designed for use in these areas. If a Homestead Owner desires to install a fence outside the development envelope, the Homestead Owner must select from one of these three types and obtain SARC approval to construct it. The fencing should be coordinated with existing fences in the immediate neighborhood.

Within the development envelope, fencing, garden walls, dog runs, privacy walls and corrals must appear as an architectural extension of the building and be constructed of the same or compatible materials or be selected from one of the three approved rail fencing designs. Perimeter and lot line fencing is prohibited.

No fencing of any kind is permitted within the driveway corridor.



GRADING

The objective in site grading shall be to preserve the integrity and form of the natural landscape by responding sensitively to existing topography and maintaining the natural pattern of drainages, washes and creek beds. All work on any site must be done in a manner that minimizes disruption to natural ecosystems and the alteration of existing topography. Development envelopes have been identified in locations that generally avoid important natural features and steeper slopes, thus facilitating sensitive siting and reducing the amount of grading that will be necessary to construct buildings and site improvements.

Grading at all times shall be consistent with the provisions of the Snyderville Basin Development Code adopted by Summit County (the "Code") which, from time to time, may be amended. As set forth in the Code, "Natural Grade" shall be defined as the elevation of the natural ground before any development, excavation and/or filling, and "Finished Grade" shall be defined as the elevation of the finished ground after any proposed development, excavation, and/or filling. (Refer to the "Code" and the Section on "Building Form, Height and Massing" in these Guidelines for application of grade definitions to structure height.)

Since the primary objective of the Guidelines is to minimize the off-site visual impact of structures, in those instances in which it is clear that exceptions to the general intent of this Section are needed to reduce visual impact, SARC may approve or require significant alterations to the natural landform under and within the footprint of a structure to lower the Finished Grade if the result would be to reduce apparent height, mass and visual impact.

Building on slopes steeper than a 30% gradient is prohibited; however, exceptions may be approved by SARC, subject to the provisions outlined in the Summit County Code. The Homestead Owner is encouraged to discuss site planning as early in the process as possible with the County if there are slopes greater 30% on the topography. Final approvals of all site plans must be obtained from Summit County as part of the building permit process.

The following exceptions may be considered by the SARC if:

- (a) SARC reasonably determines that the portions of the proposed development site that exceed 30% are peripheral and limited in area and the average slope of the development site is under 30%, and
- (b) County regulations otherwise permit such exceptions.

Grading shall occur only within the development envelope and the driveway corridor.

As much as possible, cut and fill grading quantities should balance to minimize heavy truck traffic to the construction site.

Overlot grading intended to create a large flat building pad on sites steeper than ten percent is prohibited. All Homestead development must generally conform to the existing landform. Grading shall be minimized. The extent of any grading shall be approved by SARC, subject to the provisions of Snyderville Basin Development Code, based on a determination not only of its impact on the natural landform and existing vegetation but also on the determination of the visual impacts that may result from the grading.

The maximum gradient allowed on cut and fill slopes shall not exceed 2:1. However, because soil on fill slopes as steep as 2:1 is difficult to protect from erosion, it is recommended that these slopes be gentler in gradient wherever the terrain permits (3:1 is a more workable maximum gradient for successful revegetation). All approved cut and fill slopes shall be revegetated by the placement of topsoil and plant materials appropriate for slope stabilization within the time frame specified by Summit County and SARC. When slopes are greater than 3:1, both SARC and Summit County require soil stabilization mats. Exposed cuts and fills are prohibited.

Topsoil should be separated from other excavated material and stockpiled on site for later re-use.

Newly constructed berms, if used to screen parking or accessory elements, must appear as natural landforms. Side slopes typically should not exceed 3:1, and the sides and top of the berm should undulate.

PLANTING

The emphasis in landscape design throughout The Colony shall be to create the appearance of an undisturbed natural landscape. Planting compositions that echo natural vegetative patterns and plant species that are indigenous to the local area are required everywhere outside the development envelope and strongly recommended within it.

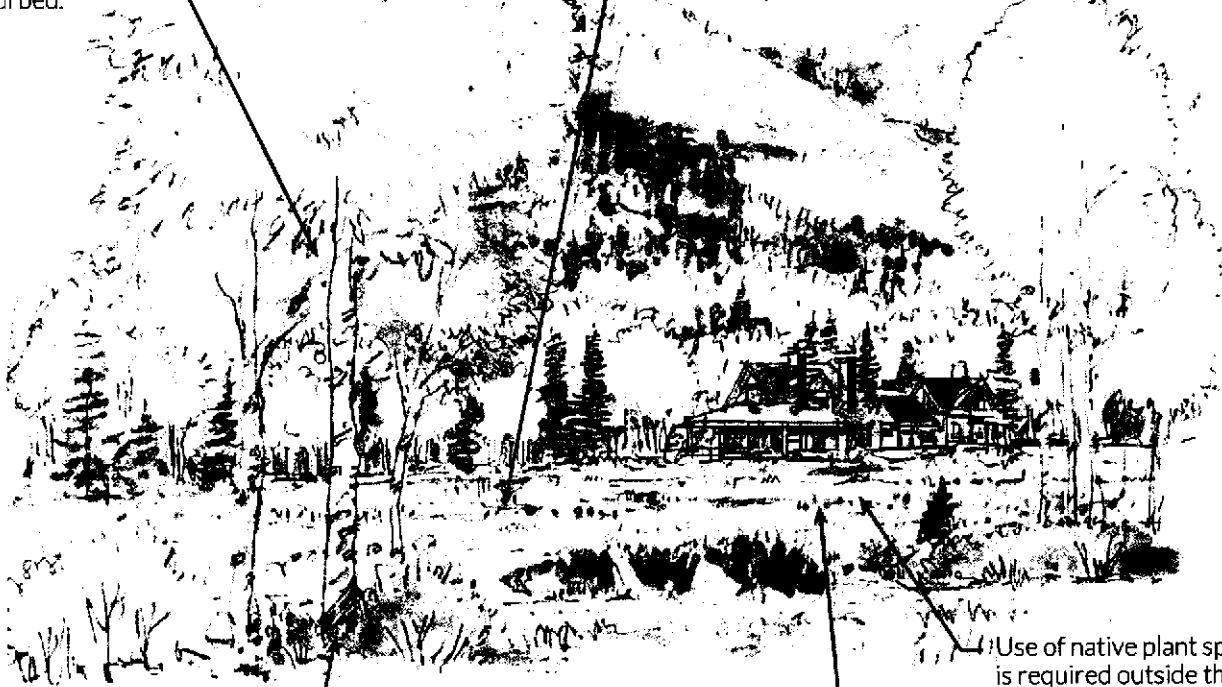
Meadow areas, both natural and man-made, are a major organizing element of The Colony landscape. They provide great spatial variety and interest, superb distant views, improved wildlife habitat and reduced wildfire risk. Existing meadows and the forest and shrub vegetation that defines their edges are fundamental to the natural character of the site and must remain undisturbed. To preserve the meadows as an essential landscape feature, no new planting or removal of existing vegetation will be allowed outside the development envelope or the driveway corridor except as approved by SARC for landscape restoration, wildlife habitat improvements or the enhancement of trails.

No tree removal (living trees) is permitted anywhere within a Homestead without SARC approval. Mature forest specimen trees within the development envelope and the driveway corridor must be identified on a site survey; SARC will not approve their removal unless there are no feasible alternatives. Trees deemed unhealthy may be felled with SARC approval (see Appendix D, Tree Removal Procedures).

Removal of vegetation for fire management purposes should be discussed with the Association at the time of Conceptual Plan Review. Removal of vegetation pursuant to the requirements of The Colony Fire Mitigation Policy must be considered as part of the Conceptual Plan Review since such removals may impact the visibility and siting of the improvements. All disturbed areas that are not paved or graveled shall be revegetated with appropriate native plant materials from the approved plant list in Appendix C. Homestead Owners are encouraged to utilize plant materials that require little water other than that initially required for their establishment and to use slope-stabilizing shrubs and ground covers on new cut and fill banks.

Leave existing meadows and the vegetation that define their edges undisturbed.

Enlargement of existing meadows to open up views should be done in a way that reflects the natural pattern of forest breaks. Feathered edges and a gently sloping ground plane of grasses and wildflowers help to extend this essential landscape feature.



Avoid unnecessary damage to existing trees and plant materials.

Regenerate all disturbed areas with appropriate native plant material.

Use of native plant species is required outside the development envelope and recommended within it.

The design and scale of newly landscaped areas must reflect and integrate well with the natural mountain landscape. New plantings should complement native plant communities and create visual extensions of existing vegetation masses and edges. Plant massings should look natural in form, scale, and position on the land. Plant species shall be selected from the approved plant list, except in limited areas near the primary residence, where non-natives are permitted. Care should be taken to choose plant materials, whether native or not, that are suited to the microclimatic variations in sunlight, soil, and moisture conditions in the locations where they will be placed.

A mix of sizes for newly planted trees is desirable to emulate natural patterns of forest growth. Minimum height for new coniferous trees intended to fulfill SARC conditions of approval shall be at least six feet (6'), with a minimum caliper of two inches (2"). For deciduous trees, they shall have a minimum caliper of two inches (2"). The number and size of all trees shall be shown on the final landscape plan approved by SARC and shall be selected from the approved plant list.

Within the development envelope, plantings in areas immediately adjacent to the residence are not restricted and may include ornamental plants that are not native to the local area. However, because the natural landscape is considered the most important character-giving feature of The Colony, manicured or groomed yards and lawns shall be enclosed by building, walls or natural screening elements so that they are visible only from within the Homestead Owner's own Homestead.

A layer of mulch (wood or plant product, not rock mulch) at least four inches (4") deep is required in all plant beds to reduce evaporation of moisture from the soil. Gravel/rock/rock mulch/decorative rock/sand is not permitted as a primary ground cover and is only permitted for small walking paths, small sitting areas/patios, borders, and/or as an accent feature in a garden. In no case shall gravel/rock/rock mulch/decorative rock/sand exceed ten percent (10%) coverage of the landscaped area (not including building footprint and driveway) of any property. Naturally colored bark mulch (wood product) is approved as ground cover and may be used throughout the property in garden beds, for walking paths, seating areas/patios and/or similarly defined spaces.

PETS AND WILDLIFE

On certain Homesteads, horses may be permitted if the Homestead has been designated for the keeping of horses as provided in Section 7.7 of the Declaration of Covenants, Conditions and Restrictions for The Colony at White Pine Canyon. The Association shall strictly limit the number of horses permitted on any Homestead, which number may vary depending on the size, location and special circumstances relating to the specific Homestead involved. The riding of horses shall be permitted only on trails and in other areas which the Declaration specifically designates, or which from time to time the Association may designate for such use.

Animal barns may not be located closer than sixty feet (60') from any dwelling. A Low Impact Permit must be approved by Summit County to authorize construction of a barn and/or associated corrals for animals. Accessory structures shall adhere to all Synderville Basin Code requirements.

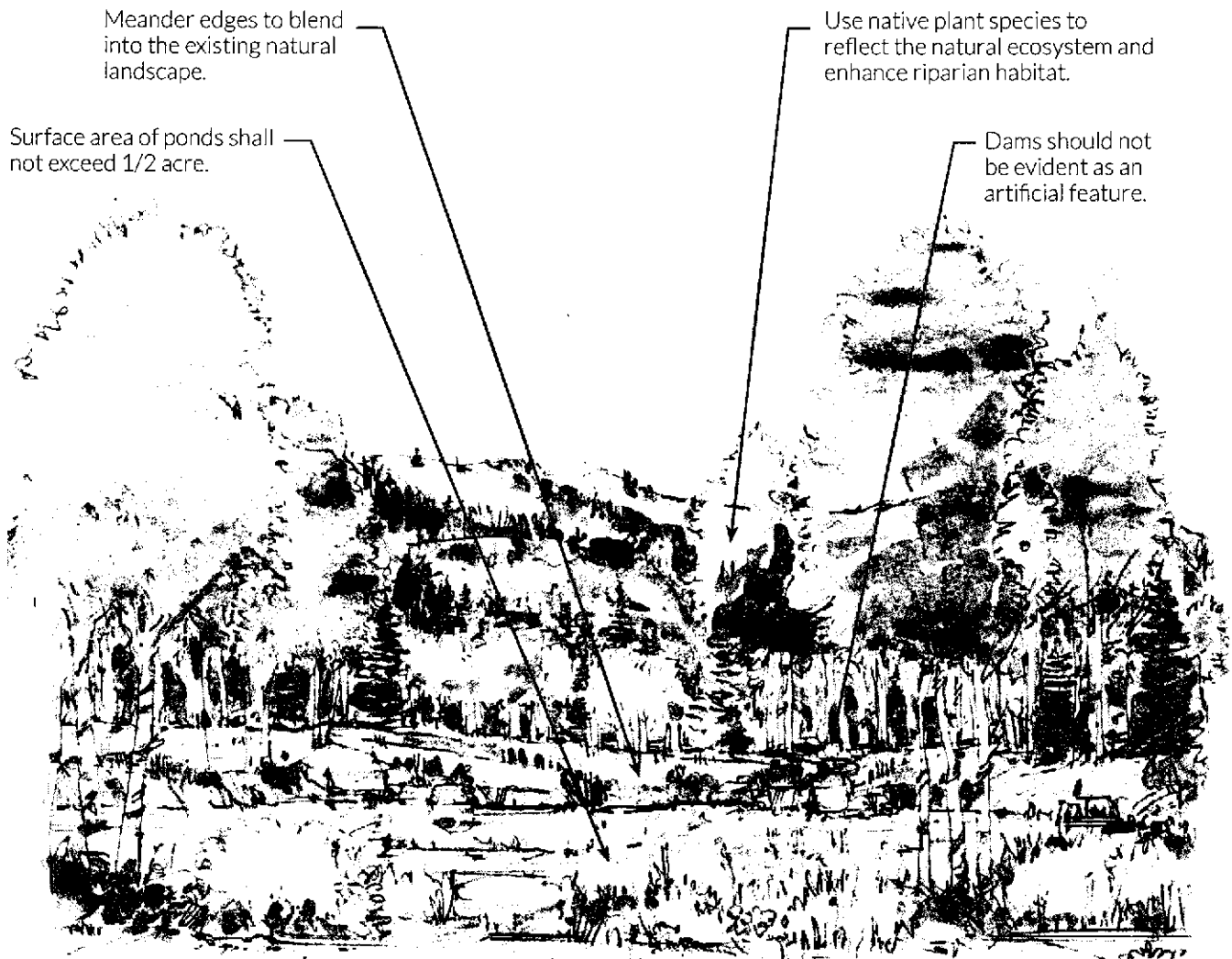
Dog runs and animal pens must be enclosed and covered to protect pets from predators. To protect birds and wildlife, dogs and cats must be accompanied and on a leash at all times when outside the immediate residence compound. Homestead Owners may be subject to fines by the Association for free-roaming pets.

All outdoor trash containers must be of approved, animal proof designs. All trash containers must be kept in completely enclosed structures. Homestead Owners are required to exercise reasonable judgment and take reasonable measures to avoid creating attractive nuisances for wild animals.

MAN MADE PONDS

Homestead Owners may be permitted to construct ponds and other water features on their Homestead if the design does not cause visible scars, excessive grading, unacceptable removal of forest vegetation, or instability of slopes. Water features must be natural in appearance and the banks shall be planted with native species that provide attractive riparian habitat. Dams should be placed where their length and height can be minimized and they do not appear artificial in form. Man made ponds are not subject to the County or any other setbacks required for natural wetlands or naturally occurring year round streams, reservoirs, lakes or ponds. Man made ponds shall be isolated from naturally occurring streams, ponds or wetlands.

The Central water system may not be used as the source of water for a pond unless the pond water is re-circulated. To prevent unnecessary water loss, all ponds shall be lined. Engineered drawings are required for any pond or decorative pool and must be submitted to SARC for approval. The Homestead Owner shall be responsible for purchasing from the water service provider adequate water to supply the pond and ensure adequate water levels and circulation in order to prevent stagnation or unsightly conditions.



RETAINING WALLS

All retaining walls must be approved by SARC.

Whenever possible, retaining walls should appear to be an extension of the foundation walls of the residence and are subject to the same criteria relative to color, materials, and durability as the building itself. If not connected to the residence, walls should be constructed of architectural materials compatible with those employed in the residence. Otherwise, natural stacked stone walls are preferred. Stone walls should appear to be structural, not veneered, and deep-raked mortar joints are required. Sedimentary sandstones, indigenous to the White Pine area, are strongly recommended. Unfaced, poured-in-place concrete, concrete block, brick and railroad ties are discouraged and any use of these materials would require specific SARC approval.

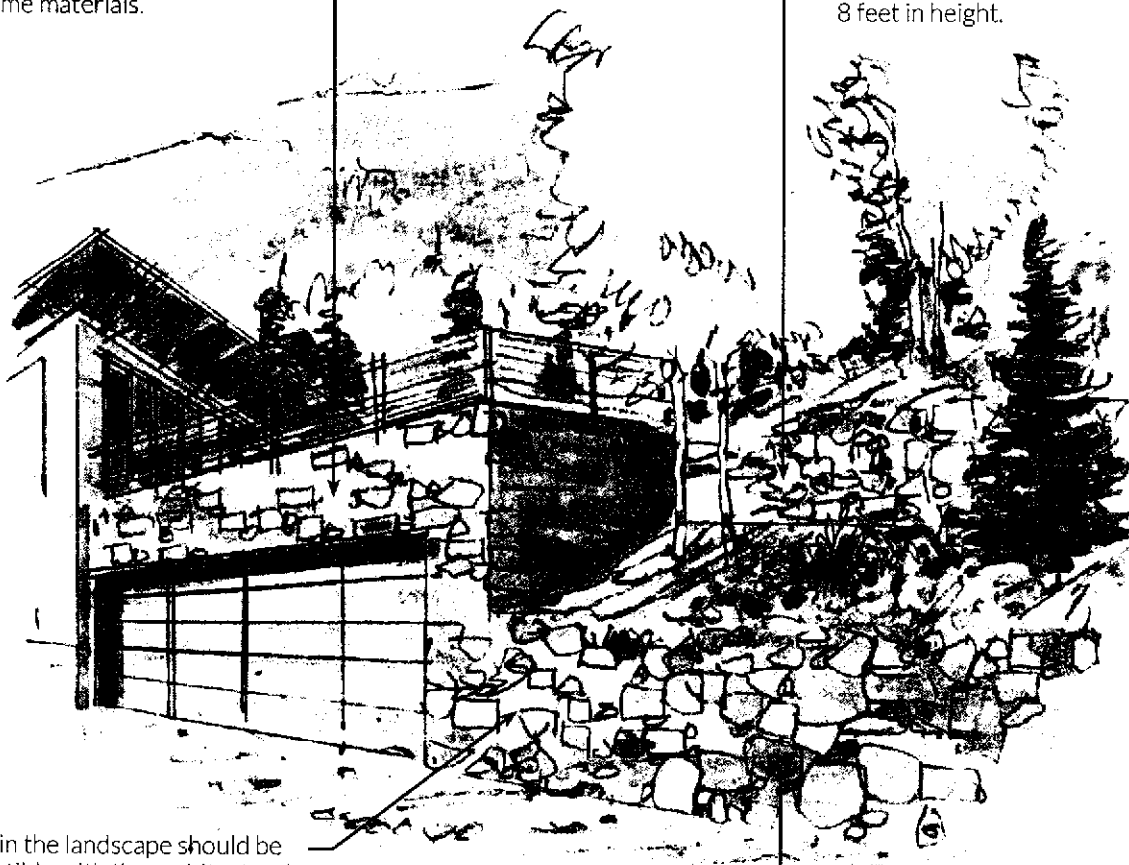
The maximum total vertical exposure of approved walls shall not exceed eight feet (8') unless SARC determines that an exception is warranted because of extraordinary circumstances or unavoidable topographic constraints. Where walls taller than eight feet (8') would be required to solve a grading issue, terracing with multiple walls is recommended, with a plantable area of at least thirty inches (30") between each wall section.

Retaining walls near the house should appear as exteriors of the foundation walls and should use the same materials.

Terraced walls are recommended where single walls should exceed 8 feet in height.

Walls in the landscape should be compatible with the architectural materials of the house or made of natural stacked stone.

Retaining walls should be used wherever vertical exposure of cuts and fills is greater than 6 feet.



SETBACKS

The boundaries of the development envelope, at a minimum, must respect all Summit County setback requirements. However, since the hallmark of these Guidelines is to ensure, through sensitive siting of development, the enjoyment of the natural landscape, and the privacy of each Homestead Owner, setbacks should substantially exceed Summit County standards wherever SARC reasonably determines it is possible to do so. Unless an exception is granted by SARC based on a determination that peculiar site conditions warrant an exception, setbacks should be sufficient to preserve a forested buffer between any proposed development and the vantage point of another Homestead Owner or the public from which the proposed development potentially may be viewed. As such, general setback requirements will vary for each Homestead. Summit County standards, contained in the Snyderville Basin Development Code, as the same may be amended from time to time, provide for a forty-foot (40') setback from any jurisdictional wetland, a one hundred foot (100') setback from the centerline of any year-round natural stream, and a one hundred foot setback (100') from the high water mark of a lake, pond or reservoir, except as provided in "Man Made Ponds," above. It is recommended by SARC that all structures are setback from ski trails a minimum of forty feet (40'). The final setback requirements shall conform to the limits of the final development envelope approval by SARC. In general, Homestead Owners and SARC shall refer to the recorded plat and the site analysis diagram for any specific setback requirements.

SEWAGE DISPOSAL

All building sites within The Colony will be served by a sanitary waste sewer system. Homestead Owners will be required to pay the requisite sewer connection fees imposed by the Snyderville Basin Water Reclamation District. The location and alignment of any sewer lateral must be reviewed and approved by SARC.

The use of individual sewage disposal (septic) systems may be permitted for temporary or remote, non-residential purposes, and then only with the approval of the Summit County Health Department and SARC. If septic systems are permitted, Homestead Owners will be required to meet all standards for the installation of such systems established by Summit County.

SIGNAGE

The Colony has developed a unifying vernacular landscape of natural stone monuments and retaining walls that occur throughout the community. Homestead Owners will be required to install an approved natural rock address monument at their driveway entries, the design of which must generally conform to this natural stone motif. Homestead Owners shall be responsible for clearing snow in front of the stone address monument in order to facilitate identification for visitors and emergency vehicles. All monument signs shall conform to six inch (6") number size and Benquait font and only list the numerical street address and Colony logo. Sandblasted logo (approx. 19" tall) and street address shall utilize reflective paint and the color will be Colony Green. Due to higher precipitation during the winter months, which does not allow the paint to adhere to the stone properly, onsite sandblasting should be completed between April 15th and October 1st.

Trail markers for private and public trails within The Colony and "No Trespassing" signs may be posted and maintained by the Association, the ski resort, the Snyderville Basin Recreation District or its designated representative. The location, number and design of all signs to be erected within The Colony must be approved by SARC and/or the Association management.

Signs advertising property for sale and all other signage are prohibited everywhere within The Colony. A single, temporary sign identifying a project construction site shall be provided by the Association management for each Homestead Owner during the construction period. The builder shall be responsible for installation and removal of the sign in accordance with Association rules.



SWIMMING POOLS

The Homestead Owner shall be responsible for purchasing from the water service provider adequate water for the operation of any swimming pool.

- Pool fencing (as required by the State) shall be approved by SARC and should emulate the architectural character of the home.

UTILITIES

Homestead Owners shall provide a site utilities and drainage plan which conforms to the following standards:

- All utility lines shall be underground.
- All utility alignments should be contained within the driveway corridor or the development envelope unless an exception is shown on the developer's improvement plans for the phase in which the Homestead is located, or an exception approved by SARC. An exception may impose special restrictions on vegetation removal and construction methodology to prevent excessive damage to existing vegetation or other improvements. Any approved utility alignments that do not follow the driveway corridor must be revegetated with native plantings to restore them to a natural appearance, unless such alignment is proposed as a ski trail or other improvement and is shown on the approved site/grading plan.
- All above-ground utility appurtenances shall be approved by SARC and must be screened from view and sited according to guidelines for service and emergency access provided by each utility. Electrical transformers shall be located where they are not visible from the main road and should be screened from view with vegetation, stone walls, or earthforms. Satellite dishes, if approved by SARC, shall be coated with a non-reflective black finish and shall not be greater than 36" in diameter.
- Gas meters and the connections thereto should be protected from exposure to pressure against them from accumulated snow and ice, whether from drifting or falling from structures above. To mitigate the risk of a rupture and possible explosion, SARC strongly advises Homestead Owners to consult with the local gas company for site specific guidance as to how to best protect the gas meter and connections in their particular circumstances.
- Concurrent with the construction of the first structure on the Homestead, a two-inch (2") conduit must be installed (in addition to the phone line conduit) from the street to the home, guest home or barn for the future accommodation of wire or fiber that may be installed in the community.

WATER CONCERNS AND IRRIGATION

Water is extremely scarce in Utah and must not be wasted.

All methods of water conservation are strongly recommended to reduce to a minimum the amount consumed by each Homestead. Only drip or spray irrigation systems are permitted if The Colony's central water supply is used as the source. A soil monitoring device or rainfall detection system that automatically shuts off irrigation when adequate soil moisture levels are attained is encouraged on all systems.

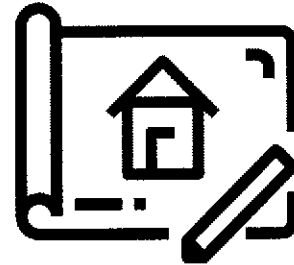
The central water supply for The Colony shall be the usual source of water for irrigation or other water features within the development envelope; however, private water wells may be allowed in locations approved by SARC. If a well is contemplated, it is the responsibility of the Homestead Owner to secure the water rights, to obtain the necessary permits from the State Engineer at the Utah State Division of Water Rights, and to drill the well, all at the Homestead Owner's costs.

WILDFIRE MANAGEMENT

Wildfire is always a serious hazard in a high-elevation mountain environment, particularly in relatively remote, semi-arid areas with mature forest cover. It is required that The Colony's fuel reduction standards be incorporated into the Homestead Owner's plans at an early stage of site planning and design. Additionally, the Fire Marshal's wildfire mitigation standards shall be included in the preliminary site design drawings. Generally, the following standards will apply:

- Fire hydrants within a development envelope, in addition to those constructed on Colony roadways, may be required by the Park City Fire Service District (PCFSD), and must be installed in accordance with PCFSD specifications. The fire flow requirements for The Colony are established by the PCFSD (see also Fire Protection section in Architectural Design Standards below).
- Homestead Owners should refer to sections in these Guidelines entitled Conceptual Plan Review and Plantings for requirements related to the removal of vegetation for wildfire management purposes.
- A certificate of compliance must be obtained from the PCFSD before a building permit is issued
- Prior to any construction using combustible materials, the surrounding area within four hundred feet (400'), measured from the closest edge of any proposed (or permanent) structure, shall be cleared of all dead, medium and high hazard vegetative fuels in a manner consistent with the tree removal procedures as outlined in Appendix D of these Guidelines. This 400 foot perimeter shall be maintained throughout the project and will be reviewed again before the compliance escrow fee is released.

ARCHITECTURAL DESIGN STANDARDS

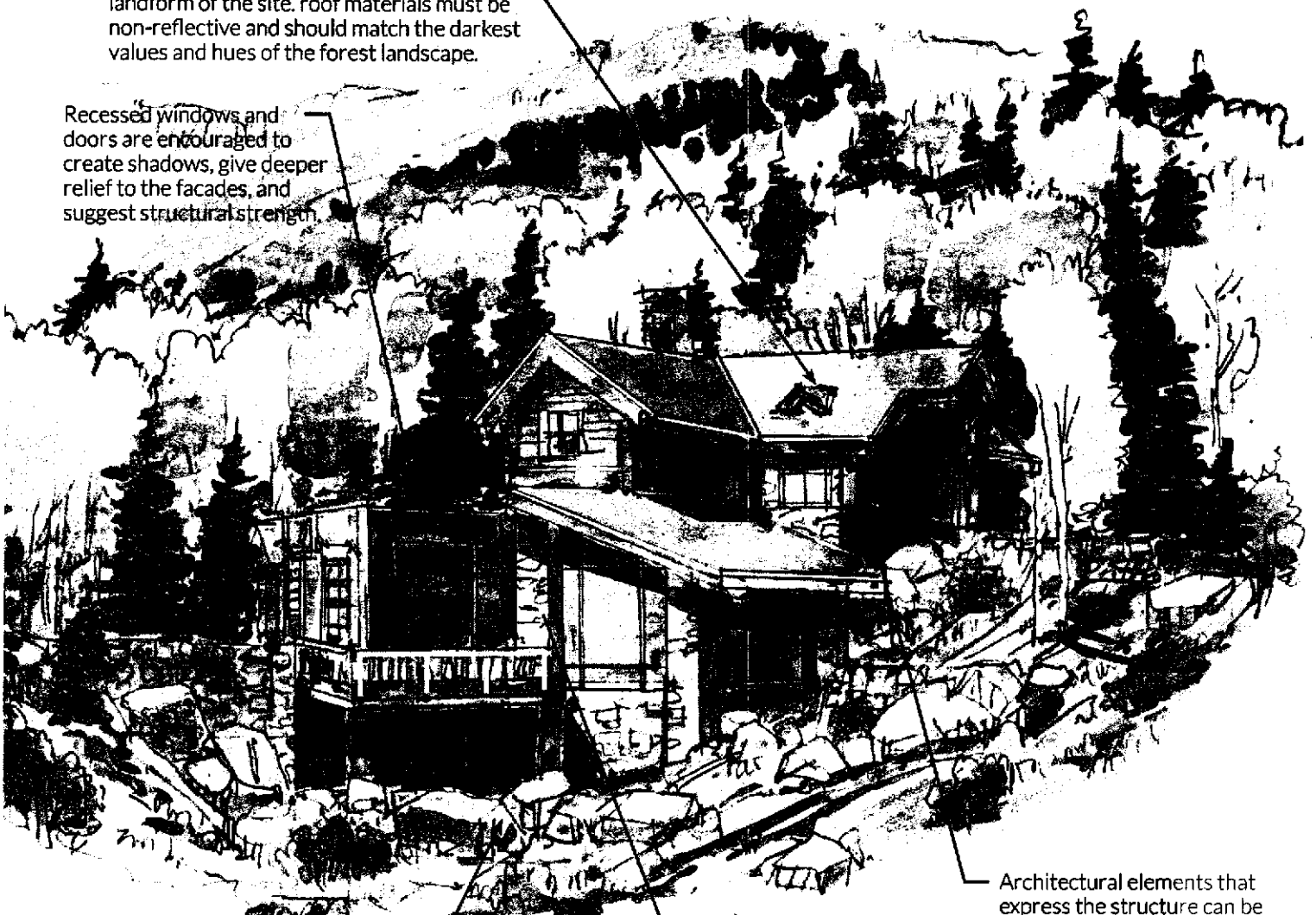


The primary objective of The Colony's architectural guidelines is to minimize visual impacts of development from other Homestead and from the Snyderville Basin through sensitive massing, colors, and selection of materials. The Colony's architectural design standards focus on how buildings meet the ground, work with natural grades and harmonize with the natural alpine character of the White Pine Canyon landscape. The intent of The Colony's architectural guidelines is to reduce off-site visual impacts of development through sensitive massing, use of colors, lighting and selection of materials. These Guidelines govern architectural elements such as building massing, roof form, and the color and reflectivity of materials.



Roof design should reflect the steeper landform of the site. roof materials must be non-reflective and should match the darkest values and hues of the forest landscape.

Recessed windows and doors are encouraged to create shadows, give deeper relief to the facades, and suggest structural strength.



Important natural features such as mature forest stands and rock outcroppings should be preserved and incorporated into the design and siting of the house.

Building massing should step with natural variations in the topography.

Architectural elements that express the structure can be stockier, and the foundation walls can be heavier and more prominent.

ARCHITECTURAL THEME AND STYLE

These Guidelines do not mandate an identifiable architectural style or theme. Instead, Homestead Owners are required to design with materials and forms that reflect the natural characteristics of the site and its climate in order to create places intimately connected with nature. All structures must respect and preserve the environmental and visual integrity of the natural landscape. Homes shall be designed to work with natural grades as well as harmonize with the natural alpine character of the White Pine Canyon landscape. Imitation of non-indigenous styles that are closely identified with other geographies is strongly discouraged. (Please refer also to the Snyderville Basin Development Code, Architectural Regulations for All Structures. Where the provisions of the County's Code are more restrictive, they shall take precedence over The Colony's Guidelines.)

Where the Homestead Owner's development plan anticipates multiple structures within the development envelope, the buildings should be unified by a consistent vocabulary of architectural design elements, materials, and colors. Building compounds shall be organized in such a manner as to minimize their site disturbance and visual impact.



Building massing and roof forms should be more horizontal to reflect the form of the gentler meadow landscape.

Buildings should appear connected to the landform. Foundations should be well grounded, expressing durability in a harsh mountain environment.

**BUILDING
FORM, HEIGHT
AND MASSING**

It is essential that buildings in The Colony appear harmonious with their mountain environment and that they allow the natural landscape to dominate the distant views of the community. Important natural features, such as mature forest stands and rock outcroppings, should be preserved and used as organizing elements in the siting and massing of buildings. Building massing and landscape elements should reflect natural variations in the topography and use these to subtly create variation within the built form (see Figures 1, 10 and 11).

In no event shall the height of any structure exceed Summit County standards as set forth in the Snyderville Basin Development Code (the "Code") which, from time to time, may be amended. Currently, the Code provides that a structure in a residential zone, such as The Colony, may not exceed thirty-two feet (32') in height as measured from "Natural Grade" or "Finished Grade," whichever is lower. (See the Code and the Section on "Grading" in these Guidelines for definitions of grade.)

**SPECIAL
DEVELOPMENT
STANDARDS FOR
DEVELOPMENT
IN THE
RIDGELINE
OVERLAY ZONE
DISTRICT OR
DEVELOPMENT
AFFECTING
RIDGELINES
(AS REQUIRED
PURSUANT
TO THE
SNYDERVILLE
BASIN
DEVELOPMENT
CODE)**

All Summit County Code ridgeline requirements shall be met. Except that The Colony at White Pine Canyon Phase 3D Plat, approved by the Summit County Planning Commission on August 8, 2017, and The Colony at White Pine Canyon Pinecone Ridge Subdivision recorded on October 17, 2012 as entry number 955349, are not subject to the ridgeline requirements since there are specific plat note requirements related to the approval of the plats.

Maximum allowable building heights may vary from site to site (but never greater than thirty-two feet [32']), depending upon: (a) the scale of natural features; (b) the height, density, or openness of forest cover; and (c) the visibility of the building site from a distance and adjoining Homesteads. On certain Homesteads, where a gentler landform, clearings in the tree cover, or more open vistas make development more visible from adjacent sites, long, unbroken two-story building elements will be discouraged by SARC and lower form and profile structures will be encouraged to more appropriately reflect the natural aspects of the site and to reduce the overall massing of the structure. On other Homesteads, increased excavation under the footprint of a structure may be required by SARC to "sink" the structure into the ground and to reduce its apparent height.

SARC is specifically empowered to require modifications to the form or massing of a structure or to a proposed development envelope, and/or to restrict building heights if, in its reasonable discretion, SARC determines that the structures would be visually intrusive to the primary view corridors as described by the site analysis diagram of surrounding Homesteads.

Prior to purchasing or building on one of these designated Homesteads, it is the sole responsibility of the Homestead Owner to understand the conditions that have been placed on the surrounding Homesteads. Comprehensive site analysis diagrams are available for all Homestead Owners to review prior to purchase.

BUILDING FOUNDATION WALLS

Buildings must be genuinely subordinate to the natural landscape and should appear to grow out of the landform, never perched or suspended above the site. In well-grounded buildings, the foundation defines the exterior perimeter of both indoor and outdoor living spaces and sets the character of the transition between nature and the built environment. Solid materials that express durability in a harsh climate are a key element in the architecture of mountain environments.

Exposed foundation walls for residences at The Colony must be constructed of or clad with durable materials such as masonry, stone, or heavy timbers. Exposed, architectural concrete may be considered on a case-by-case basis by SARC. Split face concrete block, aluminum siding, and brick are not permitted. Wood paneling/siding and cementitious fiber board (such as "HardieBoard") are not allowed at ground level because it deteriorates more quickly in a high-altitude climate due to the absorption of water and eventual disintegration.

Because they do not appear connected to the ground, exposed posts and cross-bracing are not permitted as the means to support building projections. However, knee bracing, large timbers, and substantial stone columns that are part of the architectural vernacular are permitted as the structural support for projecting elements.

Foundations for garden fences and walls shall employ the same materials as the buildings, strengthening the architectural connection among the various built elements as well as their connection to and reflection of the natural landscape.

ENERGY CONSERVATION

Homestead Owners are strongly encouraged to respect the harsh winter climate in the design of their residences and to utilize all possible energy conserving technologies. Among the methods Homestead Owners might wish to consider are:

- Proper siting and the use of heat-retaining materials to maximize passive solar gain and radiation;
- Active solar systems, where solar panels can be concealed from important views including, but not limited to adjacent homes, ski lifts and roadways within The Colony.
- Solar panels are permitted on all roof planes, subject to the following requirements:
- All solar panels must be a dark color such as black, grey, charcoal to closely match the roof material and appear non-obtrusive as a roof top element.
- Solar panels must be of the least reflective material available.
- There shall be minimum spacing between panels.
- No part of the installation shall be visible above the peak of the roof on which it is mounted.
- All non-absorbing parts must be painted to match the roof or in certain circumstances, be enclosed and painted to match the background color.
- All piping, wiring and color devices on the roof plane must be hidden or minimally visible.
- All conduit and wiring leading from the ground plane to the solar panels must be concealed along an inside corner and/or painted to match the structure's siding.
- Thermopane glazing and the reduction of window area on the north- and northwest-facing elevations;
- Super insulated or cold roof design;
- Wall insulation of a minimum R-30 value;
- Innovative heating systems, such as radiant floor elements;
- Electronically controlled and programmable thermostats;
- Airlock entries and vestibules;
- Avoidance of wind-exposed sites;
- The use of trees as windbreaks and deciduous trees on south-facing elevations;
- Fuel-efficient and gas fireplaces;
- Water-conserving toilets and flow-restricted faucets.

EXTERIOR WALLS AND WINDOWS

Continuous flat wall planes shall be avoided. Building elevations visible from off-site should be horizontally and vertically stepped to avoid large uninterrupted wall surfaces that would be distracting, out of place, and overly visible in the landscape. Recessed windows and doors are also encouraged to create shadow effects and provide deeper relief within the facades. Complex wall surfaces are encouraged to help anchor large structures more effectively to the ground. (Refer also to Snyderville Basin Development Code, Architectural Regulations.)

Building materials should be reflective of the natural surroundings. Allowed exterior materials include:

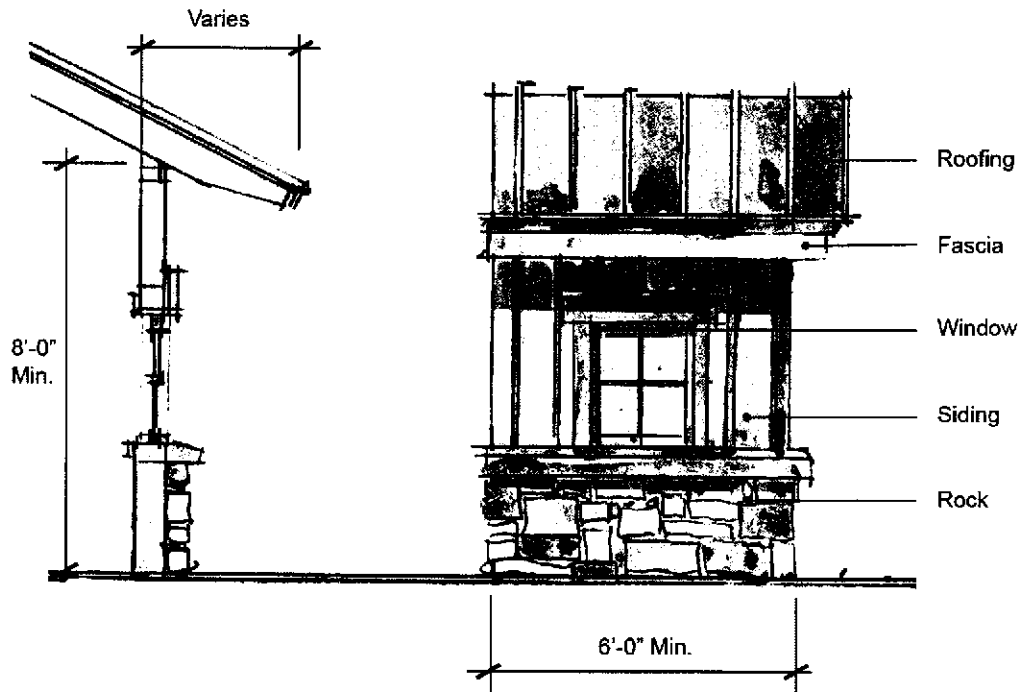
- stained or natural wood
- stone
- logs

With SARC approval, the following materials may be used as a subordinate material (less than twenty five percent (25%) of any elevation) and only when issued in combination with other allowed natural materials:

- architectural board form concrete
- metal siding (plate steel/metal panels) or corrugated metal siding (e.g. Core Ten, etc.)
- brick

The use of manufactured or synthetic materials (e.g. vinyl or metal siding that imitates wood siding), concrete block, asphalt shake siding, and similar materials for exterior wall surfaces is discouraged and may be prohibited at SARC's discretion. In addition, white is not a permitted color for new structures except as an accent color as permitted by SARC.

Example of Material Board Mock-Up



WINDOWS AND WALL OPENINGS

Exterior walls and window treatments shall match the medium color and values of the immediate natural landscape. Careful detailing of window treatments is encouraged. Untreated aluminum or metal window frames are prohibited. Exterior window trim shall be in scale with the building façade. Mirrored glass windows are not permitted. Color samples are required at final plan review and must be approved by SARC.

No more than 60% of any exterior building face that is greater than 5' in horizontal length and 15' in vertical height shall contain any type of wall openings (e.g. windows, doors, garage doors, breezeways, etc.) without approval from SARC.

No exterior building face that is greater than 15' in horizontal length and 25' in vertical height shall contain less than 10% of any type of wall openings; an exception may be granted by SARC for the side façade of a garage.

FIREPLACES, CHIMNEYS, FLUES, AND ROOF VENTS

The number and type of fireplaces and other fuel-burning appliances in any residence must conform to the Snyderville Basin Development Code standards. Wood burning fire places are currently prohibited per Section 10-4-2 of the Snyderville Basin Development Code.

Chimneys shall be clad in natural stone or other inflammable material approved by SARC.

Flues and roof vents shall be non-reflective if exposed or enclosed with materials compatible with the building.

Any fireplace or fuel-burning appliance must be equipped with PCFSD approved spark arresters or screens on stovepipes and chimney outlets that are hidden from view.

Roof-top equipment and vents that project through the roof must be grouped and concealed. Vents should be located near the roof ridge or protected by a cricket so that snow shedding from the roof cannot shear them off. All vents shall be colored to match the surrounding roofing material.

FIRE PROTECTION

- **Materials:** All roof materials must meet U.L. listed Class A fire ratings.
- **Water Distribution:** The minimum size of main lines for the central water system will be six inches (6") in diameter and will be sized larger if flows and velocities dictate. Fire hydrants will be installed in accordance with the Park City Fire Service District (PCFSD) requirements and not more than two hundred feet (200') from any structure on a Homestead.
- **Water Supply to Homesteads:** Homesteads will be provided with a water line stub at the lot line that will be a minimum of one and a half inches (1 ½") in diameter. The service line to the residence may need to be larger to provide adequate flow and pressure to meet the fire sprinkler demands. Line size will be determined by a professional fire suppression design firm or PCFSD.
- **Automatic Fire Sprinkler Systems:** All structures must be constructed with a modified 13-D fire sprinkler system installed as required and approved by the PCFSD. In some instances, building exteriors will be fire sprinkled depending on the wildfire hazard rating, types of vegetation, fuel break clearing limits, slope gradients, and orientation or types of building materials being used.

ROOF DESIGN

From a distance, roofs are often the most visible architectural element of a building. In a rural setting, where it is desirable to minimize the presence of development, design decisions regarding roof form, line, and color are extremely important.

Roof design should complement the massing of the structure and the forms of the adjacent landscape. Primary roof pitches shall be based on a determination by SARC as to the appropriate pitch for the environment in which the structure is located. At the discretion of SARC, flat roofs may be approved in certain cases if they will not be visible from properties or rights-of-way located on hillsides above the property in question. The use of flat or shed roofs is permitted to the extent that it does not extend the building mass disproportionately to the exterior face of the building. The use of flat or shed roofs will not be allowed specifically for the purpose of maximizing outward views from a home, to the extent that the building mass disproportionately shifts the massing to the exterior face of the building.

Homes situated on meadows or flatter sites are encouraged to have roofs with predominate pitches less than 5:12. Secondary roof planes with greater pitch may be considered. Shed roofs often lend themselves well to this particular building environment and may be considered as detailed in these Guidelines.

Large unbroken expanses of roof area shall not be permitted. Ridgelines should be appropriately interrupted in response to the overall scale and proportionate massing of a structure so as not to appear excessive in length. No roof ridgeline may extend greater than 50% of the total length of the façade along which it runs parallel. Long, uninterrupted ridgelines are strongly discouraged and will not be permitted unless SARC determines that other building elements make the ridgeline less conspicuous. This determination will be handled on a case-by-case basis, with visibility from a distance being the primary criterion.

Although the high point of a roof is typically set back some distance from the perimeter of the building footprint, shed or gable roof forms may result in the high point of the roof occurring at the outside edge of a building. SARC may determine that a flat or shed roof form (sloping in any direction), is compliant with and complimentary to the proposed architectural style of the home. The need to limit potential visual impacts of tall or massive exterior walls and expanses of glass on adjacent Homesteads will be a primary consideration by SARC in evaluation of any such proposals.

Eave lines that project beyond the building walls are required in order to minimize reflections from glazing, create shadow patterns on the building walls, and protect south-facing interior spaces from glare caused by the low angle of the winter sun. These eaves should be proportional to the wall height and style of roofline proposed.

Roof materials shall have color values and hues that match the darkest values and hues of the natural landscape in the immediate vicinity. Material characteristics, such as texture, snow retention and color shall be evaluated by SARC in order to help mitigate reflectivity concerns. Roofs that hold snow are encouraged, as they will be less visible in winter. Wooden shingles and shakes are prohibited. Standing-seam metal roofs may be used as the primary roof material but require specific approval from SARC. If used, it should generally not exceed fifty percent (50%) of the total roof area. Given the specific location and characteristic of a site, SARC may impose reasonable restrictions on the roof design and materials. Samples of the roofing material are required as part of the submittal package.

Cantilever roofs, decks and other cantilever forms are allowed in some cases of appropriate siting geography where the extension of the cantilever will not negatively impose upon views to the property in question. Respect for the overall design intent for new building within The Colony – “each home should be designed to work with the natural grades as well as harmonize with and settle quietly in the natural alpine character of the White Pine Canyon landscape” – must be assured. All cantilevered elements must be proportional to the overall massing of the building and not be opposite of the direction of the natural slope of the terrain. SARC may allow cantilever roofs to extend in the opposite direction of the natural slope if the highest point is less than 25' in height (above Natural Grade or Finished Grade, whichever is lower). The same requirements apply to shed roofs proposed for new structures.

REGULATED LIGHTING GUIDELINES



LIGHTING GOALS

In order to preserve and protect the unique nature and qualities of The Colony, it is essential that thoughtful consideration be given to the issue of lighting, both exterior lighting and interior lighting that affect the natural surroundings. If not properly regulated, lighting could have a substantial effect on the rural, forested environment of The Colony. Light pollution and the disturbing glare that emanates from unshielded, direct light sources negatively impact on privacy and separation that are the distinguishing characteristics of The Colony. A primary goal of these Guidelines is to ensure, to the degree reasonably possible, that all Colony residents enjoy their privacy and separation free from the trespass of light from their neighbors and also enjoy the magnificence of an undiminished night sky.

The lighting regulated by these Guidelines ("Regulated Lighting") is defined to include all exterior and interior illumination within the Development Envelope and the Driveway Access Corridor emanating from: (a) any light source attached to the exterior of a structure, (b) any light source on the interior of a structure that may be viewed from the exterior; and (c) any other exterior light sources, including but not limited to those intended to illuminate the exterior landscape, driveway corridors, patios and decks.

Light pollution ("Light Pollution") is generally considered to be wasted light, or light that does nothing to promote nighttime safety, utility, or security. Any lighting that produces "hot spots," glare, clutter or light trespass, and/or that wastes energy, money or resources, is considered to consist of and contribute to Light Pollution. Light Pollution of any type is inconsistent with the protective covenants of these Guidelines and is not permitted.

To be consistent with these Guidelines, all types of lighting should be designed to meet both building code and safety requirements and the reasonable lighting objectives of the Homestead Owner (to the extent those objectives are consistent with the intent and goals of these Guidelines) with the minimum amount of lighting needed to achieve those requirements and objectives without redundancy or overlap, i.e., without proliferation of different light source fixtures intended to light the same object or area, or to light the same object or area excessively.

Please refer to the Snyderville Basin Development Code for limitations in addition to those outlined herein.

REQUIREMENTS FOR LIGHTING PLANS

In order to demonstrate consistency with the intended goals, it shall be the responsibility of each Homestead Owner for development within The Colony to provide lighting design plans that address all Regulated Lighting. To assist the Homestead Owner in this process, these Guidelines include provisions relating to the placement, specifications and standards for Regulated Lighting. Lighting design plans shall include accurate and comprehensive lists and descriptions of all Regulated Lighting and shall be submitted to SARC for approval at Final Plan Review. SARC also may request, and the Homestead Owner shall supply, any other information that may be reasonably necessary to fully evaluate the consistency of the proposed plans with these Guidelines.

All lighting design plans shall include the following information listed below:

1. The precise locations of all Regulated Lighting sources.
2. The specifications and manufacturer's cut sheet for each fixture indicating housing, trim selection, lamping type, wattage (or lumens) and beam distribution, lens and louver specifications and color temperature.
3. A brief description, when required, of how Regulated Lighting fixture locations and specifications meet the objectives of the Guidelines.

In addition, SARC may require an operational sample of any proposed fixture in order to assess its consistency with the Guidelines.

Changes, additions or modifications to SARC approved lighting plans, including lighting fixtures, shall require subsequent approval from SARC.

GENERAL LIGHTING POLICIES AND PROHIBITIONS

With regard to Regulated Lighting, the following policies must be adhered to:

- (a) Lighting will not be permitted anywhere outside the Development Envelope and the Driveway Access Corridor.
- (b) Within the Driveway Access Corridor, one low-intensity light (with a hidden source) will be permitted where the drive intersects the main road for the purpose of illuminating the address monument at the driveway entry. Additional low-wattage/low lumen lights may be permitted with approval of SARC along the Driveway Access Corridor wherever needed to illuminate difficult or dangerous curves.
- (c) The light source in any and all Regulated Lighting fixtures must be shielded so that the bulb cannot be seen from any angle (except from the surface of the object or area it is intended to illuminate), in order to avoid Light Pollution.
- (d) Clear glass lenses on any lighting fixture are prohibited, except on natural gas lamps that have a modest flame.
- (e) No exterior lighting shall exceed a color temperature of 3500 Kelvins.

The use of all the following are prohibited:

1. Mercury vapor and low-pressure sodium lights;
2. Searchlights;
3. Laser lights and similar high intensity lights;
4. Floodlights;
5. Lights that illuminate a roof or awning;
6. Landscape down lighting or "moonlighting";
7. Lights that blink, move or change intensity;
8. Exposed neon, exposed LED or similar exposed lights;
9. Pole mounted lights that are high enough to expose the light source as seen from offsite; and
10. Outdoor court lights.

TYPES AND DESIGN OF LIGHTING

Lighting typically falls into ten (10) specific types or layers of illumination that apply to all Regulated Lighting. Each type of illumination is intended to accomplish a specific lighting requirement and objective in a sensitive and efficient manner. A Glossary of Lighting Terms to assist the Homestead Owner or Homestead Owner is provided and incorporated herein. The descriptions and the guidelines for each type of illumination are set forth below:

Interior Illumination

Interior illumination refers to the lighting that is used to illuminate the interior of a structure that may be visible from the exterior of the structure through window glazing. Examples of such illumination include, but are not limited to: ceiling can lights, chandeliers, table lamps, and similar.

All interior illumination shall be directed to areas within the structure. Unshielded, direct light sources that may be viewed through windows from any angle are prohibited. Shielding of any exposed light source on interior lighting fixtures (whether decorative or functional) is required. Recessed surface fixtures, whether fixed or adjustable, shall be of such a design that will permit the light source to be directed away from windows, and shall have adequate lensing and louvers to minimize visibility from the exterior.

Architectural Illumination

Architectural illumination refers to the subtle highlighting of important and distinctive architectural features of the home or other structures. Architectural illumination is prohibited in The Colony.

View Illumination

View illumination refers to the subtle highlighting of important exterior landscape areas as seen from the interior of a home from areas such as the windows at the front entry, great room, dining room, family room, living room, and guest suites. Examples of view illumination techniques include eave lighting for patio or deck illumination, (e.g., small, louvered, low-wattage/lumen fixtures build into walls as low to the walking surface as possible to provide deck or patio wash lighting) and low-wattage/lumen fixtures to subtly illuminate a prominent tree.

View illumination shall be kept to a minimum on the exterior eaves of the residence. All eave lighting fixtures shall be recessed, i.e., shielded from view or flush (or inset) with the underside of the structure. The maximum lighting trim aperture shall be four (4) inches in diameter. The fixture shall include an adjustable interior gimble lamp that shall be a minimum of one and one half (1 ½) inches from the bottom of the trim and underside of the structure. All exterior eave lighting fixtures are required to have a one half (½) inch minimum thickness hex louver or honeycomb baffle below the lamp in order to direct the light straight down to its intended object and not dispersed into the field of view from adjoining properties or roadways. Maximum wattage for a view lighting fixture shall be a 40-watt, MR 16 lamp or equivalent.

Decorative Illumination

Decorative illumination refers to wall sconces, column pilaster lanterns, pendant or any other surface mounted decorative lighting.

Decorative lighting fixtures, including but not limited to, sconces flanking main entry doors, flanking garage doors, and flanking on right or left of any exterior doors, shall be kept to a minimum on the exterior of the home and all other structures. Pendant lighting fixtures shall have a hidden light source and be kept to a minimum and shall not be permitted in areas that would permit the light source to be seen from offsite and would generally be restricted to a main entry and/or porte cochere. All decorative lighting fixtures shall have a fully shielded lamp or provide similar cut off mechanism in order to eliminate any offsite viewing of the light source. Maximum wattage of a decorative fixture shall be a 40-watt A 15 lamp (maximum 600 lumens).

REQUIREMENTS FOR LIGHTING PLANS

Safety Illumination

Safety illumination refers to subtle exterior path lighting, walkways, stepping stone areas, exterior steps, stairways, driveways and similar.

Safety illumination shall be kept to a comfortable minimum with a maximum allowable wattage per fixture of twenty (20) watts (or 350 lumens). Illumination shall be directed down precisely onto, and shall not be permitted to be dispersed above or beyond, the intended object such as a walkway, stairway, entry, address monument or driveway.

Holiday Illumination

Holiday illumination refers to any temporary exterior lighting effects added for the winter holiday season.

Holiday illumination shall be tasteful and kept to a minimum under the following guidelines:

- Lighting that blinks, moves or changes in intensity is prohibited.
- Mini lights in trees are to be kept to a reasonable minimum.
- Period of use is from November 15th to January 31st of the following year.
- A single color of lights is allowed per Homestead.
- Lights shall be turned off every night by 10:00 pm.
- Lighting is limited to trees only. Lighting of structures (e.g. rooflines, fascia) is prohibited.

Landscape Illumination

Landscape illumination is prohibited.

Pool, Spa, Fountain and Other Water Feature Illumination

Water feature illumination refers to the subtle illumination of swimming pools, exercise pools, hot tubs, Jacuzzis, reflecting pools, streams, waterfalls, fountains and water sculptures.

All water feature exterior lighting fixtures shall be mounted underwater and kept to a minimum. Underwater fixtures for exterior pools and spas shall have a maximum of 100-watts (or 1500 lumens); all other water feature fixtures shall have a maximum of 20-watts (or 350 lumens).

Special Features Illumination

Special feature illumination refers to the illumination of sculptures, statues and similar outdoor objects. Special Features Illumination may only be located within the Building Envelope.

Lighting of special features shall be kept to a minimum, preserve the night sky and be consistent with the following guidelines:

- Only be directed at the feature.
- Fixtures shall consist of a low voltage single source shielded and louvered fixture with a maximum of 20-watts (or 350 lumens).
- Escape of light to the sky shall be minimized.
- All lighting conduit, fixtures and remote low voltage transformers shall be as inconspicuous as possible.
- Only be illuminated from dusk until 10 p.m.

Special Events Illumination

Special events illumination refers to subtle exterior temporary lighting for birthday, wedding, anniversary, charity events and home shows.

Special event illumination shall be kept to a reasonable minimum and shall be allowed only by special permit issued by The Colony Homeowners' Association.

GLOSSARY OF LIGHTING TERMS

Ambient Lighting – The general character and overall level of illumination in particular area.

Direct and Upward Light Emission (Up-lighting) – Light rays that are emitted from a fixture that are above a horizontal plane intersecting that light source or fixture.

Direct and Downward Light Emission (Down-lighting) – Light rays that are emitted from a fixture that are below a horizontal plane intersecting that light source or fixture.

Glare – Brightness in the field of view that is sufficiently greater than the amount to which the eye is adapted, causing annoyance, discomfort or loss of visual performance and visibility.

Laser Lights – A laser source light, or any similar high intensity light, used for outdoor advertising or entertainment, when projected above the horizontal plane.

Light Source – Any man-made light source or collection of light sources that produce light by any means.

Light Trespass – Light rays produced by a lighting fixture that travel beyond the boundaries of the property on which it is located.

Lighting Fixtures – A complete unit consisting of a light source together with housing and parts designed to distribute and aim light and located either inside or outside a structure.

Low Voltage – Operating at 24 volts or less.

Nuisance Lighting – Includes, but not limited to, glare, light trespass and sky glow.

Outdoor Lighting – The nighttime illumination of an outside area or object, or any man-made light emitting onto an object outdoors.

Searchlight – A mobile or fixed projector designed to produce an approximately parallel beam of light which is aimed above the horizontal plane, the use of which included, but is not limited to, advertising for special events.

Shielded – A lighting fixture having a configuration of the housing or optics that prevents a direct view to the light source from any angle other than from the surface of the object or area the light is intended to illuminate.

Sky glow – The adverse effect of brightening of the night sky due to man-made lighting.

REFERENCES

The Problem of Light Pollution, International Dark-Sky Association, Information Sheet 1, May 1996.

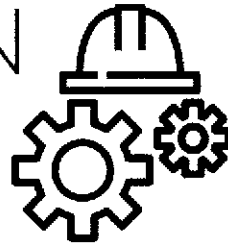
Light Pollution – Theft of the Night, International Dark-Sky Association, Information Sheet 90, October 1993.

Residential & Dusk to Dawn, International Dark-Sky Association, www.darksky.org, January 2004.

Landscape Lighting, International Dark-Sky Association, www.darksky.org, January 2004.

City of Santa Barbara Outdoor Lighting Ordinance, www.darksky.org/sbolodg.html, Resolution No. 97.149, November 2003.

CONSTRUCTION MANAGEMENT STANDARDS



CONTRACTOR LICENSING AND INSURANCE

Builders must be licensed contractors in the State of Utah. The contractor must carry at least two million dollars (\$2,000,000) in general liability insurance, two million dollars (\$2,000,000) in errors and omissions insurance, and have an active Workers Compensation Policy. The contractor must have their insurance carrier provide a certificate of insurance naming the Homestead Owner and The Homeowners' Association for The Colony at White Pine Canyon.

COMPLIANCE DEPOSITS

Each Homestead Owner is responsible for any damage caused to roads, ditches, fences, trails, landscaping, natural drainage courses, utilities, Association property, or other Homesteads or property during the construction of improvements or other activities on his Homestead. Each Homestead Owner is also responsible for any damage caused by utility cuts in roads, washouts and runoff damage caused by failure to install culverts properly and to repair any such damage in a timely manner. From time to time, the Association may adopt rules and regulations to enforce these provisions, including the requirement for deposits at the time of approval by SARC to ensure the repair of any damage caused to The Colony infrastructure during construction activity performed at the direction of an Homestead Owner.

MANAGEMENT OF CONSTRUCTION ACTIVITY

Efficient management of construction activity is necessary in order to minimize site disturbance and protect each Homestead Owner's privacy and views. Construction personnel are the responsibility of the Homestead Owner. The Homestead Owner must provide his contractors with handouts explaining construction regulations specific to The Colony. See Appendix E "Construction Regulations" for a complete list of construction rules and regulations. Construction staging and storage of building materials shall take place only within the CMP approved by SARC.

PROTECTION OF THE CONSTRUCTION SITE

Plans detailing fugitive dust control measures, temporary erosion control measures, and staging locations and procedures during construction are required for approval by SARC before application for a building permit may be submitted to the County and before construction may begin.

To avoid unnecessary damage to the landscape, snow fencing or chain link fence (and silt fence if deemed necessary by SARC) must be erected around the area within the development envelope that will be affected by construction. The fenced area of disturbance must be the minimum required for the SARC approved construction activity and must be defined on the site plans that are submitted to SARC for review. In addition, the contractor must clearly flag all trees to be retained and erect a protective barrier around them at the dripline (see Appendix D, Tree Removal Procedures). The contractor

shall not allow the movement or cleaning of any equipment within this protective barrier and will be responsible for replacing any damaged vegetation with plants of equal value.

The contractor is responsible for disposing of excess dirt and vegetation cleared from the building site and is expected to keep the community's main roads clean. Unpaved access must be watered for dust control during construction. Construction site entrance should be graveled to reduce airborne dust.

PROTECTION OF THE COLONY INFRASTRUCTURE, EASEMENTS, AMENITIES, ETC.

Any disturbance of infrastructure (such as roads, guardrails, utilities, bridges, etc.), easements, amenities, etc., will require the prior approval of, and be subject to conditions set by, SARC. All such permitted disturbances must be completed by October 15th and be restored to The Colony standards at the cost of the Homestead Owner.

Snow removal and deicing procedures on infrastructure within The Colony are the responsibility of the Association. Neither Homestead Owners nor builders are permitted to place salt or ice control chemicals on Association managed roads within The Colony. The Association has the exclusive responsibility to determine where and when such chemicals may be used, in accordance with the Infrastructure Remediation Agreement and The Colony's adopted standards. Homesteads under construction will not receive special treatment relative to these standards. Any additional methods of snow removal or traction control to accommodate the construction phase of a project are the responsibility of individual Homestead Owners and must receive prior approval from the Association.

COMPLIANCE WITH COUNTY REQUIREMENTS

Homestead Owners may be required to meet additional Summit County construction regulations as a condition of obtaining a building permit. The requirements of Summit County or SARC, whichever are more stringent, shall govern construction activity.



VERIFICATION AND ACKNOWLEDGEMENT

The undersigned hereby verifies that the foregoing is a true and correct copy of the Fifth Amended and Restated Design and Development Guidelines for The Colony at White Pine Canyon, a residential subdivision in Summit County, Utah, the legal description of which is fully set forth in Exhibit "A" attached hereto and incorporated herein.

IRON MOUNTAIN ASSOCIATES, L.L.C.
a Utah limited liability company,

By: WPA, LTD, a Utah limited partnership
Its Manager

By: White Pine Associates, Inc., a Utah Corporation
Its General Partner

By: _____
Walter J. Brett, President

STATE OF UTAH)

ss

COUNTY OF SUMMIT)

The foregoing Fifth Amended and Restated Design and Development Guidelines for The Colony at White Pine Canyon was acknowledged before me this ____ day of , 2018, by Walter J. Brett, for and on behalf of Iron Mountain Associates, L.L.C., a Utah limited liability company.

SEAL:

NOTARY PUBLIC



VERIFICATION AND ACKNOWLEDGEMENT

THE HOMEOWNERS ASSOCIATION FOR
THE COLONY AT WHITE PINE CANYON
a Utah non-profit corporation

By: _____
Its: _____

By: _____
Its: _____

STATE OF _____)
COUNTY OF _____)

ss

On the ____ day of _____, 2018, personally appeared before me _____, the signer of the foregoing instrument, who, being by me duly sworn, did say, that he is the _____ of THE HOMEOWNERS ASSOCIATION FOR THE COLONY AT WHITE PINE CANYON and the foregoing instrument was signed on behalf of said association and acknowledged to me that said association executed the same.

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)

ss

On the ____ day of _____, 2018, personally appeared before me _____, the signer of the foregoing instrument, who, being by me duly sworn, did say, that he is the _____ of THE HOMEOWNERS ASSOCIATION FOR THE COLONY AT WHITE PINE CANYON and the foregoing instrument was signed on behalf of said association and acknowledged to me that said association executed the same.

NOTARY PUBLIC



APPENDIX A: RESIDENTIAL APPLICATION FORM

THE COLONY AT WHITE PINE CANYON
SITE AND ARCHITECTURAL REVIEW COMMITTEE (SARC)

Homestead Number: _____

Application Date: _____ Application Fee: _____ SARCC Point of Contact: _____
(to be determined by SARC) (as appointed by SARC)

Indicate the type of Application:

PRE-PURCHASE MEETING CONCEPTUAL DESIGN REVIEW FINAL PLAN REVIEW

New Single-Family Residence†

New Accessory Structure† Guest House
Barn
Other (specify)

Renovation – Major*†

Renovation – Minor*

Site/Landscape Modification†

Miscellaneous (specify)

*Generally, a renovation will be considered major if its value exceeds \$200,000 or causes a significant impact to The Colony infrastructure or significant site modifications. Otherwise, the renovation will be considered minor. Whether a renovation is major or minor will be determined at the discretion of SARC.

† A licensed architect shall be required for any new structure or major renovation. Whether a licensed architect is required for any minor renovation or site modification will be determined at the discretion of SARC.

GENERAL SUBMITTAL REQUIREMENTS:

- An application will be deemed complete and accepted only after all information requested below is submitted.
- All plans must conform to the provisions of the Covenants, Conditions and Restrictions of The Colony at White Pine Canyon (the "CC&R's") and the Design and Development Guidelines (the "Guidelines"), as they may be amended from time to time.
- The licensed architect shall assure that all plans comply with all Summit County building codes and all applicable government requirements and regulations.
- The appropriate fee must accompany the application (see attached Schedule).
- Any SARC approval of a Final Plan submission shall expire within two (2) years if the project has not begun construction.
- When a property is sold, if there are SARC approved plans on file and construction has not commenced, the plans will not transfer to the buyer unless the Association receives explicit written permission from both the seller and architect.
- The Fee Schedule is outlined in Appendix B.
- Please contact a SARC representative with any questions about the application.

As the Homestead Owner of the above-referenced Homestead, I hereby authorize this application and I acknowledge that I have read and will comply with all of the requirements set forth above.

Owner's Signature: _____
Printed Name of Signatory: _____
Date: _____

As the licensed architect for the above-referenced Homestead project, I hereby acknowledge that I have read and will comply with all of the requirements set forth above including compliance with Summit County building codes and all applicable government requirements and regulations.

Licensed Architect's Signature: _____
Printed Name of Signatory: _____
Date: _____



APPENDIX A:
RESIDENTIAL APPLICATION FORM
SECTION I ~ CONTACT INFORMATION

.....

A. Owner(s): _____
Mailing Address: _____

Telephone: () _____
Email: _____

.....

B. Owner's Rep (if needed): _____ Firm: _____
Relationship to Owner(s): _____
Mailing Address: _____

Telephone: () _____
Email: _____

.....

C. Licensed Architect: _____ Firm: _____
License Number: _____
Mailing Address: _____

Telephone: () _____
Email: _____

.....

D. Name of Builder: _____ Firm: _____
Mailing Address: _____

Telephone: () _____
Email: _____



APPENDIX A: RESIDENTIAL APPLICATION FORM

SECTION II ~ PROJECT DATA

A. Lot Acreage: _____

B. Development Envelope Acreage: _____

C. Proposed Floor Area: _____ sq. ft.

 Primary Unit: _____ sq. ft.

 Secondary Unit: _____ sq. ft.

 Accessory Unit: _____ sq. ft.

 Accessory Unit: _____ sq. ft.

 Garages: _____ sq. ft.

 Undeveloped: _____ sq. ft.

 TOTAL: _____ sq. ft.

D. Number of Bedrooms, all units: _____

E. Number of Covered Parking Spaces: _____

 Number of Uncovered Parking Spaces: _____

 Total Parking: _____

F. Number of Kitchens: _____

 Number of Bathrooms: _____

 Number of Fireplaces: (a) Gas: _____

G. Maximum Slope of Driveway: _____ % (First 20 feet of driveway is ____ % slope)
 (Last 20 feet of driveway is ____ % slope)

H. Proposed Building Height: _____ feet



APPENDIX A: RESIDENTIAL APPLICATION FORM

SECTION II ~ PROJECT DATA, CONT'D.

I. List of Materials:

Building:	Type of Material:	Specifications, Product Color:
Roof (Pitch is ___)	_____	_____
Other Wall Materials	_____	_____
Utility Meters (Locate on plans)	_____	_____
Fascia	_____	_____
Soffits	_____	_____
Windows	_____	_____
Window Trim	_____	_____
Exterior Doors	_____	_____
Garage Doors	_____	_____
Door Trim	_____	_____
Hand or Deck Rails	_____	_____
Flues, Caps	_____	_____
Flashings	_____	_____
Chimney Enclosures	_____	_____
Trash Enclosures (Locate on plans)	_____	_____
Greenhouses	_____	_____
Exterior Lighting Fix (Attach cut sheets)	_____	_____
Gutters	_____	_____



APPENDIX A:
RESIDENTIAL APPLICATION FORM

SECTION III ~ STRUCTURE
PROPOSED DESIGN AND CONTEXT ASSIMILATION

A. Describe how the structure harmonizes and settles quietly into the natural alpine character:

B. Describe how the design preserves the environmental and visual integrity of the natural landscape:

C. Describe structure(s) and proposed renovations:

- Plan Requirements:**
- 1.) Submit photographs or previously approved plans.
 - 2.) Submit two (2) full-size sets and five (5) 11" x 17" reduction sets of plans as appropriate.



APPENDIX A:
RESIDENTIAL APPLICATION FORM

SECTION IV ~ SITE AND LANDSCAPE PROPOSAL

A. Describe proposed site/
landscape modifications:

B. Plan Requirements:

- 1.) Submit photographs or previously approved plans.
- 2.) Submit two (2) full-size sets and five (5) 11" x 17" reduction sets of plans as appropriate.

SECTION V ~ MISCELLANEOUS REVIEW

A. Describe review requested:

B. Contact SARC representatives for plan requirements.

SECTION V ~ DURATION OF BUILD

Expected build time: _____ months



APPENDIX B: SARC FEES

All applicable fees may be adjusted at any time at the discretion of The Colony Homeowners' Association.

SARC application fees:

- \$9,000 for structure(s) in the first phase of construction reviewed by SARC;
- \$6,000 for major renovations or additions to structure(s) reviewed by SARC; and
- \$2,500 for minor renovation or addition to structure(s) and landscape site modifications reviewed by SARC.

SARC will appoint a committee member as soon as the process begins. This committee member will be the point of contact throughout the SARC process.

Generally, SARC fees are fixed and cover up to five meetings and 18 months of inspections. These fees are sufficient except in cases where the application process requires more than five SARC meetings or a build lasts longer than 18 months. The circumstances which require higher fees include, but may not be limited to, applications where significantly greater amounts of SARC time are consumed, e.g., repeat unresponsive or incomplete submittals, designs inconsistent with the Design and Development Guidelines; unusually large projects, etc. Should a project require significantly less time and meetings prior to construction, SARC may refund a portion of the application fees in its ultimate discretion.

For each SARC meeting in excess of the five meetings covered by the initial application fee, there will be a fee of \$1,000 for each additional meeting, which must be paid promptly upon receipt of invoice.

SARC oversight fee for extended builds:

For projects that extend beyond 18 months from the date of the pre-construction meeting to issuance of the Certificate of Occupancy, a \$300/month fee will be assessed beginning with the 19th month to cover ongoing SARC oversight, including expenses and administration in order to cover continued costs.

Construction Site Security Fee: \$200 per month

A Construction Site Security Fee was established in 2004 to subsidize the overhead cost increases of the gatehouse operations due to construction traffic. An initial \$3600 shall be required upfront which equates to an 18 month project. For a project that is expected to last greater than 18 months, Homestead Owner shall provide a security fee equal to \$200/month multiplied by the number of months the build is expected to take. If the build time is less than 18 months, Homestead Owner may be refunded its pro rata amount commensurate with the build time. If the build time exceeds 18 months or extends beyond the initial security fee paid, Homestead Owner shall pay an additional \$200 per month to be collected quarterly for construction site security. For purposes of clarity, the security fee shall accrue from the date of the pre-construction meeting until the Certificate of Occupancy is issued (exclusive of landscaping).

Pre-Purchase Consultation Meeting: \$1,000 per meeting

Prospective site purchasers may obtain non-binding SARC input prior to the purchase of a Homestead. Scheduling priority for SARC meetings will be given to existing Homestead Owners already in the SARC process.



APPENDIX B: SARC FEES, CONT'D.

Compliance Escrow Fees:

- For new homes and structures in the first phase of construction a combined \$100,000.00 for construction and landscaping;
- For major renovations or addition to structure(s) reviewed by SARC \$25,000.00 for construction plus \$12,500.00 for landscaping to the extent applicable as determined by SARC;
- For minor renovations or addition to structure(s) reviewed by SARC \$12,500.00 for construction plus \$7,500.00 for landscaping to the extent applicable as determined by SARC; and
- \$7,500.00 for site/landscaping modification.

Once the improvements are complete and the Certificate of Occupancy has been issued, the structural and landscape escrow fees shall be released at the discretion of SARC and generally in accordance with the following schedule:

- For new homes and structures, a minimum of 25% of the compliance escrow fee will be released within 30 days of the property passing final SARC inspection and compliance with Section 4.11 of the Declaration of Covenants, Conditions and Restrictions. As deemed appropriate by SARC, the remaining escrow fees may be released in varying amounts and time frames to assure proper installation of the SARC approved final landscape plan and following germination and establishment of the plantings, generally one year after the first growing season, less any deductions and fees and up to three years thereafter.
- For major and minor renovations, if solely related to structure and not landscape modification, then the compliance escrow fee will be released within 30 days of the property passing final SARC inspection and compliance with Section 4.11 of the Declaration of Covenants, Conditions and Restrictions. If the renovation includes a landscaping component, the remaining compliance escrow fees may be released in varying amounts and time frames to assure proper installation of the SARC approved final landscape plan and following germination and establishment of the plantings, generally one year after the first growing season, less any deductions and fees and up to three years thereafter.
- For site/landscaping modification, the compliance escrow fees will be released in varying amounts and time frames to assure proper installation of the SARC approved final landscape plan and following germination and establishment of the plantings, generally one year after the first growing season, less any deductions and fees and up to three years thereafter.



APPENDIX C: COMMERCIALY AVAILABLE NATIVE PLANTS

COMMON NAME	BOTANICAL NAME
EVERGREEN TREES	
White Fir	<i>Abies concolor</i>
Alpine Fir	<i>Abies lasiocarpa</i>
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>
Colorado Spruce	<i>Picea pungens</i>
Colorado Blue Spruce	<i>Picea pungens glauca</i>
Lodgepole Pine	<i>Pinus contorta latifolia</i>
Limber Pine	<i>Pinus flexillis</i>
Douglas Fir	<i>Pseudotsuga menziesii</i>

COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES	
Rocky Mountain Maple	<i>Acer glabrum</i>
Bigtooth Maple	<i>Acer grandidentatum</i>
Boxelder	<i>Acer negundo</i>
Thinleaf Alder	<i>Alnus tenuifolia</i>
Shadblow Serviceberry	<i>Amelanchier canadensis</i>
Common Hackberry	<i>Celtis occidentalis</i>
Beechleaf Mountain Mahogany	<i>Cercocarpus montanus</i>
Desert Willow	<i>Chilopsis linearis</i>
Narrowleaf Cottonwood	<i>Populus angustifolia</i>
Fremont Cottonwood	<i>Populus fremontii</i>
Aspen	<i>Populus tremuloides</i>
Chokecherry	<i>Prunus virginiana melanocarpa</i>
Gambel Oak	<i>Quercus gambeli</i>
Smooth Sumac	<i>Rhus glabra</i>
Staghorn Sumac	<i>Rhus typhina</i>
Rose Locust	<i>Robinia neomexicana</i>
Black Locust	<i>Robinia pseudoacacia</i>
Peachleaf Willow	<i>Salix amygaloides</i>



APPENDIX C: COMMERCIALLY AVAILABLE NATIVE PLANTS, CONT'D.

COMMON NAME	BOTANICAL NAME
EVERGREEN SHRUBS	
Greenleaf Manzanita	<i>Arctostaphylos patula</i>
Emerald Green Manzanita	<i>Arctostaphylos santii</i>
Running Serviceberry	<i>Amelanchier stolonifera</i>
Curleaf Mountain Mahogany	<i>Cercocarpus ledifolius</i>
Silverberry	<i>Eleagnus commutata</i>
Mormon Tea	<i>Ephedra viridis</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Common Juniper	<i>Juniperus communis</i>
Utah Juniper	<i>Juniperus osteosperma</i>
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>

COMMON NAME	BOTANICAL NAME
DECIDUOUS SHRUBS	
Alder	<i>Alnus incana</i>
Saskatoon Serviceberry	<i>Amelanchier alnifolia</i>
Utah Serviceberry	<i>Amelanchier utahensis</i>
False Indigo	<i>Amorpha fruticosa</i>
Big Sagebrush	<i>Artemisia tridentata</i>
Mountain Big Sage	<i>Artemisia tridentata vaseyana</i>
Wyoming Big Sage	<i>Artemisia tridentata wyomingensis</i>
Martin Ceanothus	<i>Ceanothus martinii</i>
Tobacco Brush	<i>Ceanothus velutinus</i>
Rubber Rabbitbrush	<i>Chrysothamnus nauseosus</i>
Douglas Rabbitbrush	<i>Chrysothamnus viscidifloris</i>
Red Osier Dogwood	<i>Cornus sericea 'Bailey'</i>
Western Hazelnut	<i>Corylus cornuta californica</i>
Cliffrose	<i>Cowania mexicana stansburiana</i>
Winterfat	<i>Eurotia lanata</i>
Rock Spirea	<i>Holodiscus dumosus</i>
Shrubby Cinquefoil	<i>Potentilla fruticosa</i>
Alpine Currant	<i>Ribes alpinum</i>
Wood Rose	<i>Rosa woodsii</i>
Booth Willow	<i>Salix boothii</i>



APPENDIX C: COMMERCIALLY AVAILABLE NATIVE PLANTS, CONT'D.

COMMON NAME	BOTANICAL NAME
DECIDUOUS SHRUBS, CONT'D.	
Coyote Willow	<i>Salix exigua</i>
Blue Elderberry	<i>Sambucus caerulea</i>
Elderberry	<i>Sambucus Canadensis</i>
Buffaloberry	<i>Shepherdia argentea</i>
Mountain Ash	<i>Sorbus scopulorum</i>
Mountain Snowberry/Coralberry	<i>Symphoricarpos oreophilus</i>

COMMON NAME	BOTANICAL NAME
PERENNIALS	
Hollyhock	<i>Alcea rosea 'Chater's Double'</i>
Filigree Daise	<i>Anthemis marschalliana</i>
Rocky Mountain Columbine	<i>Aquilegia caerulea</i>
Western Columbine	<i>Aquilegia formosa</i>
Prickly Poppy	<i>Argemone munita</i>
Poppy Mallow, Wine Cups	<i>Callirhoe involucrata</i>
Native Bluebells	<i>Campanula rotundifolia</i>
Bachelor Button	<i>Centaurea dealbata 'Rosea'</i>
Keys of Heaven, Red Valerian	<i>Centranthus ruber</i>
Chicory	<i>Cichorium intybus</i>
Western Virgins Bower	<i>Clematis ligusticifolia</i>
Trailing Daisy	<i>Erigeron flagillaris</i>
Sulphur Flower	<i>Eriogonum umbellatum</i>
Stork's Bill	<i>Erodium cicutarium</i>
California Poppy	<i>Eschscholzia californica</i>
Blue Fescue	<i>Festuca ovina glauca</i>
Blanket Flower	<i>Gaillardia aristata</i>
Burgundy Blanket Flower	<i>Gaillardia grandiflora</i>
Dwarf Blanket Flower	<i>Gaillardia grandiflora 'Goblin'</i>
Chilean Evens, Prairie Smoke	<i>Geum triflorum</i>
Curlycup Gumweed	<i>Grindelia squarosa</i>
Snakeweed	<i>Gutierrezia sarothae</i>
Common Sunflower	<i>Helianthus annuus</i>



APPENDIX C: COMMERCIALLY AVAILABLE NATIVE PLANTS, CONT'D.

COMMON NAME	BOTANICAL NAME
PERENNIALS, CONT'D.	
Hairy Goldenaster	<i>Heterotheca villosa</i>
New Mexico Hops	<i>Heterotheca villosa</i>
Yellow Flax	<i>Linum flavum compacta</i>
Blue Flax	<i>Linum lewisii</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Beebalm, Horsemint	<i>Monarda fistulosa</i>
Mexican Evening Primrose	<i>Oenothera berlandieri</i>
Penstemon	<i>Penstemon barbatus</i>
Firecracker Penstemon	<i>Penstemon eatonii</i>
Pine Leaf Penstemon	<i>Penstemon pinifolius</i>
Rocky Mountain Penstemon	<i>Penstemon strictus</i>
Rock Goldenrod	<i>Petroradia pumila</i>
Mexican Hat	<i>Ratibida columnifera</i>
Wooly Mullein	<i>Verbascum bombyciferum 'Arctic Summer'</i>
Common Mullein	<i>Verbascum thapsus</i>

COMMON NAME	BOTANICAL NAME
GROUND COVERS	
Kinnikinnick	<i>Arctostaphylos uva-ursi</i>
Creeping Oregon Grape	<i>Mahonia repens</i>
Dwarf Mountain Lover	<i>Pachistima canbyi</i>
Mountain Lover	<i>Pachistima myrsinites</i>

COMMON NAME	BOTANICAL NAME
GRASSES	
Crested Wheatgrass	<i>Agropyron cristatum</i>
Bluebunch Wheatgrass	<i>Agropyron inerme</i>
Streambank Wheatgrass	<i>Agropyron riparium</i>
Western Wheatgrass	<i>Agropyron smithii rosanna</i>
Pubescent Wheatgrass	<i>Agropyron trichophorum</i>
Big Bluestem	<i>Andropogon gerardii</i>
Purple Three-awn	<i>Aristida purpurea</i>



APPENDIX C: COMMERCIALY AVAILABLE NATIVE PLANTS, CONT'D.

COMMON NAME	BOTANICAL NAME
GRASSES, CONT'D.	
Little Bluestem	<i>Avena scoparius</i>
Nodding Brome	<i>Bromus lanatipes</i>
Mountain Brome	<i>Bromus marginatus</i>
Native Brome	<i>Bromus pumpelliana</i>
Canada Wildrye	<i>Elymus canadensis</i>
Great Basin Wildrye	<i>Elymus cinereus</i>
Mammoth Wildrye	<i>Elymus giganteus</i>
Blue Oat Grass	<i>Elymus glaucus</i>
Bluebunch Wheatgrass	<i>Elymus spicatus</i>
Slender Wheatgrass	<i>Elymus trachycaulus</i>
Idaho Fescue	<i>Festuca idahoensis</i>
Sheep Fescue	<i>Festuca ovina</i>
Creeping Red Fescue	<i>Festuca rubra</i>
Perennial Ryegrass	<i>Lolium perenne</i>
Eski Sainfoin	<i>Onobrychis viviaefolia</i>
Indian Ricegrass	<i>Oryzopsis hymenoides</i>
Alipne Bluegrass	<i>Poa alpinum</i>
Alkaligrass	<i>Puccinellia distans</i>
Bottlebrush Squirreltail	<i>Sitanion hystrix</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Alkali Sacaton	<i>Sporobolus airoides</i>
Sand Dropseed	<i>Sporobolus cryptandrus</i>
Needle Grass	<i>Stipa</i>
Needle and Thread	<i>Stipa comata</i>
Indian Rice Grass	<i>Stipa hymenoides</i>



APPENDIX D: LANDSCAPE PLAN

Because The Colony aspires to retain the appearance of an undisturbed natural landscape, tree removal is not permitted for any new construction, major or minor renovation or site or landscape modification anywhere within a Homestead without SARC approval. Further, Homestead Owners shall comply with the Landscape Plan requirements as may be amended from time to time, including, but not limited to the following:

PRE-PLANNING & DESIGN

All existing forest edges should be indicated on the certified site survey that is prepared before the pre-planning meeting. Significant trees should be located on the survey and approximate radius of the outermost branches should be recorded. No excavation or fill should be proposed within the branching radius of a tree that is to be preserved. Existing vegetation on the Homesteads and within the building envelope as it relates to the Site Analysis Diagrams, adjacent Homesteads, overall health of the existing forest and the extent of tree removal necessary to comply with the 400-foot dead tree removal requirement must all be evaluated.

In conjunction with the required topographic survey, all significant individual evergreen trees and/or evergreen tree clumps shall be field located both within the building envelope and areas immediately adjacent to the building envelope and driveway corridor that may be impacted by Homestead development. In the absence of evergreen trees, a delineation of the aspen tree canopy shall be provided.

PRELIMINARY LANDSCAPE PLAN

Within the development envelope and the driveway corridor, the preliminary landscape plan should include an illustration of site and grading plans as well as indicate all significant trees that will likely be removed to accommodate the construction of building and the driveway. The plan should identify which trees are to be removed and which are to be saved, identify critical vegetative buffers which provide a visual separation between homes and determining methods for preserving and/or enhancing the buffer. The preliminary landscape plan must also indicate where protective fencing is to be installed and should include provisions for temporary tree protection and maintenance during construction. Plans should also indicate proposed plantings and revegetation of all proposed disturbed areas associated with home and driveway construction. This plan shall also show the extent of the 400-foot dead tree removal area. Outside the development envelope, selective thinning of forest trees for purposes of a fire mitigation plan should also be indicated on the plan. Where forest vegetation is essential to screen one neighbor from another, tree removal will not be permitted.



APPENDIX D: LANDSCAPE PLAN, CONT'D.

FINAL LANDSCAPE PLAN

The Final Landscape Plan should reflect any changes from the preliminary plans and must identify the following:

Plans to be at a scale of 1" = 20' - 0"

- Identify existing significant trees to be save and removed
- Illustrate plant locations, plant species and quantity
- A plant schedule indicating plant species, quantities and plant sizes
- Location of all hardscape areas, water features and other landscape amenities. Plans shall include description of materials to be used
- Written description and location of irrigation, including methodology
- Exterior landscape lighting with cut sheets of fixtures
- Include following notation: The Homestead Owner acknowledges any landscaping (e.g. flowers, trees, mulch, irrigation, etc.) placed within any easement is subject to potential damage from necessary maintenance of the infrastructure (e.g. snow removal, salting, utility work, ski run grooming, etc.). The Colony HOA, and companies performing this maintenance, will not be responsible for any damage that is a result of easement work.

To ensure the planted landscape matches the scale and quality of The Colony brand and reflects the natural landscape, the following plant size ratios shall be required:

Deciduous trees 25% of the total number of trees shall be a maximum 1" caliper
50% of the total number of trees shall be a minimum 2" caliper
25% of the total number of trees shall be a minimum 3" caliper

Evergreen trees 25% of the total number of trees shall be a maximum 7 feet tall
50% of the total number of trees shall be a minimum 10 feet tall
25% of the total number of trees shall be a minimum 14 feet tall

SITE INSPECTION

In conjunction with SARC's final plan review, an on-site field visit will be scheduled to inspect staking of the building and the area of disturbance. In preparation for this site inspection, the Homestead Owner must flag all trees that will be removed and, in a different color, all trees to be protected during construction. SARC will review the flagging on site with the Homestead Owner and, in its sole discretion, will approve or disapprove the proposed tree removals.

CONSTRUCTION

Flagging on the trees to be saved is to be left in place for the duration of the construction process. Contractors will be liable for damage to any trees that were to be saved. SARC or its representative may visit the site during construction to verify that the site work is proceeding in compliance with the approved plans.



APPENDIX E: CONSTRUCTION REGULATIONS

The Colony Construction Rules and Regulations are as follows:

1. Limits of Disturbance (LOD) must be established with SARC approved fencing prior to any site work occurring and be maintained through the course of construction. SARC or its designee shall inspect the site for compliance with this requirement prior to the commencement of construction and periodically during the course of construction. The placement of seasonal ski fence in areas where construction activity is adjacent to ski runs may be required in addition to or in lieu of the standard LOD fencing. This requirement will be determined by SARC or its designee on a case-by-case basis and the placement and maintenance of this fence will be the responsibility of the Homestead Owner.
2. There are seven (7) mandatory SARC inspections throughout the project. It is the project's responsibility to ensure each inspection is completed at the appropriate stage.
 - Foundation Completion – certified survey accompanied with a signed/stamped form letter (to be provided by SARC) to be submitted to SARC upon completion of the foundation.
 - Materials Mock-Up Review – Contact SARC to schedule a review of the required materials mock-up exhibit prior to the start of framing.
 - 4-way – Contact SARC to schedule an inspection prior to scheduling with Summit County. The final landscape plan must also be provided at this time.
 - In-Place Materials – Contact SARC to schedule an inspection after all exterior facing materials have been completed for confirmation that the approved materials were installed as presented to SARC. The materials mock-up must remain in place until this inspection and verification.
 - Structure Final – Contact SARC to schedule an inspection prior to scheduling with Summit County.
 - Landscape Installation Inspection – Contact SARC to schedule an inspection after all components of the approved landscape plan have been installed. For new homes and structures, a minimum of 25% of the compliance escrow fee will be released within 30 days of the property passing this inspection.
 - Landscape Final/Escrow Release Inspection – Contact SARC to schedule an inspection one (1) full growing season after installation. As deemed appropriate by SARC, the remaining escrow fees may be released in varying amounts and time frames to assure proper installation of the SARC approved final landscape plan, germination, and establishment of the plantings, generally one year after the first growing season, less any deductions and fees and up to three years thereafter
3. Construction vehicle access beyond The Colony gate may be denied during and after periods of heavy snowfall until roads have been adequately cleared to allow safe travel within The Colony. Four wheel drive vehicles may be allowed to enter The Colony during these periods, at the discretion of the Association, if properly equipped for safe travel on snow covered roads. Notification of limited access or gate closure may be obtained by calling the gatehouse attendant at (435) 658-5095.



APPENDIX E: CONSTRUCTION REGULATIONS, CONT'D.

4. The contractor is responsible for erecting any required and/or allowed construction signs and displaying the building permit. (One construction sign is provided by the Association for installation by the contractor when the project begins.)
5. Contractors are responsible for being familiar with and complying with The Colony Fire Prevention Plan.
6. Construction staging and storage of building materials shall take place only within the limits of disturbance and building materials must be delivered directly to the construction site. The staging area, all construction materials, and trash disposal bins shall be located in as compact an area as possible close to the approved building site, wherever they are the least visible.
7. Construction dumpsters are required on all job sites to keep the work site clean. No stockpiling of debris is permitted outside of these containers and there will be no storage of containers in roadways or shoulders at any time. Dumpsters are to be emptied regularly or as needed and must be removed when construction is completed or halted for more than thirty (30) days. At any time Association Management may require a builder to cleaning up construction debris that is found beyond the LOD boundary.
8. The contractor may maintain a small job office on the site until thirty (30) days after completion of the permanent structure.
9. Construction site vehicles, equipment and employee vehicles will park within the designated parking area only, as determined at the pre-construction meeting and designated on the construction mitigation plan. No overnight parking at any time. No construction vehicles may park on roads outside the areas specified, nor is trespassing by workers permitted outside these areas.
10. The general contractor is responsible for providing and regularly servicing temporary, enclosed chemical toilets at the construction site, preferable screened from view and located away from neighbors. Such facilities must be removed when construction is completed or construction is halted for more than thirty (30) days.
11. No firearms or unchained dogs shall be allowed on construction sites.
12. Noise from radios and other similar electronic devices shall not be audible more than two-hundred feet (200') from the center of the construction site.
13. Utility installations or interruptions in traffic on SARC roadways shall be coordinated with SARC or its designee. Intermittent safe traffic flow is to be maintained during periods of temporary interruption.



APPENDIX E: CONSTRUCTION REGULATIONS, CONT'D.

14. Damage to existing roadways, landscaping or other Colony infrastructure shall be repaired at the expense of the Homestead Owner responsible for the damage, whether a contractor or individual did the damage.
15. Alteration of vehicular guardrail to accommodate a construction project on any Homestead must be done in strict compliance with established Colony infrastructure standards and requires prior approval SARC or its designee.
16. No construction work may start before 7:00 a.m. or continue after 7:00 p.m. Please keep deliveries and large equipment (including Dump, Transport, Pumps, Cranes and other loud trucks) to an 8:00 a.m. start time for the courtesy of current residents. No construction work is to be conducted on Sundays or the following holidays: New Year's Eve, New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas Eve, and Christmas Day. Interior finish work will be allowed after hours, but only with written approval by SARC or its designee.
17. Concrete trucks will not be allowed to wash out in roadways and shoulders. The Homestead builder will be responsible to provide a wash site for the trucks within the limits of disturbance, and at no time allowing the material to leave the limits of disturbance.
18. All deliveries will conform to the above construction hours. If any staging, including but not limited to cranes, concrete trucks and material deliveries, occupies one third of the road width or more, you will be required to employ flaggers during this process.
19. Ski trails are closed to all construction activity. Access may be obtained only with the written approval of SARC or its designee. During the months of Nov. 1st through June 1st, there will be no access for construction or adjacent excavation that would affect the ski trail due to the ski season.
20. Snow removal and storage will only be allowed within the limits of disturbance unless blown beyond the LOD fence. At no time will the builder be allowed to remove or place snow on roadways, shoulders, adjacent Homesteads or open space.
21. All roadway speed limits and regulations are strictly enforced as posted.
22. Violations of The Colony Construction Rules and Regulations or failure to comply with the SARC-approved plans will be subject to fines as allowed by the CC&R's and assessed through the Association as amended from time to time. Ongoing work will be subject to a work stoppage order where identified violations are not corrected, or where assessed fines not paid within 30 days of the date of the invoice related to such fines. Non-compliance items shall be assessed as follows:



APPENDIX E: CONSTRUCTION REGULATIONS, CONT'D.

Minor violations (as determined by the inspector and SARC) shall receive a warning. Minor violations that are not remedied within the specified time period will be subject to the following fine schedule set forth below.

For those violations determined to be major, at the sole discretion of the inspector and SARC, the Homestead Owner will immediately be subject to the following:

First Violation	\$250
Second Violation	\$500
Third Violation	\$1000
Fourth Violation	\$2500

Continuing unremediated violations will result in closure of job site until appropriate remediation occurs.

Notwithstanding the above, for any egregious violations, e.g., any violation of fire safety requirements, deviating from SARC approved plans, including grading issues, height requirements, additional square footage, unapproved outside walls, unapproved tree removal, a stop work order will be issued in order to remediate the site and restore it to its prior condition, and Summit County will be notified of the violation and requested to withhold the issuance of a Certificate of Occupancy.



APPENDIX F: SPECIAL DESIGN REQUIREMENTS FOR LOTS 146A, 146B, 238, 239, 241, 242 AND 243

An objective of the Design and Development Guidelines is to minimize the off-site visual impacts of structures. Due to the visible location of five (5) lots along the Pinecone ridge area, Lots 238, 239, 241, 242 and 243 (the "Pinecone Lots"), the design and building requirements for the Pinecone Lots shall comply with the requirements and restrictions outlined below, in addition to the requirements of the Design and Development Guidelines. These requirements and restrictions are required by and shall conform to the terms and provisions of that certain Amendment to the Amended and Restated Development Agreement for The Canyons Specially Planned Area ("Canyons SPA") that was approved and adopted by the Board of County Commissioners of Summit County, Utah on September 8, 2010, pursuant to Ordinance 739-A and recorded in the Office of the Recorder on March 29, 2011 in Book 2075 at Page 380. The below requirements and restrictions shall not be amended, unless and except to the extent that Ordinance 739-A of Summit County stated above are amended. Additionally, these requirements should be viewed and interpreted in conjunction with the corresponding The Colony at White Pine Canyon Phase 4E Pinecone Ridge subdivision plat recorded in the office of the Recorder. For the purposes of the Pinecone Lots the following shall apply:

- 1. No Cut Zone:** Grading, landscaping and other hardscaping shall be allowed within the Limits of Disturbance, the Development Envelope, and driveway corridor. Excavation and/or cutting to the existing natural topography shall be prohibited within the "No Cut Zone". However, filling shall be permitted.
- 2. Limits of Disturbance Zone within 40' Ridge Setback:** Grading, landscaping and other hardscaping shall be allowed within the Limits of Disturbance Zone within 40' Ridge Setback, including improvements such as walls, steps, water features, pools, spas, art, fire pits, seating, and other similar improvements, insofar that such grading, landscaping (not including vegetation), hardscaping and improvements shall not interrupt the plane of a line beginning at the Ridgeline and ending twenty (20) feet above existing grade along the Development Envelope boundary line (40' Ridge Setback). Above grade structures, including but not limited to sheds, gazebos and similar items, shall be prohibited within the Limits of Disturbance Zone within 40' Ridge Setback. This terms of this paragraph are specific to the Limits of Zone within 40' Ridge Setback only and shall in no way apply to and/or restrict the limits of disturbance as that term is defined and typically used throughout the Design and Development Guidelines.
- 3. 40' Ridge Setback:** Structures shall be subject to a forty (40) foot setback from the ridgeline as shown on Exhibit B.5.11 to the Canyons SPA, attached below. The ridgeline has been established in the field by survey and staked for permanent reference. The Development Envelope for each Pinecone Lot is shown on Exhibit B.5.11. The ridge side edge of each Development Envelope corresponds to the forty (40) foot setback from the ridgeline. Development Envelopes may be modified pursuant to the other provisions of the Design and Development Guidelines and by other rights of IMA as the Developer so long as they comply with this forty (40) foot setback requirement.



APPENDIX F: SPECIAL DESIGN REQUIREMENTS FOR LOTS 146A, 146B, 238, 239, 241, 242 AND 243, CONT'D.

4. **Building Heights:** Within forty (40) feet of the edge of the Development Envelope closest to the ridgeline, the maximum building height shall be twenty (20) feet above existing grade along the Development Envelope boundary line. This maximum height restriction shall mirror the elevations along the Development Envelope ridge side boundary line. Structures may gain height as the land falls off below this plane away from the Development Envelope boundary line. The maximum building height shall increase to thirty two (32) feet at the line eighty (80) feet behind the ridgeline (forty (40) feet behind the Development Envelope ridge side boundary line) as depicted on Exhibit B.5.11.
5. **Guest Homes and Ancillary/Accessory Structures:** A guest home structure is allowed but must be located within the Development Envelope and subject to the same restrictions as the main home structure. Barns and any other ancillary structures permitted by the Design and Development Guidelines shall be located behind the "Barn and Ancillary/Accessory Outbuilding Setback Line," as depicted on The Colony at White Pine Canyon Phase 4E Pinecone Ridge Subdivision plat. The Barn and Ancillary/Accessory Outbuilding Setback Line represents areas of the Development Envelopes where no portion of a structure is visible from the intersection of Kearns Boulevard and Bonanza Drive in Park City.
6. **Additional Architectural Considerations:** Any structure in front of the Barn and Ancillary/Accessory Outbuilding Setback Line shall be subject to special planning and design considerations in review and approval by SARC relating to the following issues: the use of tinted windows, minimum three (3) foot overhangs to reduce reflectivity, engagement of a lighting consultant to minimize lighting visible from the intersection of Kearns Boulevard and Bonanza Drive, "cold roofs" with asphalt shingles and/or flat roofs and stepped levels to conform to existing slopes. The Canyons SPA requires that these issues be considered in the design and approval of such structures but does not specify any mandatory design requirements beyond location and height of structures visible from the intersection of Kearns Boulevard and Bonanza Drive in Park City.
7. **Tree Removal:** Tree removal shall not be permitted on any Pinecone Lot without prior SARC approval. Any changes to the natural landscape, including clearing of native vegetation and removal of standing trees must be approved by SARC. Mature specimen trees within the Development Envelope, driveway corridor and Limits of Disturbance shall be identified on a site survey and SARC shall not approve their removal unless there are no feasible alternatives. As required by SARC, all combustible materials in the surrounding area within the 400 foot limits of disturbance of the home shall be cleared of dead trees, as well as medium and high hazard vegetative fuels and trees deemed unhealthy.
8. **Guidelines:** All other Guidelines shall apply, including but not limited to the sections of the Design and Development Guidelines dealing with Architectural Design Standards and Regulated Lighting Guidelines. The objective of the Design and Development Guidelines to minimize visual impacts from the Snyderville Basin shall apply to the Pinecone Lots as viewed from the area of the intersection of Kearns Boulevard and Bonanza Drive of the Park City Basin.



APPENDIX G: UPPER MEADOW LOTS SPECIAL CONDITIONS

The Upper Meadow Lots, consisting of Lots 253, 254, and 256 in the Phase 4D Plat, all Lots within the Phase 5A, 5B, 5C, and 5D Plats, Lots 302 and 303 in 5E Plat, all of the Lots within the 5F Plat, and many of the future Lots in the Phase 5G, and 5H Plats, form a ring of lots around the meadow and all of the homes constructed around the meadow will have an impact on each other. The intent of these special conditions is to allow for the home design to take advantage of the meadow and lake views as well as the long range views available from the lots without sacrificing design due to the lots surrounding the meadow. These Lots are subject to the Colony Design and Development Guide with the following special conditions:

1. The view for the majority of the Upper Meadow Lot homesites will primarily focus on the meadow and other natural features, i.e. West Monitor Bowl, No Name Bowl, down valley views, and the other peaks surrounding the meadow area. A certain number of Upper Meadow Lot homesites completely surround the meadow area and the majority of windows for such sites will be occurring on an aspect of the home that will be visible to adjacent homesites. Consequently, there is no need to mitigate the view of the home from other Lots as may be required in other parts of The Colony. Homeowners must also take into account that the surrounding homes on vacant Lots or future Lots will also be highly visible when they are constructed.

In certain situations, SARC may require additional trees to mitigate specific impacts of a home extending into the meadow, however, planting of conifer trees extending into the meadow is not consistent with the natural aesthetic of the meadow as outlined in the Planting section of the Design Guide. Site Analysis Diagrams for all Meadow Lots will show specific areas which may require additional landscaping buffers between sideyards of homes adjacent to each other.

2. The majority of the Upper Meadow Lot homesites are downhill lots which typically lend themselves to a walk-out basement on the bottom level. Single story massing is encouraged along the meadow facing side of the home. Decks, as well as the massing of the columns supporting the decks, will be considered single story massing when prominent to the overall elevation.
3. Window placement on elevations facing adjacent properties (from sideyard to sideyard) will be a consideration since some of the lots are in relatively close proximity to each other. Trees and other landscaping materials can provide a more substantial buffer between the sideyards of adjacent lots.

This Appendix also serves as a disclosure to all Upper Meadow Lots, including Lots 253, 254, 256 in Phase 4D, all of the lots in Phase 5A, 5B, 5C and 5D, Lots 302 and 303 Phase 5E, and all the Lots in Phase 5F, that homes around the meadow, and the glazing thereon, will often be highly visible from many of the Lots as shown on the Phase 5 Master plan attached below, including homesites in Phase 5G and 5H, and potentially on the adjacent TCFC ProCo LP owned property.



APPENDIX H: SPECIAL DESIGN REQUIREMENTS FOR LOTS 146A AND 146B

- 1) Low Impact Permit:** Prior to issuance of a building permit for the main home, guest home or accessory out-buildings, a Low Impact Permit must be processed to determine if the structures are in conformance with the SPA and this Plat.
- 2) Special Tree Clearing Restriction Zone:** The Owners of Lots 146A and 146B may not remove, cut or clear any live trees within the Special Tree Clearing Restriction Zone except that the Owners may remove dead, dying or diseased trees. The Owners may also be allowed to remove trees for the purpose of constructing the driveways and installing utilities from the shared driveway to the Building Envelope.
- 3) Building Height Restrictions:** The maximum building height for Lot 146A is 32 feet. The maximum building height for Lot 146B is 26 feet as set forth in the Snyderville Basin Development Code (the "Code") which, from time to time, may be amended. Currently, the Code provides that a structure in a residential zone may not exceed 32 feet (or 26 feet on Ridge Lots) in height as measured from "Natural Grade" or "Finished Grade", whichever is lower.
- 4) Roofing Material Restriction:** Roofing materials must be low glare on any surfaces that are exposed to Snyderville Basin. Asphalt shingles are considered to be low glare and approved. Other materials must be approved by SARC and the Community Development Director.
- 5) Lighting Restrictions:** In order to preserve and protect the unique nature and qualities of The Colony, it is essential that thoughtful consideration be given to the issue of lighting, both exterior lighting and interior lighting that affect the natural surroundings. If not properly regulated, lighting could have a substantial effect on the rural, forested environment of The Colony. Light pollution and the disturbing glare that emanates from unshielded, direct light sources negatively impact on privacy and separation that are the distinguishing characteristics of The Colony. A primary goal of these Guidelines is to ensure, to the degree reasonably possible, that all Colony residents enjoy their privacy and separation free from the trespass of light from their neighbors and also enjoy the magnificence of an undiminished night sky.

The lighting regulated by this note is defined to include all exterior and interior illumination within the Development Envelope and the Driveway Access Corridor emanating from: (a) any light source attached to the exterior of a structure, (b) any light source on the interior of a structure that may be viewed from the exterior; and (c) any other exterior light sources, including but not limited to those intended to illuminate the exterior landscape, driveway corridors, patios and decks.

All types of lighting should be designed to meet both building code and safety requirements and the reasonable lighting objectives of the Owner (to the extent those objectives are consistent with the intent and goals of these Guidelines) with the minimum amount of lighting needed to achieve those requirements and objectives without redundancy or overlap, i.e., without proliferation of different light source fixtures intended to light the same object or area, or to light the same object or area excessively.



APPENDIX H: SPECIAL DESIGN REQUIREMENTS FOR LOTS 146A AND 146B, CONT'D.

With regard to Regulated Lighting, the following policies must be adhered to:

- (a) Lighting will not be permitted anywhere outside the Development Envelope and the Driveway Access Corridor.
- (b) In the Driveway Access Corridor, one low-intensity light (with a hidden source) will be permitted where the drive intersects the main road for the purpose of illuminating the address monument at the driveway entry. Additional low-wattage lights may be permitted with approval of SARC and Community Development Director along the Driveway Access Corridor wherever needed to illuminate difficult or dangerous curves.
- (c) The light source in any and all Regulated Lighting fixtures must be shielded so that the bulb cannot be seen from any angle.
- (d) Specific illumination of surfaces and object or areas for aesthetic purposes shall be prohibited, in order to avoid Light Pollution.
- (e) Clear glass lenses on any lighting fixture are prohibited, except on natural gas lamps that have a modest flame.

The use of all the following are prohibited:

1. Mercury vapor and low-pressure sodium lights;
2. Searchlights;
3. Laser lights and similar high intensity lights;
4. Floodlights;
5. Lights that illuminate a roof or awning;
6. Landscape down lighting or "moonlighting";
7. Lights that blink, move or change intensity;
8. Exposed neon, exposed LED or similar exposed lights;
9. Pole mounted lights that are high enough to expose the light source as seen from offsite; and
10. Outdoor court lights.

I. Interior Illumination: Interior illumination refers to the lighting that is used to illuminate the interior of a structure that may be visible from the exterior of the structure through window glazing. Examples of such illumination include, but are not limited to, ceiling can lights, chandeliers, table lamps, and the like.

All interior illumination shall be directed to areas within the structure. Unshielded, direct light sources that may be viewed through windows from any angle are prohibited. Shielding of any exposed light source on interior lighting fixtures (whether decorative or functional) is required. Recessed surface fixtures, whether fixed or adjustable, shall be of such a design that will permit the light source to be directed away from windows, and shall have adequate lensing and louvers to minimize visibility from the exterior.



APPENDIX H: SPECIAL DESIGN REQUIREMENTS FOR LOTS 146A AND 146B, CONT'D.

II. Architectural Illumination: Architectural illumination refers to the subtle highlighting of important and distinctive architectural features of the home or other structures. Examples might include wood, stone, metal or plaster columns, archways, medallions, address markers, concealed cove illumination in porte cocheres, large eave projections, overhangs above patios, doorways and entries.

Architectural highlighting shall be prohibited.

III. View Illumination: View illumination refers to subtle highlighting of important exterior landscape areas as seen from the interior of a home from areas such as the windows at the front entry, great room, dining room, family room, living room and guest suites. Examples of view illumination techniques include eave lighting for patio or deck illumination, (e.g., small, louvered, low-wattage fixtures built into walls as low to the walking surface as possible to provide deck or patio wash lighting) and low-wattage fixtures to subtly illuminate a prominent tree.

View illumination shall be prohibited.

IV. Decorative Illumination: Decorative illumination refers to wall sconces, column pilaster lanterns, pendant or any other surface mounted decorative lighting.

Decorative lighting fixtures, including but not limited to, sconces flanking main entry doors, flanking garage doors, and flanking on right or left of any exterior doors, shall be kept to a minimum on the exterior of the home and all other structures. Pendant lighting fixtures shall have a hidden light source and be kept to a minimum and shall not be permitted in areas that would permit the light source to be seen from offsite and would generally be restricted to a main entry and/or porte cochere. All decorative lighting fixtures shall have a fully shielded lamp or provide similar cut off mechanism in order to eliminate any offsite viewing of the light source. Maximum wattage of a decorative fixture shall be a 40-watt A 15 lamp.

V. Safety Illumination: Safety illumination refers to subtle exterior path lighting, walkways, stepping stone areas, exterior steps, stairways, driveways and the like.

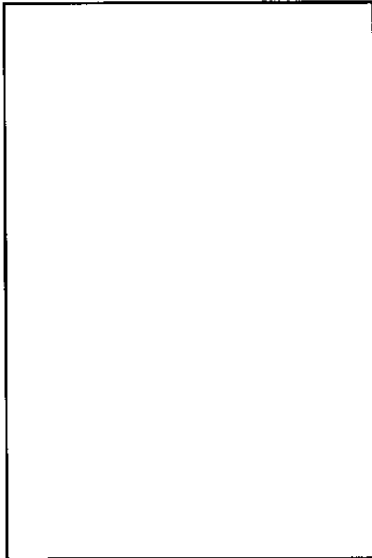
Safety illumination shall be kept to a comfortable minimum with a maximum allowable wattage per fixture of twenty (20) watts. Illumination shall be directed down precisely onto, and shall not be permitted to be dispersed above or beyond, the intended object such as a walkway, stairway, entry, address monument or driveway.

Please refer to the Snyderville Basin Development Code for limitations in addition to those outlined above.

These Design Guidelines may be amended with the approval of Summit County Community Development Director and the Homeowners Association for the Colony at White Pine Canyon.



APPENDIX I: CHECKLIST FOR PLAN EVALUATION



NECESSARY INFORMATION ON ALL DRAWINGS

- Homestead number (Lot & Address), date, and scale
- North arrow

NECESSARY INFORMATION ON SITE PLANS

- Existing and proposed contours at two foot (2') intervals
- All property lines
- Proposed limits of the development envelope and the driveway corridor
- Driveway grades
- Existing mature trees to be retained and to be removed
- Wetlands, creeks and drainages, if any
- Existing and proposed utilities, including septic field and utility easements
- Limits of site disturbance
- Footprints of all proposed structures and other site improvements
- Exterior lighting locations
- Calculation of total impervious site coverage (not to exceed 20,000 sq. ft.)
- Proposed finish grades and ground floor elevations
- Building heights above existing grade (not to exceed 32 feet)

NECESSARY INFORMATION ON BUILDING PLANS

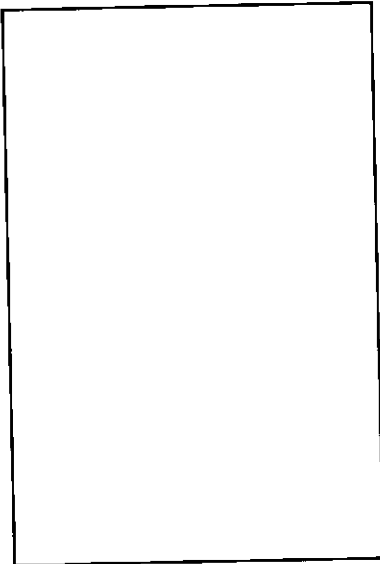
- Proposed finish floor elevations on each level
- Roof ridge heights above existing grade (in section)
- Building dimensions for all structures
- Floor area calculations for the primary structure, guest house, and out-buildings

CHECKLIST OF SUBMISSION REQUIREMENTS FOR PRE-PLANNING MEETING

- Completed application form (Appendix A)
- Application Fee \$ _____ (see Appendix B)
- Certified site survey and Developer's site analysis diagram



APPENDIX I: CHECKLIST FOR PLAN EVALUATION, CONT'D.



CHECKLIST OF SUBMISSION REQUIREMENTS FOR CONCEPTUAL DESIGN REVIEW

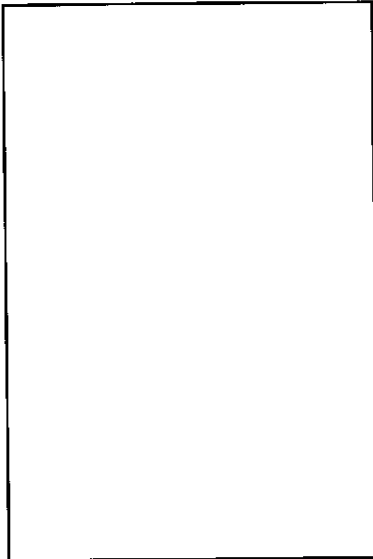
- Plan drawings: one (1) set of 24" x 36" or 30" x 42" prints and five (5) sets of 11" x 17" reductions for each of the following:
 - Conceptual site/grading plan
 - Conceptual building floor plans
 - Conceptual roof plan
 - Conceptual building sections and elevations
 - Preliminary landscape plan
 - Description of preliminary choices of finishes, materials, and colors

CHECKLIST OF SUBMISSION REQUIREMENTS FOR FINAL PLAN REVIEW

- Updated application form
- Compliance deposits
- Plan drawings: one (1) set of 24" x 36" or 30" x 42" and five (5) sets of 11" x 17" reductions for each of the following:
 - Final site plan
 - Final grading and drainage plan
 - Final landscape plan
 - Final building floor plans
 - Final roof plan
 - Final building sections and elevations
 - Construction details as necessary to illustrate design intent for buildings, site features and accessory elements, including entry monuments and gates
 - Exterior lighting plan
 - Development phasing plan, if applicable
 - Construction staging plan
 - Temporary erosion control and tree protection plan
 - Final material samples, specifications, product cut sheets, and color samples
 - Revised massing model (optional)
- 3D Model (Physical or Digital) to include massing and site topography
- Subsequent to final approval, the Homestead Owner shall provide two (2) complete sets of plans, one of which shall be 24" x 36".



APPENDIX I: CHECKLIST FOR PLAN EVALUATION, CONT'D.



CHECKLIST FOR EVALUATING SITE PLAN

VISIBILITY AND SETBACKS

- All site improvements contained within the development envelope
- Minimal visibility of primary structures from a distance
- No intrusion of structures into neighbors' primary view corridors
- 40-foot setback from wetland edges
- 100-foot setback from natural streams

DRIVEWAYS

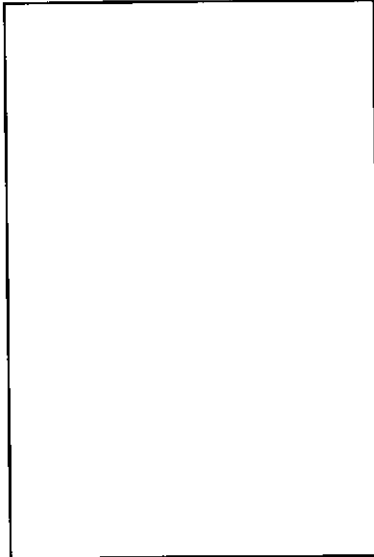
- Alignment minimizes cuts and fills and disturbance of natural vegetation
- Safe point of access from road
- Driveway width (minimum 15 feet)
- Driveway gradient (maximum 12%)
- Driveway gradient (maximum 5% in first 20 feet from road)
- Emergency vehicle turnout at building pad and every 200 feet

PARKING

- One parking space per bedroom required
- Three parking spaces covered for main house, two for guest home, attached or detached garage Driveway width (minimum 15 feet)
- No excessively large paved areas



APPENDIX I: CHECKLIST FOR PLAN EVALUATION, CONT'D.



GRADING AND DRAINAGE

- Grading blends into natural terrain and reflects natural landforms
- No development on slopes steeper than 30%
- Grading and Conservation Plan required for development on slopes over 15%
- No grading outside the development envelope and the driveway corridor
- No cut and fill slopes steeper than 2:1 (3:1 recommended for fill slopes)
- No cut or fill slopes with vertical exposure greater than 6 feet
- Cut and fill qualities balance
- Screening berms natural in form
- Minimal disturbance to natural drainages
- Drainage swales integrated into natural landforms
- Drainage resolved on-site; no concentrated drainage onto neighboring properties
- Bridges and culverts indicated where necessary

RETAINING WALLS

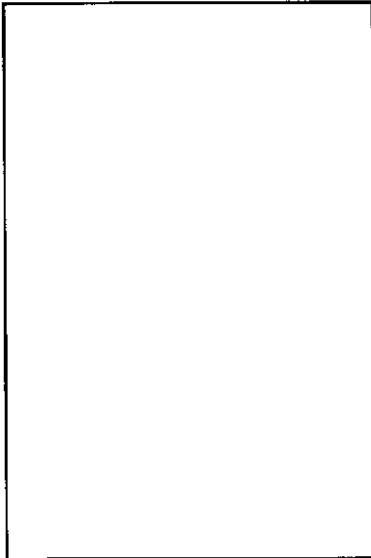
- Walls over four feet (4') in height certified by a civil or structural engineer
- No walls over eight feet (8') in height
- Walls attached to building foundations preferred
- Stone or other facing materials compatible with architecture of the house
- No concrete block, raw poured-in-place concrete, brick or railroad ties

UTILITIES AND WASTE DISPOSAL

- All utility lines underground
- Utilities within the driveway corridor, or alternate alignment to be approved
- Utility easements indicated on site plan
- Transformers and other above-ground utility boxes in screened location
- Satellite dishes screened and non-reflective black
- Septic system design certified by civil engineer (if applicable)
- Specific location of septic system approved by Summit County Health Department (if applicable)
- Septic leach field located in low-visibility area within the development envelope (if applicable)
- Trash receptacles screened, enclosed, and animal proof



APPENDIX I: CHECKLIST FOR PLAN EVALUATION, CONT'D.



PLANTING

- All disturbed areas adequately revegetated with native plants
- Transition from structured to natural landscape well detailed
- No non-native plant species outside the development envelope
- Species appropriate for microclimate conditions
- Planting design compatible with patterns in natural vegetation
- Minimum conifer size six feet (6'), with 50% over eight feet (8') in height
- Minimum caliper size of deciduous trees 1 ½ inches, with 50% over 2 inches
- Thinning of vegetation outside the development envelope only with approval
- Removal of existing trees only with approval
- Lawn area minimized and contained within the immediate area of the residence

WATER

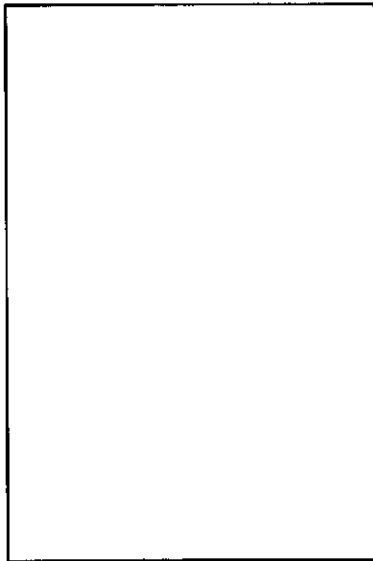
- Water connection approved by SARC
- Water meter required
- Drip or spray irrigation systems only; soil moisture monitoring device required
- Ponds and other water features naturalistic in appearance
- Dams well integrated into natural terrain
- Ponds and decorative pools certified by civil engineer
- Ponds no larger than ½ acre nor capacity greater than 1 ½ acre-feet
- Ponds larger than 10,000-gallon capacity on wells only
- Water source for all uses identified and total annual consumption estimated
- Well permit application filed (if well water proposed as the source)

EXTERIOR LIGHTING

- No direct light sources visible from off-site vantage points
- No site lighting outside the development envelope and the driveway corridor
- No floodlights or "moonlighting"



APPENDIX I: CHECKLIST FOR PLAN EVALUATION, CONT'D.



FENCING, SIGNAGE AND GATES

- Materials to match the architecture of the residence or an approved rail fence design
- No fences along the driveway
- Design for address signage compatible with Colony's stone motif
- Address monuments no larger than four feet (4') in any dimension
- Entry gates set back from road and four feet (4') wider than driveway
- Gates operable in owners' absence for emergency and snowplowing

PETS

- Horses permitted only with SARC approval
- Barns located more than sixty feet (60') from any dwelling
- Summit County Low Impact Permit required for barns and corrals
- Dog runs and animal pens enclosed and covered
- Trash area completely enclosed

CHECKLIST FOR EVALUATING BUILDING DESIGN

ARCHITECTURAL VOCABULARY

- Building compounds unified by consistent architectural elements and materials

BUILDING FORM, HEIGHT, AND MASSING

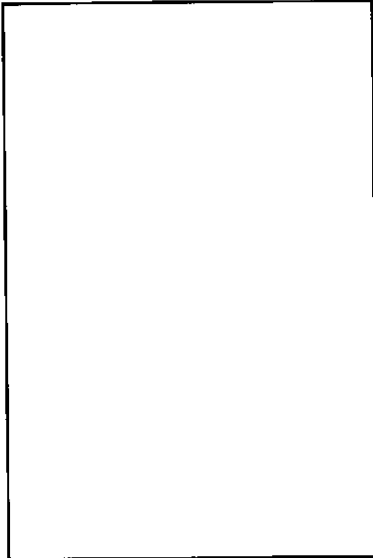
- Building siting and massing responsive to natural topography
- Maximum building height thirty-two feet (32'); lower on open, flatter sites
- Structures not visually prominent from adjoining Homestead Homesteads or Synderville Basin

ROOFS

- No large, unbroken expanses of roof area
- No long, uninterrupted ridgelines
- Non-reflective roof materials
- Colors that blend with those of the natural landscape
- Wooden shingles permitted only if approved by Fire Marshal
- Entries, pedestrian areas and parking areas protected from snow shedding



APPENDIX I: CHECKLIST FOR PLAN EVALUATION, CONT'D.



WALLS AND WINDOWS

- Wall planes stepped and layered to avoid large, uninterrupted façade
- Detailing of windows and doors to give relief to the façade
- Natural building materials (stone, wood, logs, shingles)
- Stucco use limited; only in combination with other materials
- Colors to blend with those of the natural landscape
- No untreated aluminum or metal window frames; no mirrored glass
- Foundation walls of durable materials, preferable stone or timbers
- Overhead decks well supported; no exposed posts

ENERGY CONSERVATION, FIREPLACES, CHIMNEYS AND VENTS

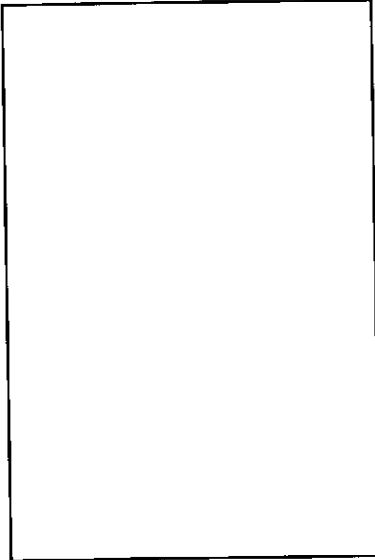
- Energy conservation measures incorporated into building plans
- Number and type of fireplaces indicated on plans
- Fireplaces in compliance with County standards
- Chimneys of inflammable material, preferably stone or masonry
- Non-reflective flues and vents
- Approved spark arresters or screens on chimney outlets
- Vents concealed and protected from damage by snow creep and snow shedding

FIRE PROTECTION AND WILDFIRE MANAGEMENT

- Roof materials rated U.L. Class A or approved by PCFSD
- Main water lines six inches (6") minimum diameter
- Water service lines to individual residences 1 ½ inches minimum diameter
- Fire sprinkler system required in all structures
- Plans and water mains approved by Fire Marshal; certificate of compliance obtained
- Fire hydrants no more than two hundred feet (200') from any dwelling
- Required fire hydrant must be operational prior to any combustible materials being stored on site (typically framing)
- Minimum fire flow 1,000 gallons per minute for a duration of two (2) hours at a residual pressure 20 ps
- Fuel breaks within 90 to 100 feet of structures



APPENDIX I: CHECKLIST FOR PLAN EVALUATION, CONT'D.



CONSTRUCTION & MANAGEMENT CHECKLIST

- Construction staging and material storage areas identified on site plan
- Temporary erosion control measures specified on site plan
- Topsoil storage area identified on site plan
- Trees to be retained and tree protection fencing identified on site plan
- Installation of onsite materials mock up prior by completion of foundation. Such onsite materials board to be a minimum of 6'x8' and include an actual sample of all roofing, rock, siding, fascia, paint, windows and other exterior materials to be used (see rendering on p.37).

4 WAY CHECKLIST

- Final Landscape Plan



APPENDIX J: RIGHTS OF APPEAL FROM SARC DETERMINATIONS

The standards and process as described within the Guidelines as applied by SARC are to assist the Association and its members in the design review process. These standards serve as a positive tool to assist in the full and free use of each homeowner's property in a manner that is consistent with the aesthetic and harmonious development of the community. Notwithstanding the foregoing, if the homeowner, the adjacent homeowner or other homeowner with standing, disagrees with the decision of SARC in its review or inspection, an appeal may be submitted as noted below.

1. Appealable elements shall be limited to the following subject matter:
 - a. Major design elements;
 - b. The development envelope;
 - c. Positioning of any structure outside the development envelope; or
 - d. Landscape buffering elements.
2. The Homeowner can appeal anytime SARC has clearly rejected any appealable element. An Adjacent Homeowner or other Homeowner with Standing can only appeal issues related to the positioning of the development envelope or positioning of a structure entirely outside of the development envelope and only so long as that positioning affects its primary view corridor.
3. Within ten (10) days after receipt of a notice of approval or rejection from SARC, the Homeowner, the Adjacent Homeowner or other Homeowner with Standing who objects to the decision ("Objecting Party") must file a written appeal with the SARC Appeal Committee, as designated by the Board of Trustees for the Association, describing all bases for the appeal including any and all supporting documents therefore. A copy of the Appeal shall be provided to all affected parties, namely SARC and the Homeowner, contemporaneously.
4. To the extent the applicable, if the Objecting Party is an Adjacent Homeowner or other Homeowner with Standing, the Homeowner (in this case the "Non-Objecting Party"), the Non-Objecting Party shall provide its response to the Appeal to the SARC Appeal Committee within ten (10) days after receipt of the Appeal. A copy shall be provided contemporaneously to all affected parties.
5. Within 14 days of receipt of the appeal, and responsive brief as applicable, the SARC Appeal Committee shall meet to review the appeal. All interested parties shall participate in the meeting as requested by The SARC Appeal Committee. **A designated SARC representative will attend all hearings to illustrate SARC's position.** No additional materials will be considered unless presented as part of the Appeal materials as part of the submission shall be considered.
6. The SARC Appeal Committee will endeavor to provide a written response within 14 days of their meeting unless there are extenuating circumstances, further information is required, a site visit is required or the SARC Appeal Committee requests a further meeting with the appealing party and/or homeowner.
7. Should the SARC Appeal Committee affirm the decision of SARC, the appealing party may request that the appeal be forwarded to the Board of Trustees of the Association ("BOT") in limited circumstances, i.e., positioning of a structure outside the envelope. This request must be made within 7 days of the opinion of the SARC Appeal Committee.
8. The BOT shall then establish the date and the time that the appeal will be heard. Normally, this will be made at the next scheduled board meeting. A majority vote by the BOT is required to reverse a SARC Appeal Committee decision.

NOTE: No work may progress during the appeal process.



EXHIBIT "A" LEGAL DESCRIPTION

All of **The Colony at White Pine Canyon - Phase I Final Subdivision Plat**, according to the official plat thereof, recorded September 24, 1998 as Entry No. 518278 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon - Phase I Amended Final Subdivision Plat**, according to the official plat thereof, recorded March 26, 1999 as Entry No. 534009 of the official records in the office of the Summit County Recorder, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 1 Amendment to Lot 7 and Entry Area**, according to the official plat thereof, recorded September 20, 2007 as Entry No. 825919 of the official records in the office of the Summit County Recorder, and as amended by that certain **The Colony at White Pine Canyon Phase 1 Third Amendment**, according to the official plat thereof, recorded August 18, 2010 as Entry No. 905004 of the official records in the office of the Summit County Recorder, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 1 Second Amendment**, according to the official plat thereof, recorded February 21, 2013 as Entry No. 964016 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 1B Final Subdivision Plat**, according to the official plat thereof, recorded January 21, 2004 as Entry No. 686710 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 1C Final Subdivision Plat**, according to the official plat thereof, recorded August 16, 2006 as Entry No. 787053 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon - Phase II Final Subdivision Plat**, according to the official plat thereof, recorded September 10, 1999 as Entry No. 548270, as amended by that certain plat of **The Colony at White Pine Canyon Amended Phase II Final Subdivision Plat Adjusting the Boundaries of Lots 52, 53, 54 and 55 Only**, according to the official plat thereof, recorded October 6, 2006 as Entry No. 793142 of the official records in the office of the Summit County Recorder, and as amended by that certain plat of **The Colony at White Pine Canyon Phase II Amendment to Lot 79**, according to the official plat thereof, recorded July 6, 2012 as Entry No. 948558 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon - Phase 3A Final Subdivision Plat**, according to the official plat thereof, recorded December 29, 2000 as Entry No. 579433 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon Phase 3A Final Subdivision Plat Amendment to Lots 110, 111 and Common Area**, according to the official plat thereof, recorded March 23, 2007 as Entry No. 807898 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon - Phase 3B Final Subdivision Plat**, according to the official plat thereof, recorded December 24, 2001 as Entry No. 606728 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon - Phase 3C Final Subdivision Plat**, according to the official plat thereof, recorded June 10, 2002 as Entry No. 621557 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon First Amended Phase 3C Final Subdivision Plat**, according to the official plat thereof, recorded September 20, 2007 as Entry No. 825934 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4A Final Subdivision Plat**, according to the official plat thereof, recorded March 1, 2006 as Entry No. 770208 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon Phase**

4A Amendments to Lots 161 & 163, according to the official plat thereof, recorded May 6, 2008 as Entry No. 843740 of the official records in the office of the Summit County Recorder, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 4A Amendment to Lots 155, 158, 159 & Parcel A**, according to the official plat thereof, recorded August 20, 2008 as Entry No. 825909, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 4A Amendment to Combine Lots 158 & 160**, according to the official plat thereof, recorded September 11, 2009 as Entry No. 882141, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 4A Amendment to Lot 154**, according to the official plat thereof, recorded January 23, 2014 as Entry No. 988306 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4B Final Subdivision Plat**, according to the official plat thereof, recorded September 20, 2007 as Entry No. 825931 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon Phase 4B Subdivision Amendment to Lots 220 & 221**, according to the official plat thereof, recorded June 27, 2008 as Entry No. 848394 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon Phase 4B Subdivision Amendment to Lots 206, 207 & 214, 215**, according to the official plat thereof, recorded August 20, 2008 as Entry No. 852910 of the official records in the office of the Summit County Recorder, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 4B Subdivision Amendment to Lots 182 & 183**, according to the official plat thereof, recorded August 5, 2009 as Entry No. 879569 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4C Lower West Monitor Subdivision**, according to the official plat thereof, recorded November 23, 2015 as Entry No. 0138345 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4C Upper West Monitor Subdivision**, according to the official plat thereof, recorded November 23, 2015 as Entry No. 0138346 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4D Subdivision**, according to the official plat thereof, recorded March 15, 2010 as Entry No. 894023 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4E The Lakes 1 Subdivision**, according to the official plat thereof, recorded June 14, 2011 as Entry No. 924374 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 4E The Lakes 2 Subdivision**, according to the official plat thereof, recorded June 22, 2011 as Entry No. 925147 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 4E Pinecone Ridge Subdivision**, according to the official plat thereof, recorded October 17, 2012 as Entry No. 955349 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4E The Lakes 3 Subdivision**, according to the official plat thereof, recorded October 17, 2012 as Entry No. 955361 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4E The Lakes 4 Subdivision**, according to the official plat thereof, recorded September 18, 2013 as Entry No. 979408 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4E The Lakes 5 Subdivision**, according to the official plat thereof, recorded April 11, 2014, as Entry No. 993123 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 5A Meadow Lakes Subdivision**, according to the official plat thereof, recorded April 2, 2018 as Entry No 1088980 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 5B Meadow Lakes Subdivision**, according to the official plat thereof, recorded April 2, 2018 as Entry No 1088982 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 5C Meadow Lakes Subdivision**, according to the official plat thereof, recorded April 2, 2018 as Entry No 1088984 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 5D Meadow Lakes Subdivision**, according to the official plat thereof, recorded April 2, 2018 as Entry No 1088986 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 5E Meadow Lakes Subdivision**, according to the official plat thereof, recorded September 7, 2018 as Entry No 1098000 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 5F Meadow Lakes Subdivision**, according to the official plat thereof, recorded September 7, 2018 as Entry No 1098002 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 5G Meadow Lakes Subdivision**, according to the official plat thereof, recorded August 12, 2019 as Entry No. 01115910 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 5H Meadow Lakes Subdivision**, according to the official plat thereof, recorded August 12, 2019 as Entry No. 01115913 of the official records in the office of the Summit County Recorder.

Summit County Tax Serial Numbers:**Phase 1**

CWPC-1-AM
 CWPC-6-2AM
 CWPC-7-EA-7-AM
 CWPC-10-AM
 CWPC-14-AM
 CWPC-18-AM
 CWPC-22-AM
 CWPC-26-AM
 CWPC-30-AM
 CWPC-B-3AM
 CWPC-C-2AM
 CWPC-F-2AM
 PP-1-B

CWPC-2-3-AM
 CWPC-6A-2AM
 CWPC-7-EA-B-AM
 CWPC-11-AM
 CWPC-15-AM
 CWPC-19-AM
 CWPC-23-AM
 CWPC-27-AM
 CWPC-A
 CWPC-CA-IMP
 CWPC-CA-1-AM
 CWPC-G-2AM
 PP-1-D

CWPC-3-3AM
 CWPC-6B-2AM
 CWPC-8-AM
 CWPC-12-AM
 CWPC-16-AM
 CWPC-20-AM
 CWPC-24-AM
 CWPC-28-AM
 CWPC-A1-3AM
 CWPC-SKI-AM
 CWPC-D-2AM
 PP-1

CWPC-5-2AM
 CWPC-6C-2AM
 CWPC-9-AM
 CWPC-13-AM
 CWPC-17-AM
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 CWPC-A2-3AM
 CWPC-SKI-2AM
 CWPC-E-2AM
 PP-1-A

Phase 2

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Phase 3A

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 CWPC-3A-113

Phase 3B

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 CWPC-3B-121

CWPC-3B-115
 CWPC-3B-118
 CWPC-3B-122

CWPC-3B-116
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 CWPC-3B-123

CWPC-3B-117
 CWPC-3B-120

Phase 3C

CWPC-3C-124-1AM
 CWPC-3C-130-1AM
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 CWPC-3C-140-1AM
 CWPC-3C-A-1AM

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Phase 4A

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Phase 4B			
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CWPC-4B-187	CWPC-4B-206-AM	CWPC-4B-207-AM	CWPC-4B-212
CWPC-4B-213	CWPC-4B-214-AM	CWPC-4B-215-AM	CWPC-4B-216
CWPC-4B-217	CWPC-4B-218	CWPC-4B-219	CWPC-4B-220-AM
CWPC-4B-221-AM	CWPC-4B-A	CWPC-4B-B	
Phase 4C Lower West Monitor			
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CWPC-4C-LWM-191	CWPC-4C-LWM-192	CWPC-4C-LWM-193	
CWPC-4C-LWM-194			
Phase 4C Upper West Monitor			
CWPC-4C-UWM-195	CWPC-4C-UWM-196	CWPC-4C-UWM-197	
CWPC-4C-UWM-198	CWPC-4C-UWM-199	CWPC-4C-UWM-200	
CWPC-4C-UWM-201	CWPC-4C-UWM-202		
Phase 4D			
CWPC-4D-208	CWPC-4D-209	CWPC-4D-210	CWPC-4D-253
CWPC-4D-254	CWPC-4D-256		
Phase 4E - The Lakes 1			
CWPC-4ELK-1-233	CWPC-4ELK-1-236	CWPC-4ELK-1-237	CWPC-
4ELK-1-240			
CWPC-4ELK-1-244	CWPC-4ELK-1-245	CWPC-4ELK-1-246	CWPC-
4ELK-1-247			
CWPC-4ELK-1-248	CWPC-4ELK-1-249	CWPC-4ELK-1-250	CWPC-4ELK-1-251
Phase 4E - The Lakes 2			
CWPC-4ELK-2-224	CWPC-4ELK-2-226		
Phase 4E - Pinecone Ridge			
CWPC-4EPCR-A	CWPC-4EPCR-B	CWPC-4EPCR-238	CWPC-4EPCR-239
CWPC-4EPCR-241	CWPC-4EPCR-242	CWPC-4EPCR-243	
Phase 4E - The Lakes 3			
CWPC-4ELK-3-228	CWPC-4ELK-3-229		
Phase 4E - The Lakes 4			
CWPC-4ELK-4-222	CWPC-4ELK-4-223		
Phase 4E - The Lakes 5			
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CWPC-4ELK-5-B	CWPC-4ELK-5-C		
Phase 5A - 5F - Meadow Lakes Subdivision			
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			CWPC-5HML-329
CWPC-5BML-261	CWPC-5EML-300	CWPC-5GML-314	CWPC-5HML-330
CWPC-5BML-263	CWPC-5EML-301	CWPC-5GML-315	CWPC-5HML-A (OS)
CWPC-5BML-264	CWPC-5EML-302	CWPC-5GML-317	CWPC-5HML-B (OS)
	CWPC-5EML-303	CWPC-5GML-318	
		CWPC-5GML-A (OS)	
CWPC-5CML-266	CWPC-5FML-304		
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CWPC-5CML-273	CWPC-5FML-306	CWPC-5HML-321	
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		CWPC-5HML-323	
CWPC-5DML-268		CWPC-5HML-324	
CWPC-5DML-269	CWPC-5GML-308	CWPC-5HML-325	
	CWPC-5GML-311		

DESIGN AND DEVELOPMENT GUIDELINES