

ARCHITECTURAL GUIDELINES
Jeremy Ranch Subdivision
Plats A, B, 1, 2, 3, 4, & 5

Amended 11/11/93 and Effective, November 15, 1993
This guideline supersedes all previous guidelines

In accordance with the Protective Covenants, the Articles of Incorporation and By-Laws of the Jeremy Ranch Owners Association, the Architectural Control Committee (Hereinafter the "ACC") of the Jeremy Ranch Owners Association is responsible to approve all housing plans, specifications and site plans before the commencement of any construction. These guidelines shall be observed in connection with the construction of any dwelling in the Jeremy Ranch Subdivision in Plats A, B, 1, 2, 3, 4 & 5 (Collectively sometimes "Subdivision"). These guidelines shall be applied and enforced, without exception, to the maximum extent possible by the Jeremy Ranch Owners Association. These guidelines may be amended from time to time. Please check with the ACC or the Board of Trustees for the most recent version of the guidelines.

These guidelines shall govern the design, construction and maintenance of all dwelling units in the Jeremy Ranch Subdivision. All homes located at the Jeremy Ranch must maintain a harmonious and compatible appearance with the natural beauty and surroundings of the area.

The purpose of this guide is to:

1. Promote a desirable and attractive residential community; and
2. Harmonize the residential community with the natural beauty of the surrounding area; and
3. Provide specific minimum requirements for housing construction to help achieve the foregoing goals; and
4. Protect and enhance the property values of all lots and homes at Jeremy Ranch; and
5. Establish and maintain a clean, orderly, friendly and pleasant residential atmosphere for all owners.

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I GENERAL

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1993 DEC 06 11:02 AM FEE \$43.00 BY DMG
REQUEST: JEREMY RANCH OWNERS ASSOCIATION

1. The ACC discharges its responsibilities by requiring that all construction and development of any kind, including remodeling, exterior additions, exterior painting, fencing and landscape development be formally reviewed and approved by the ACC, both prior to commencing and during construction.

2. Lot owners and/or builders are encouraged to consult with the Committee during the design, planning and actual construction phases of any home in order to answer questions and otherwise avoid problems. Lot owners, builders and their architects should give careful consideration to these guidelines and seek to incorporate them into their designs and plans. Lot owners and builders are encouraged to review applicable Covenants, Conditions and Restrictions pertaining to their lot.

location of documents (See Section paragraph 6), g houses, garages or refuse containers, air conditioning equipment, & utility lines, etc., must be placed at the side or rear of the dwelling and located so as not to be conspicuous from the front street or the golf course.

4. A professional type sign, i.e. stenciled, block style, etc, 2'-6" x 2'-6", must be placed on the lot at the time of excavation. The sign shall display the building lot #, lot address, name of builder and home owner and shall remain visible until the home is completed. A free-hand, or spray painted sign will not be allowed. This sign and one (1) sign offering the property for sale will be the only signs allowed to be posted on the lot.

5. All vehicles (including, but not limited to recreational vehicles, boats, snowmobiles, motor homes and trailers) shall be parked within the garage, or for limited periods, on a designated paved parking pad separate from the main driveway. All vehicles exposed to view from the front of the house, or any other lot, or any street or road, or the golf course, shall be maintained in running condition, properly licensed, and be regularly used. No commercial or industrial type vehicle shall be stored or parked on any lot or street in the subdivision except during actual use for construction on a lot or for maintenance of the subdivision.

6. To the maximum extent possible, construction related autos, trucks and equipment shall be parked in an orderly manner on the construction site. Vehicles and equipment parked on the street for construction purposes, must be confined to the same side of the street as the lot where the construction is taking place. Vehicles must not be parked in front of an existing home and under no circumstance may they be parked on the street overnight. Vehicles parked on the street, for construction purposes, must not impede, hinder or restrict the snow removal from the streets.

7. No exterior construction shall be permitted between 7:00 P.M. and 7:00 A.M. Weekend work is to be avoided to the maximum extent possible, and shall be prohibited if complaints occur.

8. During the work day, unnecessary noise on construction sites such as , but not limited to, the operation of radios and tape players at a loud volume shall be discouraged and shall be prohibited if complaints occur. (Loud volume is defined as a sound level exceeding 50 decibels (50 db) at any of the property boundaries when measured on the A-weighted scale of an accurately calibrated sound level meter).

9. No construction shall infringe in any manner, or for any reason, on adjacent or other properties unless written permission has been obtained from affected property owners and/or holders of rights-of-way, exclusive of utility or other rights-of-way held by county or state authority. Infringement includes, but is not limited to, movement, parking or storage of construction vehicles or equipment, storage of materials or debris, including dirt, gravel or rocks, and placement of toilets or waste bins. No infringement, no matter how slight, brief or inconsequential is permitted. A copy of each necessary written permission shall be given to the ACC before any infringement occurs, otherwise these guidelines shall be deemed to be violated and a stop work order will be applied for immediately.

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10. Perimeter French Drains must be installed around all homes.

11. Prior to excavation, the perimeter of the building lot shall be identified, by placing on the lot boundaries a 4 foot high barrier fencing staked at maximum of 8 foot centers along the two side and back lot boundaries. Fencing shall be maintained and remain in place during the entire construction period.
12. Any paved paths adjoining the properties are not to be used for vehicle access to the job site and must be kept clear of dirt, rocks and debris. The construction barrier (As described in paragraph 11, above) must not include these paved paths within the confines of the barrier. These paths are for foot traffic or bicycle riding only. It will be the responsibility of the owner/builder to replace or repair any damage to said paths, with the extent of replacement and repairs to be determined by the Board of Trustees.
13. Dogs or other pets owned by construction personnel shall not be allowed on the construction site or elsewhere in the Jeremy Ranch Subdivision.
14. Contractors shall notify neighboring residence owners of any dangerous proposed construction activities (ie; blasting, digging) at least two (2) days prior to construction.
15. The lot owner and/or contractor shall regularly inspect the site and access roadways, and shall perform whatever clean-up and maintenance is necessary to maintain these areas in a clean, orderly and sightly condition. (See Section XVII, paragraph # 4)
16. The owner and/or contractor shall respond immediately to any notice received from the ACC or the Board of Trustees regarding any violation or notice that the condition of a site is not in conformity with applicable CCR's, guidelines including all requirements herein.
17. The ACC and/or the Board of Trustees, may apply for and obtain, a stop work order on any project in violation of these guidelines if the violations are not corrected within five (5) days after written notice to the contractor and/or lot owner. All costs, and/or attorneys fees, incurred to rectify these violations will be deducted from the construction site maintenance deposit.
18. Homeowners are required to keep their property properly maintained at all times.
19. These guidelines are intended to be the minimum building requirements at Jeremy Ranch. As new products and materials become available, that meet or exceed these requirements, such products or materials may be acceptable. (See "Variances", Section XVIII)
20. Owners and/or builders who violate these guidelines should expect corrective action to be taken against them by the Board of Trustees in accordance with all applicable provisions of the Articles, By-Laws, CC&R's and the requirements herein.
21. Owners and/or builders who are currently in non-compliance with a project at Jeremy Ranch may not submit plans for a new project until all other projects are brought into compliance and conformity with these guidelines.

Applications shall be reviewed as expeditiously as possible, but the Committee may require up to 30 days to provide a written response. The applicant will be notified in writing of approvals or denials. Applications and plans must be submitted to the ACC one week prior to the next regularly scheduled ACC meeting to ensure a review at that meeting. Owner applicants who are denied plan approval may make changes to their development plan and reapply without limitation. Construction must not start until the owner and/or contractor receives written notification of approval. Approval for residential development by the ACC is independent of and in addition to approval and the issuance of a building permit by Summit County.

The following requirements must be complied with before any application can be approved.

1. All forms in the application package provided by the Owners Association must be completed and signed. Incomplete applications will not be accepted.
2. Both the builder and the lot owner must sign an acknowledgement agreement stating they have read, and will comply with all covenants and guidelines and will accept financial responsibility for any costs incurred as a result of failure to build in accordance with the covenants, guidelines and approved plans, including court costs and attorneys fees.
3. A check made payable to Jeremy Ranch Owners Association for a plan check fee must accompany any application.
4. All dues, assessments and any other costs assessed against the building lot must be paid before plans will be considered for approval. The lot must be free of any Owners Association liens.
5. A refundable, construction site maintenance deposit is required and must be submitted with the application. The deposit will be held by the Association for use, in the event the owner and/or his representatives fail to conduct their project in conformity with these Architectural Guidelines and the Covenants. At the discretion of the Board of Trustees or the ACC this deposit may be used by the Association to remedy any violations of these provisions. For example, if a construction site is not kept clean and orderly, and The Board of Trustees is required to take measures to clean the site, the cost of the cleaning may be deducted from the construction site maintenance deposit. If any monies from this deposit are used to correct violations, the Board of Trustees may require an additional deposit to cover further anticipated costs.
6. The construction site maintenance deposit, less any charges or forfeitures determined by the Board of Trustees and/or the ACC, shall be refunded to the owner or his representative upon written notification of completion of the project and proof of issuance of a final certificate of occupancy from Summit County.
7. Two suitable sets of plans, with a separate page of specifications, for any proposed residence site improvement or alteration shall be submitted to the ACC with the application. Such plans and specifications shall have been prepared and stamped by an experienced licensed architect or structural engineer, currently licensed by the State of Utah. Sufficient information shall be included to demonstrate compliance with the covenants and guidelines. Both copies of the submitted plans must be exact copies of

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the plans submitted to the Summit County building department. The minimum size of a plan allowed is "C" size (18" x 24"). After approval, one copy will be stamped and returned to the contractor or owner with required restrictions or contingencies noted. One copy will remain the property of the ACC. Once a plan has been approved and written notice of approval has been given, all changes, additions, or deletions from the approved plan must also be submitted for review and approval, including any design changes that occur during the construction process. Notwithstanding the requirement for ACC approval, neither the Owners Association nor the ACC shall be liable in any way for the design or construction of any residence in the subdivision.

8. A scale drawing of the site development plan must be submitted to the ACC and contain the following: The topography of the lot and location and orientation of the proposed dwelling including setbacks, roofs, decks, walkways and driveways, with the percent of slope of the driveway clearly defined and a general landscaping plan, including location of trees, yard light, and all other details. The topography drawing must include the property line, existing grades, and final grades with drainage identified. The drawing must also include the location of the datum point/bench mark, location of any proposed retaining walls or proposed retention, and the main floor and top of foundation elevation. (See Appendix A)

9. The submitted plans must show the front, the two side and the rear elevation drawings of the house with both the natural grade and finished grade clearly shown and identified with the corresponding topography footage, on each drawing. (See Appendix B)

10. Samples of exterior finish materials and colors must be submitted. If all finish materials and colors have not been determined at the time of plan submission, samples must be submitted prior to installation of such materials.

11. The application must include the starting construction date and the project completion date. All construction must be completed within one year from the commencement of construction, unless the ACC, in its sole discretion, approves an extension for good cause, not to exceed six months in length. **Failure to comply with this provision will result in the forfeiture of the construction site maintenance deposit.**

12. Redlined, backward or mirror image drawings will not be accepted.

13. Approval of a plan shall remain valid for six months from the date of approval. If construction has not started within six months, the plans must be resubmitted for approval and will be subject to any changes made in the covenants, or the architectural guidelines during the interim period. An additional plan check fee must accompany the new application. All approvals and/or disapprovals must be in writing.

III MINIMUM DWELLING SIZE

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1. The covenants for the various plats contain the specifications for minimum dwelling square footage. If four (4) feet or more of the entire foundation is above the point where landscaping meets the building, then the basement shall be considered a story. A basement shall not be included in determining the square footage. For a basement to be considered a "ground floor" that level must be at street level and totally visible above ground from the street providing principle access to the dwelling.

building "footprint" shall be defined as the ground area within the perimeter of foundation of the building. No dwelling shall be permitted that does not present at least a fifty five (55) foot frontage in plats A, 4, & 5 and a sixty (60) foot frontage in plats B, 1, 2, & 3, to the street which provides access to the lot. In calculating frontage, the garage front may be included.

IV SURVEY

1. A copy of the certified survey must be submitted to the ACC prior to excavation or construction. All lot corners must be visibly staked. Said survey shall include a clear specification of the height at the top of the foundation measured from any one of the survey markers on the street access side of the home.

V ROOF/ROOFING MATERIAL

1. The principle roof over each dwelling shall maintain a minimum of a four-to-twelve (4 / 12) pitch and a maximum of a twelve to twelve (12 / 12) pitch. Wood shake shingles, or architectural grade asphalt shingles, having at least a 30 year guarantee, may be used. Any other roofing materials must be approved by the ACC prior to installation. Asphalt shingles must meet or exceed the specifications of the GAF "Timberline" series with an approximate weight of 290 pounds. Three tab shingles are prohibited. See the Architectural Committee for the list of approved manufacturers.

VI FENCING

1. Prior to the installation of any fencing on any property, a site plan showing the proposed location of such fencing and the landscaping which will be used to screen it must be submitted to, and approved by, the ACC. Listed below are the requirements for a fencing plan application.

- a. A completed application form.
- b. A signed Jeremy Ranch Owners Association Landscape Agreement.
- c. A fee of \$10.00 to accompany application.
- d. A site plan showing the proposed fence location, the type of fence and the landscaping which will be used to screen the fence.
- e. A construction site maintenance deposit.

2. No part of the fence shall exceed four feet in height from the level of the ground to the top of the tallest fence post. Fences shall be installed at least thirty-six inches inside the lot lines (except as to golf course lots discussed separately). "No Hedge, Wall or Fence shall be erected, placed, altered or permitted to remain on any lot closer to the front street than the front of the residential structure on said lot or, where said fence or wall is located along the boundary line between two adjoining lots, it shall not be closer to the front street than the front of whichever residence structure on the adjoining two lots is nearest the street". (This language is quoted exactly from the covenants) The fence owner shall be responsible for maintaining the land area between the fence line and the lot line. Failure to adequately maintain the landscaping in this area, as described in paragraph # 5, below, will result in the requirement that the owner remove the fence.

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3. Fences may be constructed of wood, stone, brick or metal chain link materials, subject to approval by the ACC. If chain link fencing is used, all fencing material (fence posts,

and fencing mesh, as well as gates) must be covered with a vinyl coating material (black, brown or dark green).

4. Fences proposed for lots where any portion of the lot abuts the golf course shall require detailed evaluation by, and the approval of the ACC and the Board of Trustees. In addition to the setbacks described in paragraph 2, above, no fence shall be erected nearer than 24 feet from the back lot line. Fences on any lot abutting the golf course shall only be permitted where the lot owner can demonstrate, to the satisfaction of the Trustees, a clear and convincing need for the fence. Containing pets and children or keeping out golfers is not sufficient. A fence will not be allowed if there is any feasible alternative.

5. Immediately upon completion of the approved fence installation, vegetation shall be planted in the area between the fence line and the lot line. Such vegetation, at the time of installation, shall be of sufficient height and density that it completely covers and screens 70% of the fence. The owner of the fence shall be responsible for the maintenance and care of all vegetation. Non-compliance with this planting and maintenance requirement will result in the removal, at the owners expense, of the fence. The intent of the landscaping is to screen the fence from the adjoining lots.

6. Any dog run approved by the ACC must meet the landscape requirements as listed in paragraph # 5, above. The height of the dog run must not exceed those heights listed in paragraph # 2, above.

7. Approval of a fence plan shall remain valid for six months from the date of approval. If construction has not started within six months, the plans must be resubmitted for approval and will be subject to any changes in the Covenants or Architectural Guidelines during the interim period.

VII LANDSCAPING

1. All lots shall be landscaped, with lawn, trees and shrubs, so as to be visually attractive and harmonious with neighboring property. Each lot owner shall install an underground sprinkling system for the purpose of providing adequate water to maintain all lawn and vegetation areas. Each newly landscaped yard shall, at a minimum, have five trees with each tree having a height of at least five feet at the time of planting.

2. Each lot is to be graded and landscaped in a manner that will keep water runoff from adversely affecting adjoining properties and not change the established natural grade at the property lines.

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3. A landscape deposit of \$4,000 must be submitted with the building application. All landscaping must be completed within three months of occupancy, or completion of the residence which ever comes first. For homes completed or occupied after August 31st, the owner and/or builder will have until June 30th of the following year to complete the landscaping. If the home is sold prior to installation of the landscaping the new owner must be made aware that the time frame to complete the landscaping does not change. It is the sellers responsibility and obligation to insure the yard is properly landscaped within the original time frame. The sellers obligation in this section is not transferable or [redacted] able. Landscaping is not deemed [redacted] be complete until the front, [redacted] and side yards are landscaped. The landscape deposit will be released to the owner/builder when

all provisions of Sections VII and IX have been satisfied. A daily penalty of \$100 will be assessed for each day the landscaping is incomplete past the above referenced deadline unless a written extension has been granted by the Board of Trustees for just cause. The penalty shall be deducted from the landscape deposit. After the deposit has been depleted any additional penalties incurred shall constitute a lien against the property and may be foreclosed by the Owners Association in the same manner as other Association liens against the property for assessments and dues.

VIII SATELLITE DISH

1. No satellite dish larger than 10 feet in diameter or higher than fifteen feet will be allowed. Any satellite dish shall be of a non-reflective material and color. It should be placed in the most unobtrusive location on the lot.
2. Transmitting antennas of any type are prohibited in the subdivision.

IX EXTERIOR YARD LIGHT

1. Each dwelling shall have at least one exterior front yard light installed and in operation at the time of occupancy. Mercury vapor lights are not allowed. The bulb in the fixture shall not exceed 60 watts. No exterior lights shall be located so as to create a nuisance to other homeowners.

X ARCHITECTURAL DESIGN

1. Strictly rectangular or square structures shall not be permitted. English Tudor, French Chateau, A-Frames, Victorian, and Colonial homes are strongly discouraged. Mansard Roofs and Geodesic domes are prohibited.
2. No house plan may be built more than once in any one plat in the Jeremy Ranch subdivision. No two houses may have substantially identical exterior elevations and /or appearances anyplace in the subdivision.
3. No home shall be permitted that is not compatible and in harmony with existing homes and the natural beauty of the land surrounding the subdivision. The design of the home must be compatible with the lot upon which it is being built. A home shall not be placed so high or so low on the lot that it causes problems with the adjoining lots.

XI GARAGES / DRIVEWAYS

1. Each dwelling constructed in the subdivision shall have an attached garage which is sized to handle not less than two or more than four conventionally sized vehicles. Every garage shall be serviced by a driveway which shall be of sufficient width to park two vehicles side by side.

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2. The driveway on any lot must be constructed of concrete, asphalt, or comparable materials and placed on properly compacted earth. No dirt or gravel driveways or parking pads will be permitted.

3. All construction work related to the installation of a driveway must be completed prior to, or simultaneously with, the occupancy of the dwelling. It is the homeowners responsibility to keep driveways in reasonable repair.

4. Driveways must be of a sufficiently gentle slope that they are usable for vehicle access at all seasons of the year and so they are not a hazard to the neighboring homes, yards, persons, or vehicles on the street. The driveway must be constructed in such a way that it does not cause a problem related to snow removal, snow storage or water run-off for the homeowner, neighbors, adjoining properties or the county road department. It appears to be the consensus of the Summit County Building Inspection Department, the Park City Building Engineer and the Salt Lake City Division of Transportation that the slope of a driveway should not exceed a grade, uphill or downhill, of ten (10%) percent. Driveways entering or leaving a public road shall not exceed a grade of eight (8%) percent from the curb line to the easement line. Architects and builders should pay particular attention to the potential difficulty of accessing the property during the winter months and should design the driveway to accomplish these goals. (See Appendix C)

XII HEIGHT LIMIT

1. As measured from the vertical distance from the average natural grade, at the center point of the front setback line, to a point midway between the lowest part of the eaves or cornice and the ridge of a hip or gable roof, no dwelling shall be erected to a height of less than sixteen feet nor more than thirty feet. The ridge of a gable, hip, gambrel, or similarly pitched roof may extend up to three feet above the specified maximum height limit. This area over the specified maximum height limit shall not contain any habitable living spaces.

2. We determine the average natural grade to mean: The average elevation of the existing surface, as measured from the left and right elevation of the proposed structure at the front setback, of the land prior to commencement of construction of any improvements proposed or any previous site disturbance. Average natural grade, when not readily established due to prior modifications in terrain, shall be fixed by reference elevations and slopes at points where the prior disturbance appears to meet the undisturbed portions of the subject property or the adjacent property's undisturbed grade.

3. The estimated natural finished grade shall tie into the elevation and slopes of adjoining properties without creating a need for retaining walls, or abrupt differences in the visual slope and elevation of the land; and not change the direction or flow of run-off water so as to adversely affect any adjoining property.

XIII SETBACKS FOR DWELLINGS

1. For the purpose of determining setback distances, open porches, eaves, and steps shall not be considered to be part of the dwelling unit. The Summit County setback requirements are as follows;

FRONT: 30 feet from the property lot line or road easement line or 55 feet from center line of the road, whichever is greater.

SIDE STREET: 30 feet from the property lot line or road easement line or 55 feet from center line of the road, whichever is greater.

SIDE YARD: 12 feet from the side property line.

REAR LINE: 24 feet from the rear lot line on all interior lots and 12 feet on all exterior lots. Exterior lots are defined as lots which do not abut another building lot or the golf course at the rear line of the lot.

***** NOTE *** Do not confuse the back of the curb or the gutter with your property line.**

XIV EXTERIOR MATERIALS

1. All exterior materials shall be new and, except for the roof, shall be made of natural wood, stone, brick, used brick or stucco. The use of aluminum or vinyl siding, plywood, T-111, pressed board, cinder block, and similar types of siding as exterior finishing materials are prohibited. Aluminum may be used on soffits and fascia but must conform to the colors set forth in paragraph # 2, below.

2. The color of all stains or paints on exterior surfaces, including flashing, roof gutters, soffits, fascia or other metal roof materials, shall be of earth tone colors (light beige, through dark browns, grays and some shades of green). White is discouraged. Navy blue, black, red or any other bright colors are prohibited on either siding or trim. All siding materials and colors must be approved by the ACC prior to application. In the event the owner or contractor fails to submit color samples prior to application, said owner or contractor shall be solely responsible for any non-compliance, and costs of removal.

3. Wood windows and exterior patio and sliding doors are recommended and if used shall meet or exceed the following guidelines. Doors and windows must have a permanent exterior finish such as a vinyl or aluminum clad finish and meet the Jeremy Ranch color guidelines.

- (a. Total unit value: R value = 3.0 / U value = .30
- (b. Maximum air infiltration / .3 CFM at 1.56 psf (25 mph)
- (c. Ultra Violet reflection / minimum of 60 %.
- (d. % of humidity when condensation / .50 %.
- (e. Minimum STC rating / .28.
- (f. There shall be no condensation channels from inside to exterior of window.
- (g. Glazing (glass) shall have a 10 year minimum warranty.
- (h. Exterior cladding shall have a 10 year minimum warranty.
- (i. Before any window or door manufacturer, not on the approved list, can be used the contractor and or owner must submit samples and specifications, along with a copy of the laboratory test used to determine compliance.

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4. Aluminum and vinyl windows, and sliding glass doors may be acceptable if they meet or exceed the following specification:

- (a. Must have a U-factor of .40 or less.
- (b. Aluminum framed windows must be triple-glazed and thermal broken. (Vinyl framed windows do not need to be triple glazed or thermal broken).
- (c. Must have a testing report by a nationally accredited testing lab. (No ASHRAE calculations will be allowed).
- (d. Must meet the Jeremy Ranch color guidelines.
- (e. Must meet or exceed the specifications of AMSCO series # V-10 or V-30 for vinyl windows and AMSCO series # 703 for aluminum windows.
- (f. Aluminum doors must meet or exceed the specifications of AMSCO series # 1125.
- (g. Before any window or door not on the approved list can be used the contractor must submit samples and specifications, along with a copy of the laboratory test used to determine compliance.

5. Screen and storm doors must conform to the colors set forth in paragraph # 2, above.

7. The intent of these requirements is to insure that all windows and doors used will be of a type and quality suitable for weather conditions typically experienced at Jeremy Ranch and are visually attractive. Contact the Architectural Committee for a list of approved manufacturers and styles.

XV CONSTRUCTION

1. All exterior wall framing of the building shall be a minimum of 2" x 6" studs and shall be 16 inches on center or less and shall be insulated to at least R-19.

2. All homes constructed with metal studs and/or metal joists must be engineered and built with sufficient gauge metal to meet the snow load, wind shear and bearing loads required for the snow conditions at Jeremy Ranch. Data must be provided to insure the exterior walls will meet or exceed the R-19 insulation requirements in these guidelines.

3. Homes shall be designed to be energy efficient. Passive solar designs are encouraged. All insulation requirements must meet or exceed the Model Energy Code 1992. (See Appendix D)

4. All garages are to be insulated to R-19. Non-solid core garage doors must be insulated and shall be of a type and quality suitable for weather conditions typically experienced at Jeremy Ranch, as determined by the ACC and must conform to the colors set forth in Section XIV, paragraph # 2, above. We recommend, but do not require, that garages be heated to some extent.

5. All deck supports exceeding 8 feet in height must be a minimum of 8" x 8". Plans shall show how supports will be treated and will be subject to ACC review and approval.

6. All chimneys, flues or smoke exhaust pipes must be enclosed to the roof line. No more than 2 feet of exposed pipe is allowed above the roof line. 770 702

7. Fill dirt must not be placed on another vacant lot without written permission from the affected lot owner. Fill dirt must be graded to a smooth level at the time of placement

and all precautions must be taken not to affect the natural grade at the adjoining property lines. All streets surrounding the placement of the fill must be left clean and orderly.

XVI FOOTING / FOUNDATION INSPECTION

1. Upon completion of the excavation for and the pouring of footings, the owner or contractor shall arrange to have the footings inspected by a representative of the ACC. The ACC will determine compliance with all setback requirements, conformity with the site plan and the height of the top of the foundation wall as shown on the approved drawings. Any setback violations or changes in the top of foundation height from the approved plans must be corrected prior to the pouring of any concrete foundation walls or the setting of any block foundation walls. Bedrock within the foundation area, or other difficulties encountered in excavation, such as excessive rock, will not be sufficient reason for a variance to change the top of foundation height.

2. Wood foundations are prohibited.

3. The plans must indicate the finish treatment that will be used on any exposed foundation and retaining walls for ACC review and approval. Large areas of exposed concrete and/or cinder block foundations are not acceptable. The maximum area of an exposed concrete and/or cinder block foundation allowed is six inches between the finished grade elevation and the bottom of the finished siding.

XVII MATERIALS ON SITE

1. Prior to the start of framing a 20' X 7' X 5' roll-off dumpster must be placed on the building lot, for all refuse accumulated from the construction project, and emptied when full. Care should be taken when setting the dumpster to allow for easy access to empty the dumpster during the winter months. Open trailers or trucks as a substitute for dumpsters are prohibited. Dumpsters must not be placed on the street. Fires to burn scrap materials and debris are not allowed.

2. A chemical toilet shall be placed on site, for the construction workers use, no later than the time any work is begun. Once sewer and water lines are connected the builder/owner is encouraged to install a toilet inside the building at which time the chemical toilet must be removed.

3. During the period of construction of any dwelling, no materials may be stored on any roadway or in any easement areas. No material which may represent a safety hazard to the general public may be stored on site.

4. Mud, debris, gravel and similar materials deposited by construction or construction vehicles or equipment shall be cleaned from roadways **daily** by the contractor. If the lot owner or contractor fails to comply with this provision the Association shall clean the roads at the expense of the lot owner.

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XVIII VARIANCES

1. Where circumstances require, the Board of Trustees may, after considering the recommendation of the ACC and by majority vote of its members, allow reasonable variances to any of these provisions. In order to obtain a variance the owner must clearly demonstrate that the purposes of these guidelines shall not be circumvented through the granting of such a variance. The Board of Trustees will make every effort to determine the impact this variance request will have on the surrounding properties prior to granting of any such variance. Any request for variances must be submitted, in writing, to the ACC, along with any manufacturers technical data available that is applicable to your request.

XIX OCCUPANCY

- 1. The owner must receive a final inspection and a final certificate of occupancy from Summit County before moving into the new house.
- 2. Neither the builder nor the owner may live in the house or any temporary structure placed on or near the property during the construction of the home.

A positive and supportive attitude toward these rules by owners and builders will aid in maintaining a pleasing quality of life in the Jeremy Ranch community.

Amended and approved by the Board of Trustees of the Jeremy Ranch Owners Association November 11, 1993.

David Amidon *David G. Amidon*
 Bicknell Robbins *Bicknell Robbins*
 Sandra Toole *Sandra Toole*
 Jennifer Loveland *Jennifer Loveland*
 Heidi Leithead *Heidi Leithead*

On the 11th day of November 1993, personally appeared before me David Amidon, Bicknell Robbins, Sandra Toole, Jennifer Loveland and Heidi Leithead, the signers of the forgoing document, who duly acknowledged to me that they executed the same as the Board of Trustees of the Jeremy Ranch Owners Association.

STATE OF UTAH)
 : ss.
 County of Summit)

Beverly A. Beck

Notary Public

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