

11/14/2005

Cottages on the Green
ARCHITECTURAL, LANDSCAPING CONTROL & CONSTRUCTION
GUIDELINES and REQUIREMENTS

Effective August 1, 2005

UPDATED August 2016

Introduction

The purpose of these Guidelines and Requirements is to establish standards for the construction of homes that harmonize with their surroundings and with each other, and demonstrate a high standard of design quality. Certain standards and requirements have been established in the Covenants, Conditions and Restrictions (CCR) for Cottages on the green by the Homeowner Associations (HOA). To supplement the Covenants, these Guidelines are intended as a handbook for owners, designers and builders to clarify and interpret these requirements and to explain the design goals and objectives of Cottages on the Green.

Signage

"For Sale" or "For Rent" signs on the exterior of the home or in the common area are not allowed, a sign may be placed on the inside of a front and/or back window.

Empty Lots, a small sign (request specifications from HOA) may be placed on the lot indicating the lot number. Sales material/brochures are to be placed in the boxes provided in the mail kiosk

Documentation and Review Procedure

Submission of preliminary design, drawings and renderings to the ACC is required in order to obtain preliminary approval and, or comments before the cost of working drawings for the plan are incurred. As a minimum package, plans and specifications submitted for final approval must include:

Floor plans (s), Roof plan, Elevations of front, rear and sides, samples of all exterior materials giving colors and other specifications (color board).

Plans and other material for review should be sent or delivered to : Cottages on the Green HOA, PO Box 1202, Midway, UT 84049

Design

The goal is to make Cottages on the Green a beautiful and welcoming place to live and emphasize architecture that creates interest and variety within an overall harmonious environment. Homes should have a Swiss, Alpine or European appearance, but other harmonizing designs will be considered. Bungalow styles are discouraged and may be prohibited. The use of stucco and stone exteriors is appropriate to the Cottages on the Green atmosphere of quality.

Traditional homes should be reasonably true to their historical prototypes. In order to avoid disappointment or rejection of plans, owners and builders are required to consult with the Architectural Control Committee (ACC) early in the design process. Members of the committee are prepared to help with comments and suggestions.

Roofs should be in proportion with the overall shape of the home. Except as specifically approved, the minimum roof pitch should be seven feet in twelve. Approved roofing materials are wood shingles, shakes, slate or 300 pounds-per-square minimum weight composition (Asphalt) shingles.

The exterior colors and materials used on the home should blend to create a harmonious whole. Changes in materials should occur at natural breaks related to the overall design of the home. Changing the rear elevation of the home to a less expensive design and/or material is not allowed. Samples of proposed exterior materials and colors must be submitted as part of the review requirements. Trim colors should blend and harmonize with the neighborhood. **Any changes in plans after initial approval must be re-approved by the ACC.**

Shutters if used, should fit the proportion of the windows. Porches and decks should be designed with substantial, well-proportioned railings meeting building code requirements, maximum depth of 10 feet from foundation, no wider than the width of the foundation 45' maximum. Chimneys must be rock or stucco construction.

The maximum height of a home shall conform to the city code but shall never be more than 35 feet above ground or natural grade. The minimum garage size is two cars, side-by-side. All garage doors must have remote-control door openers. No mailboxes are allowed, a mail kiosk is provided.

Due to the prevalence of Pot Rock in Midway, along with a high water table and underground springs, the HOA is not responsible for ground water seepage into residences. The HOA recommends preventative measures such as French Drains and sump pumps to be a part of the building design. The HOA is not responsible for construction or landscape defects.

Construction

Review and approval of a stakeout of each home on its lot is required prior to beginning construction. The stakeout is to consist of a stake driven at each major corner of the house, connected with string or colored tape, to clearly indicate the home's location. The driveway location must also be indicated by strings or stakes. Gravel is required on the driveway during building to reduce track of mud onto the streets. The property owner is responsible for any cleaning, restoration, repair or replacement of paving, curbing, grass, irrigation system, trees and shrubs etc. within the right of way and the common areas or lot owner pads, as a result of construction on their property.

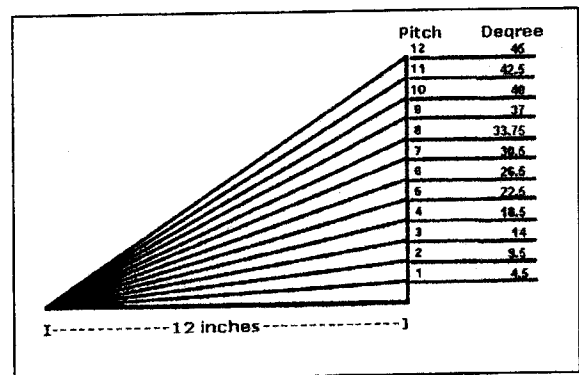
A portable chemical toilet and approved containers for trash and debris must be provided on each construction site in an inconspicuous place. Each construction site must be maintained in a neat and orderly condition, with trash and debris cleaned up daily, and building materials maintained in orderly piles.

During construction, no signs will be allowed on the lot except for one small sign identifying the lot #, builder and/or architect.

Specific Structural Guidelines

The following is a list of design suggestions for building a home with Swiss, Alpine or European appearance:

- 1 – Carved exposed beams for post supports, roof overhangs and deck supports
- 2 – Knee bracing for unsupported decks
- 3 – Roof overhangs of 2-3 feet
- 4 – Roof overhangs covering decks built within the 45X45 foot dimensions of the home
- 5 – Minimum 7/12 roof pitch
- 7 – Wood or simulated wood construction front doors and garage doors recommended.
- 8 – Wood or simulated wood shutters
- 9 – Window boxes
- 10 – Tasteful Swiss or Alpine paintings on outside walls are allowed.



The following are requirements and restrictions:

- 1 – Homes must be built of stucco as the primary material and rock or cultured stone as the secondary material
- 2 – Nets to protect structures from golf balls must be approved by the ACC
- 3 – Decks may not be wider than the foundation, maximum 45' wide and must not protrude from the foundation more than 10 feet
- 4 – Air-conditioning must be refrigerated ground units, no window units or evaporative coolers (swamp coolers)
- 5 – Driveways must drain properly
- 6 – Driveways must allow for snow removal by the HOA's contractor under specific and agreed specifications
- 7 – If driveways require special care (as with stamped concrete) the HOA must be notified in writing (Heated driveways may be considered)

- 8 – The actual building site is a 45X45 foot “pad”, the foundation may not exceed these dimensions
- 9 – No outside television or radio aerial or antenna or similar device shall be permitted on any lot or home with the exception of small “dish” satellite/wireless receivers.
- 10 – The ground floor living area of a one-story home shall not be less than 1,100 square feet, nor less than 1,650 feet for a dwelling of more than one story. A dwelling of more than one story shall have a minimum area of 500 square feet above the first story.
- 11 – Unused space below decks shall be screened with lattice, shrubbery or other means appropriate to the home design.

Landscaping Specifications

A landscape surety bond of \$5000.00 will be collected by the HOA prior to final home plan approval. Owner is responsible for all landscaping and all associated costs including grading, top soil, sod, plants, trees and irrigation system. Upon completion per the approved landscape plan, the bond will be returned to the owner.

Landscaping around the home will be completed as per landscape design as submitted to the HOA and the following specifications:

- 1 – The yard area will be graded and tied to other common areas.
- 2 – A sprinkler system will be installed and connected to a main line in the back or front of the home.
- 3 – Top soil will be placed in the yard before sod is laid.
- 4 – Thirty 2-gallon shrubs will be planted in the beds (These will be chosen from a list of approved shrubs that are recommended for the Midway climate).
- 5 – Sod will be laid over the top soil. (The sod will be of the same variety used in the yards of other homes and in the common areas).
- 6 – Seven 6 foot Aspen trees or other approved trees and one 6 foot Spruce or Fir tree will be planted in the yard.
- 7 - Mulch will be applied in beds (Brown).

New landscaping will conform to other yards in the neighborhood. Owners are responsible for all landscape costs and installation.

- 8 – Owner is responsible for the lot being graded so there is positive drainage away from the home per Midway City’s site plan approval. Any and all debris left on the building lot or adjacent lot is to be removed by owner or contractor.
- 9- No fences of any kind, including underground electronic dog fences, are allowed.

Construction Guidelines

Addendum to August 1, 2005 Guidelines

Updated August 2016

1 – Construction-related vehicles and equipment should be confined to the same side of the street as the lot where construction is taking place. Vehicles must not be parked in front of an existing home nor parked on the street overnight.

2 – No exterior construction will be allowed between 5:00 pm and 7:00 am on weekdays. Exterior construction shall be allowed on Saturdays only between the hours of 8:00 am and 4:00 pm. No construction shall occur on Sundays.

3 – Unnecessary noise on the construction site is prohibited. No loud music, boom boxes, etc. on the construction site is allowed at any time.

4 – Construction equipment and materials are not allowed on adjacent lots or other properties without written permission from lot owner (all grounds are considered common area).

5 – 3-foot high black or orange web material barrier fencing should be staked at a maximum of 8 foot centers along the two side and back lot boundaries, fencing should be maintained and remain during the entire construction period.

6 – Pets and children of construction personnel are not allowed on site.

7 – The lot and roadway shall be maintained in a clean orderly condition daily.

8 – Prior to start of framing, a 20'x7'x5' roll-off dumpster must be placed on the lot for all refuse accumulated during construction and must be emptied when full. Dumpsters must not be placed on the street. Fires to burn debris are not permitted. Debris should be placed in the dumpster and not allowed to accumulate on the lot or in homes under construction.

9 – A chemical toilet shall be placed on site (not in road) before construction begins for construction personnel.

10 – No materials may be stored on any roadway or in any easement areas.

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

12 – The job site is a reflection of contractor's construction skills.

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Homeowner's Signature/Lot #

COTTAGES ON THE GREEN P.U.D.
An Expandable Planned Unit Development
Midway City, Wasatch County, Utah

Located in Wasatch County, Utah:

Beginning at a point which is East 825.52 feet and North 189.36 feet from the West 1/4 Corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base & Meridian; thence South 62.46 feet; thence South 45°00'00" West 149.97 feet; thence North 88°39'26" West 167.87 feet; thence West 214.39 feet; thence North 232.37 feet; thence North 40°00'00" West 284.07 feet; thence North 44°46'24" East 354.84 feet; thence North 80°05'10" East 209.57 feet; thence South 16°42'44" East 266.61 feet; thence South 226.34 feet; thence East 20.00 feet; thence South 52°06'53" East 45.40 feet; thence South 31°09'55" East 87.59 feet; thence North 73°08'05" East 38.34 feet to the point of beginning. Containing 6.898 acres.

PLAT C.

All lots and all units in
Cottages on the Green P.U.D.
Plats B through C

- OCG-3031-0-027-034
- OCG-3032-0-027-034
- OCG-3033-0-027-034
- OCG-3034-0-027-034
- OCG-3035-0-027-034
- OCG-3036-0-027-034
- OCG-3037-0-027-034
- OCG-3038-0-027-034
- OCG-3039-0-027-034
- OCG-30CA-0-027-034

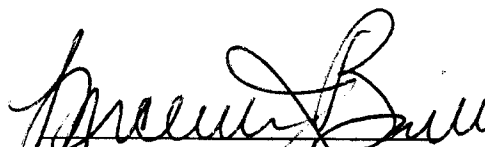
- OCG-2009-0-027-034
- OCG-2010-0-027-034
- OCG-2011-0-027-034
- OCG-2012-0-027-034
- OCG-2013-0-027-034
- OCG-2014-0-027-034
- OCG-2015-0-027-034
- OCG-2016-0-027-034
- OCG-2017-0-027-034
- OCG-2018-0-027-034
- OCG-2019-0-027-034
- OCG-20CA-0-027-034
- OCG-3020-0-027-034
- OCG-3021-0-027-034
- OCG-3022-0-027-034
- OCG-3023-0-027-034
- OCG-3024-0-027-034
- OCG-3025-0-027-034
- OCG-3026-0-027-034
- OCG-3027-0-027-034
- OCG-3028-0-027-034
- OCG-3029-0-027-034
- OCG-3030-0-027-034

Cottages on the Green
PLAT B Lots 1-19
and Common Area

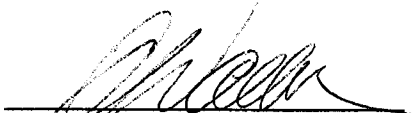
Cottages on the Green
PLAT C Lots 20-39
and Common Area


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Original document 11/14/2005
Construction Guidelines 8/1/2005, modified 6/2008 and 9/2015
Updated August, 2016

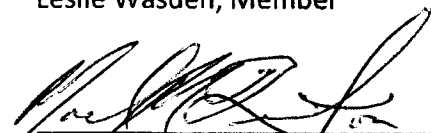
Approved by Cottages on the Green HOA Board


Michele Barnard, President HOA Sept. 2016
Date


Craig Christensen, Member Sept 5, 2016
Date


Dave Walbeck, Member 9/5/2016
Date

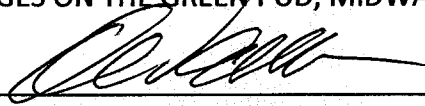

Leslie Wasden, Member 9/23/2016
Date


Noel Quinten, Member 9-08-16
Date

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Construction Guidelines 8/1/2005, modified 6/2008 and 9/2015
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COTTAGES ON THE GREEN PUD, MIDWAY UTAH

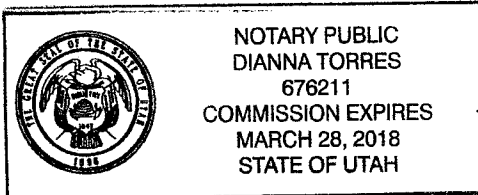
BY: 

REPRESENTATIVE: DAVID WALBECK

DATED: 9/27 2016

STATE OF UTAH
COUNTY OF UTAH

On this 27 day of September, 2016 personally appeared before me who, being by me duly sworn, did say that he is a board member of Cottages on the Green HOA, that said instrument was signed by him in behalf of said PUD/HOA pursuant to authority: and that said HOA executed the same.



Dianna Torres
NOTARY PUBLIC