

THE CROSSINGS AT LAKE CREEK DESIGN GUIDELINE OVERVIEW

PREFACE

The Guidelines are administered and enforced by The Crossings at Lake Creek Architectural Control Committee in accordance with the procedures set forth in the Declaration of Covenants, Conditions and Restrictions for The Crossings at Lake Creek (CC&R's). The review and approval of all building and site improvements are subject to the discretion of the ACC as described in these Guidelines. The guidelines may be amended from time to time, as deemed necessary by the ACC.

Each Owner is responsible to carefully review the most current edition of the Guidelines and CC&R's. They are binding on any person or entity that intends to construct, reconstruct or modify any improvements at The Crossings at Lake Creek.

1.0 INTRODUCTION TO THE CROSSINGS AT LAKE CREEK

1.1 Design Objectives-

1.1.1 Custom Homes The Crossings custom homes styles allow for a variety of styles including arts and crafts, mountain home, traditional and old world. This allows owners to build within their own individual style set within high architectural standards with 360 degree architecture to maintain quality and values throughout the community.

1.1.2 Cottage Homes Due to the smaller lot size of the cottages and to build continuity, Cottage homes are to be designed as arts and crafts homes reminiscent of a bygone era made of cement board, brick and natural stone.

1.2 Architectural Styles The Crossings at Lake Creek may draw on a variety of traditional styles, including, Craftsman, Cottage, Farmhouse, Mountain Retreat, and Old World to create designs that fit well into the country, rural environment.

The following architectural styles are strictly prohibited:

All stucco homes. This does not include homes that have stucco and stone.

Mobile Homes

Manufactured Homes

A-frame structures

Log Homes

Modern

Contemporary

Adobe or Southwestern

A Frames

Earth Integrated Homes

Domes

Geometric or Free Form Shapes

1.3 General Design Guidelines

The Architectural Control Committee looks for the following design details: Rooflines that are high pitched with the primary roof having no long horizontal unbroken line. Walls cannot be long and flat with unbroken lines. Well proportioned detailing is encouraged in trimmed windows, gables and doors and garages. 360 Degree architectural elements are required wherein all sides of a home are equally pleasing to the eye with no long flat unbroken surfaces. All sides of the home should have equal attention to detail and the same quality of materials. We encourage low maintenance materials including cement board, stone and brick with limited stucco. Stucco is appropriate when required for the style such as Old World or Mountain rustic not simply for reducing cost on the rear and sides of the home. We recommend a wise use of windows to take advantage of views.

2.0 SITE GUIDELINES

These guidelines set forth standards for the site development of each homesite, including siting of structures, grading and drainage.

2.1 SITING CONSIDERATIONS

- Maximize views.

- Consider view corridors in relation to other properties and/or common use areas.

- Avoid highly prominent ridgelines and skylines.

- Encourage homes to be setback at different points to avoid corridor views of long straight rows.

- Protect and utilize distinctive natural features such as vegetation and topography when possible.

- Drainage. All homeowners are responsible for the run off of their homes.

- Homes need to be stepped into the natural contour of the land.

- Houses built on sloping sites are to utilize stepped foundations and fragmented roof forms to mirror the shape of the natural topography.

- Fill may not be used to significantly raise first floor elevations to the extent that views of the house dominate the skyline or dwarf adjacent homes.

Each Dwelling shall be sited upon the Lot with approval of the ACC in consideration of the following factors: 1) proximity to other Lot lines; 2) proximity to neighboring dwellings; 3) location of the driveway associated with the dwelling and contours, 4) the aesthetic effect of the proposed siting in the context of the natural contours of the Lot; and 5) the anticipated development of surrounding Lots. The ACC will consider the effect of clustering dwellings near Lot lines. The county may identify certain Lots with predetermined building envelopes. Setbacks, side yard, and back yard

requirements for all other Lots may be identified in future Supplemental Neighborhood Declarations.

2.2 COMBINING HOMESITES

An owner may consolidate adjacent lots to create a larger lot. This will require ACC and County approval. Only one residence is permitted on a consolidated lot. Owners of combined Homesites will continue to pay annual homeowner's dues based on the fee assessment for both original Homesites. Upon ACC approval, the Owner is responsible for applying to Wasatch County to modify the County approved boundaries, as designated on the approved plat.

2.3 EASEMENTS-- See 9.01-9.07 of the CC&R's

2.4 SETBACKS

2.4.1 Custom Homes

2.4.1.1 Phase I (A)

The minimum setback from the front plane of the Dwelling on each Lot is thirty (30) feet from the front Lot line. As per the recorded plat for Phase I of the Property, the following lots will be allowed to have different setbacks than either the 1997 Code or the current County Code allows: **Lots 107, 108, 109, and 117** are allowed 20' front setbacks due to slope related issues.

The minimum setback from the front plane of a Dwelling built on a corner Lot must be thirty (30) feet in the front yard. Corner lots in Phase I are allowed to have 20' street side setbacks which affects the following lots: 101, 110, 119 , 124, 132, 133, 134, 138, and 147.

Together, the two side yards must be a minimum of thirty (30) feet with a minimum of ten (10) feet on one side. On a case by case basis a variance from the ACC may be given to decrease the minimum to twenty (20) feet total for the two side yards together . The minimum distance from the back Lot line to the Dwelling must be thirty (30) feet. On a case by case hardship basis a variance from the ACC may allow the distance from the back Lot line to the Dwelling to be decreased to twenty (20) feet.

The front of the Dwellings on **Lots 144, 145, and 146 must face Lindsay Hill Road.** . However, Lot **146** may have a garage or Outbuilding that is entered from the west on the culdesac. Driveway access from the rear public road is prohibited on Lots **#101,102,103,104,105, 106, 113, 114, 121, 122, 123, 124,**

2.4.1.2 Phase 4 (B) and Phase 14(D)

Building Setbacks – The setback from the porch or front plane of the dwelling is a minimum thirty (30) foot from the front Lot Line. Together, the two side yards must be a minimum of thirty (30) feet with a minimum of ten (10) feet on one side. On a case-by-case basis a variance from the ACC may be given to decrease the minimum to twenty (20) feet total for the two side yards together. The minimum distance from the back Lot line to the Dwelling must be thirty (30) feet. On a case-by-case hardship basis a variance from the ACC may allow the distance from the back Lot line to the Dwelling to be decreased to twenty (20) feet. The minimum setback from the porch or front plane of a Dwelling built on a corner Lot must be thirty (30) feet in the front yard and twenty (20) feet on the corner side.

The front of the Dwellings on **1301, 1315, 1316, 1324** must face Lindsay Hill Road. Driveway access from the rear public road is prohibited on Lots **#1324, 1323, 1322, 1326, 1325, 1333, 1401, 1409, 1334, 1349, 1301, 1315**. All homes in Phase 14 must face into the culdesac with the exception of **Lot 1348** which faces toward Country Cottage Road, and those lots on Lindsay Spring Road.

2.4.2 Cottages 7A and 8A

All homes built on lots between 6000 and 9,999 square feet will have a minimum combined depth in front and back yards of thirty linear feet. All homes built on 10,000 square feet or larger lots will have a combined depth in front and back yards of forty linear feet. The minimum front yard or back yard setback will be ten feet. Back yard measurements will be made from the back plane of the home and will exclude the garage if the zero lot line placement is being utilized. There will always be twenty feet between the structures regardless of the setback. Corner lot setbacks on Old Farm Road will be fifteen feet. There will be a minimum number of garages located on Old Farm Road and Wasatch County will not require setbacks to be varied on lots that front Old Farm Road. Corner side setbacks on all other lots will be a minimum of 10 feet. To ensure varied setbacks, no more than two houses in a row may have the same front setback excepting those lots that front Old Farm Road. All units must have a minimum of twenty feet of parkable space between the garage and the sidewalk. If rear yard fencing is not used then in no case shall two units with ten foot rear setbacks be allowed to back each other.

2.5 RIDGELINE REQUIREMENTS

Some phases may designate ridgeline requirements for specific Lots.

Ridgeline requirements apply to **Lots 112, 113, 114, 115, and 116, 1402, 1403, 1404, 1405 and 1406**. The building pads for these Custom Home Lots are on their recorded plat. The ridgeline is defined as the highest elevation of the building pad (designated below for each Lot). The highest point of the roof on these Lots may not exceed thirtyfive (35) feet above these elevations. No twostory homes will be allowed on these Lots, but finished space may be incorporated into the roof area with dormers, etc. as

long as the total height does not exceed thirtyfive (35) feet above the highest elevation of the building pad. Buildings on the ridgeline shall step from level to level as possible, avoiding unbroken vertical elevations. Elevations shall be designed to emphasize horizontal lines by use of stepped levels and/or balconies and decks. Additionally, as the building steps down from level to level, the building shall not exceed 35' from the natural grade at each level (excluding a chimney or other approved extensions). The Wasatch County Planning Staff must approve all Dwellings and Outbuildings on these Lots for aesthetic design, landscaping, and exterior lighting.

Lot 112 6,032.74 feet	Lot 115 6,032.69 feet
Lot 113 6,037.65 feet	Lot 116 6,019.94 feet
Lot 114 6,029.31 feet	Lot 1402 6020 feet
Lot 1403 6023 feet	Lot 1404 6023 feet
Lot 1405 6015 feet	Lot 1406 6004 feet

2.6 MODIFICATION OF NATURAL CONTOURS AND GRADING AND DRAINAGE. The natural contours of any Lot shall not be modified in excess of four (4) vertical feet without prior written ACC approval. In any location where cuts exceed a three to one (3/1) slope, Lot Owners are responsible to do one of the following until the disturbed Neighborhood Area is properly revegetated: (1) use silt fencing; or (2) use an erosion blanket; or (3) as approved by the ACC, construct a decorative wall or use natural rock. All disturbed areas must be covered with natural soil and planted with grasses or other appropriate plant material. Owners must retain or mitigate cuts or fills that impact any adjacent Lots. Owners have total responsibility to assure that all drainage issues are handled appropriately during grading and construction to avoid flooding of neighboring Lots and Owner's construction site or finished Dwelling. Each Owner is responsible to grade his Lot to required specifications and shall not hold the Declarant responsible for any drainage on or off the Lot. Each Lot Owner will be responsible to minimize surface water run-off within his own Lot boundary. All grading associated with construction of a Dwelling shall be completed prior to occupancy.

3 STRUCTURAL DESIGN

3.1 ROOFS

All roof materials shall complement the design and encourage compatibility with the surrounding environment. No brightly colored, highly visible, or reflective materials will be allowed. All roof colors and materials must be submitted to the ACC for approval. All roof metal such as flashing, vent stacks, gutters, and chimney caps will be made of anodized aluminum, copper or galvanized metal painted to match adjoining roof material.

3.1.1 CUSTOM HOMES

The primary roofs of all Dwellings, Outbuildings, Guest Houses, Casitas, and Studios must be a minimum of a seven/twelve (7/12) pitch; roofs of an eight/twelve (8/12) pitch to ten/twelve (10/12) pitch are strongly encouraged. The ACC may approve different pitches for aesthetic considerations or to facilitate height restrictions. If used, asphalt shingles must be Architectural Design and warranted for a minimum of twentyfive (25) years.

3.1.2 COTTAGE HOMES

The primary roof must be a minimum six/twelve (6/12) pitch. The ACC may approve different pitches for limited portions for aesthetic considerations or to facilitate height restrictions. The same shingles must be used throughout each cottage phase.

3.1.3 ROOFING ELEMENTS

Most homes should include either gable or hip roofs. No long unbroken horizontal box roofs, flat, A frame or extreme types of roofing that are out of character with the other homes are not acceptable.

Minor roof elements such as dormers, turrets, porticos may have a minimum pitch **of 4/12 and may be as steep as 18/12**. Materials include asphalt, copper and metal with little to no reflective quality.

3.1.4 ROOFING MATERIALS

3.1.4.1 Custom Homes Materials may include asphalt architectural shingles, wood shake or stone. No primarily metal roofing or tile. Colors should be neutral in shades of black and brown. All roof materials shall complement the design and encourage compatibility with the surrounding environment. No brightly colored, highly visible, or reflective materials will be allowed. All roof colors and materials must be submitted to the ACC for approval. All roof metal such as flashing, vent stacks, gutters, and chimney caps will be made of anodized aluminum, copper or galvanized metal painted to match adjoining roof material.

3.1.4.2 Cottages Cottage roofing material will be uniform throughout each phase. The current approved roofing material is **Weatherwood by Tamko**. The ACC may at their discretion allow a different shingle in a given phase if the designated shingle for the phase is not available. As different phases are developed this product may change in the future.

3.2 DWELLING HEIGHT AND SIZE Maximum height for all homes is thirty-five feet (35') according to Wasatch County Code, with the exception of ridgeline lots.

Dwelling	Lot Size (Approximate)	Single Story	Two Story	Multi-Level
		(Minimum sq ft)	(Minimum sq ft)	(Minimum sq ft)
		Main Floor	Main Floor	
Cottage Homes	6000-7999 sq ft	1250 sq ft	1100 sq ft	2200 sq ft
Cottage Homes	8000-10,499 sq ft	1400 sq ft	1250 sq ft	2400 sq ft
Custom Homes	10,500-12,299 sq ft	1800 sq ft	1600 sq ft	2800 sq ft
Custom Homes	13,000-17,499 sq ft	2000 sq ft	1800 sq ft	2800 sq ft
Custom Homes	17,500 + sq. ft	2200 sq ft	2000 sq ft	3000 sq ft

(These are new minimums per recorded amendment to the CC&R's)

Square foot minimums do not include garages.

The ACC will make final decisions regarding minimum square footages on a casebycase basis, considering roof pitch, elevations, and position/ size of garages. All twostory homes must **avoid unbroken vertical elevations**. On larger lots, all twostory homes are encouraged to **step from level to level and emphasize horizontal lines** by architectural design, balconies, decks, overhangs, etc.

3.3 WALLS

Materials are to be continuous around outside corners with **all material ending on an inside corner**. This continuity should extend to all elevations of the home.

3.3.1 EXTERIOR MATERIALS White trim is permitted but white, bright or dramatic colors must not be used as primary exterior colors. Earth tones are strongly encouraged. All exterior colors and materials must be approved by the ACC. Exterior construction materials shall be stone, brick, stucco, natural wood siding, wood shingles, composite/concrete siding, or composite/concrete shingles. No stucco is allowed in the cottage area. 360 degree Uniformity in materials is required. Stucco should be used to enhance a particular style of home not just as an inexpensive coverage material.

3.4 BEAMS, POSTS AND COLUMNS

A minimum of 8 inches is required on any beam, post or column. They should be in proportion to the home. No overly slender decorative columns. They should look as though they are structurally supporting what is above them, not simply decorative.

3.5 FOUNDATION_

A concrete or masonry foundation wall must form a complete enclosure around the perimeter of each Dwelling or Outbuilding. Excessive exposed foundation walls over two feet are not allowed unless covered with rock, stucco or other decorative material as approved by the ACC. In place of foundations, concrete slabs are acceptable. We encourage the use of stone, stucco and landscaping to hide the exposure of the concrete.

3.6 EXTERIOR TRIMS AND ACCENTS/WINDOWS.

Trims should be large and substantial. All windows must be at least double-glazed. No mirrored or reflective glass will be allowed. Any trapezoidal windows must follow the shape of the roof or walls surrounding them. **Trim should be a minimum of 3 inches with a header of 4”.** Stained glass, glass block and leaded windows must be approved by the ACC.

3.7 EXTERIOR DOORS

Flat surface doors are not permitted. Front main entry doors must be stained or painted with sculptural relief for example, sculpted panels, inset window, heavy timber etc.

3.8 SOFFITS, FASCIA AND RAIN GUTTERS

Aluminum, vinyl, or metal siding may be used only on soffits or fascia. Fascia must be at least six inches (6”) in width. Aluminum, vinyl or metal rain gutters and downspouts may be used. However, the Declarant strongly suggests that, wherever possible, the chain down system (downspout alternative) should be used. All trim materials and colors must be approved by the ACC.

Fascia depths are to be well-proportioned relative to the building size and massing (generally depths will not exceed 8 inches).

3.9 CHIMNEYS AND VENTS

Chimneys must be enclosed and no exposed metal flues are permitted except in the cottage area. Exterior chimneys must extend the length of the wall. No chimneys hanging in mid air are permitted. Chimney vents must be hidden from view if vented anywhere but at the roofline. The ACC will consider one-story chimneys on the main level of Cottage homes on a case by case basis, but it should be side-vented obscured from view.

3.10 BALCONIES, PORCHES, AND DECKS.

Any balcony, porch, or deck that is more than twentyfour inches (24”) above natural grade must be constructed in compliance with the following: All posts or pillars supporting any balcony, porch, or deck must be a minimum of eight inches (8”) in width. The space under any deck shall not be used for storage unless it is landscaped or screened.

4.0 DRIVEWAYS

Driveways are to be a maximum of 38 feet wide, except where they provide a turnaround at a garage. Driveway, parking and garage layouts are to minimize the visibility of garage doors and off-street parking from off-site where possible.

Approved driveway materials include concrete, asphalt, unit pavers and stone.

Heated driveways are encouraged for custom home sites and **cottage homes**.

Driveways are not to **exceed a 15% gradient. The first and last 20 feet of the driveway may not exceed a 5% gradient.**

5.0 PARKING REQUIREMENTS

The Wasatch County Development Code requires that each home site provide a minimum of 2 parking spaces per unit. Residences exceeding three bedrooms are to provide an additional 0.25 parking space (rounded up) for every additional bedroom.

5.1 GARAGES AND REQUIRED OFF-STREET PARKING.

Lot Owners are strongly encouraged to minimize the visual effect of large garages by using a side entry plan or placing the garage towards the rear of the Dwelling. Threecar garages that face the roadway shall be avoided whenever possible. Frontfacing garages with more than two (2) bays must offset the additional bay doors. If the topography of the Lot dictates a ‘garage under’ style, the location of the garage in relationship to the plane of the house or porch will be considered on a casebycase basis by the ACC. If a side entry garage is used in a Cottage Lot, the setback shall be twelve and onehalf (12½) feet from the top back of the rolled curb.

Dwelling or Lot Type	Required Attached Garages (Minimum)	Required OffStreet Parking Places (Minimum)*
Town Homes	TwoCar (2Car)	N/A
Cottage Homes	TwoCar (2Car)	Two (2) (10’ x 20’)
Custom Homes	ThreeCar (3Car)**	Three (3) (10’ x 22’)**

* Driveway space may be used to meet this requirement.

** On Custom Home Lots from approximately ten thousand (10,000) square feet up to approximately fourteen thousand (14,000) square feet, the ACC may allow twocar

(2car) garages and require only two (2) offstreet parking spaces when the width of the Lot is an issue. On such Lots, Owners are strongly encouraged to design a double deep threecar (3car) garage.

Enclosed structures for the storage of boats and/or motor homes must blend in with the natural contour of lot and use similar materials and colors as used on the construction of the home.

5.2 RESTRICTIONS ON ADDITIONAL OFF-STREET PARKING Hard surface parking in excess of the minimums set forth and in addition to driveway space, shall be allowed only as permitted by the ACC and shall be limited as follows:

Dwelling	Lot Size (Approximate)	Maximum Parking Pads Allowed
Town Homes	N/A	None
Cottage Homes	6,000 to 8,000 square feet	None
Cottage Homes	8,000 to 10,000 square feet	One (1) ACC will consider additional pads on a casebycase basis
Custom Homes	10,000 to 13,000 square feet	One (1) ACC will consider additional pads on a case-by-case basis
Custom Homes	13,000 to 27,860 square feet	Two (2) ACC will consider additional pads on a case-by-case basis
Custom Homes	27,860 square feet and larger	Two (2) ACC will consider additional pads on a casebycase basis

The ACC must approve all parking pads and will consider each pad's location in relation to the attached garage, driveway, property lines, and visibility issues. Parking pads should be aligned with the front plane of the garage or in another location that is not a primary focus. All parking pads must be constructed of hard surface materials. Cars, trucks, recreational vehicles, trailers, or boats may be parked on parking pads. These pads must be screened from roadways and adjacent neighbors' views by fences, walls, or landscaping.

6.0 DRAINAGE SYSTEMS AND STRUCTURES

Historically, prior to development of The Crossings, some Areas of the Project were prone to seasonal runoff, natural drainage channels, and/or high water tables. Additionally, several years preceding the recordation of the Declaration have been characterized by drought conditions and it is thus conceivable that adverse soil and ground conditions may exist that are not currently visible or apparent. Owners and their builders should consider the possibility of water table and drainage changes in the event of increased precipitation. The Declarant strongly recommends that the Owner and building contractor take action to minimize the risk of water and settlement problems. Possible steps include expert soil and/or drainage reports, careful siting of the house outside of any visible drainage areas, appropriate elevation of the foundation, installation of French drains around the foundation, and precautions to ensure that all landscaping and downspouts drain away from the house.

Drainage across or under driveways is to be incorporated into driveway and apron design and concealed.

7.0 OUTBUILDINGS

7.1 CUSTOM HOME LOTS

The ACC must approve all Outbuildings. All Outbuildings must be sited according to Title 16, Wasatch County Code. No corral shall be constructed or maintained closer than twenty (20) feet to any open waterway that drains into a natural stream. Surface drainage from corrals shall not be permitted to drain into a live waterway that drains into a natural stream. The building materials must be harmonious with the Dwelling and the roof materials must be the same as the roof materials used on the Dwelling. The location of Outbuildings must not detract from the Dwelling; the siting of the primary Dwelling should always be the focus. The ACC will approve the height and size of each Outbuilding based on its siting and proportion to the primary Dwelling.

Dwelling	Lot Size (approximate)	Maximum Outbuildings Allowed
Cottage Homes	6,000 to 10,500 square feet	None
Custom Homes	10,500 to 13,000 square feet	ACC will consider on a casebycase basis.
Custom Homes	13,000 to 27,860 square feet	One (1)

Dwelling	Lot Size (approximate)	Maximum Outbuildings Allowed
Custom Homes	27,860 square feet and up	One (1) ACC will consider additional Outbuildings on a casebycase basis.

7.2 COTTAGE HOME LOTS

No Outbuildings will be allowed on Cottage Home Lots. Sheds or playhouses (less than 150 square feet) will be allowed and must be approved by the ACC.

8.0 RETAINING WALLS

Retaining Walls are not to exceed 6 feet in height. Terraced wall structures with planting pockets are to be used where grade changes exceed 6 feet.

Retaining walls are to be built of approved boulders or laid stone, reinforced and/or backed with concrete where required. Railroad tie or other timbered walls are not permitted.

9.0 ADDITIONAL CONSIDERATIONS

9.1 VERTICAL ELEVATIONS

Buildings with walkout basements shall step from level to level as possible, avoiding unbroken vertical elevations. Elevations shall be designed to emphasize horizontal lines by use of stepped levels and/or balconies and decks. Exterior design shall include 360 degree architecture as the building steps down from level to level. The building shall not exceed 35 feet from the natural grade at each level. (Excluding a chimney or other approved extensions)

9.2 360 DEGREE ARCHITECTURE

The 360 degree architecture is looked at very closely. All public views of the home should be as nice and as pleasing to the eye as the front of the home. A variety of materials is encouraged. Long unbroken walls and rooflines are discouraged.

10.0 IMPROVEMENTS AND LANDSCAPING

A plan for all of the Improvements including, but not limited to, landscaping, automatic sprinklers, hard surface areas, fencing and outdoor lighting, a list of building materials being used, and a cost estimate must be submitted to the ACC for approval, either at the same time the building plans are submitted or no later than sixty (60) days prior to the date when Owner plans to begin to install such Improvements. This is to allow time for review and possible revision.

The Plan must include an automatic sprinkler plan, a combination of trees, plantings, grass, hard surface materials and layout, fencing, and all other appropriate detail. All trees and plants should be identified by name and size. Owners must take into consideration the mature size of all trees and plants and the eventual impact on neighbors' views. Construction may not begin without written approval from the ACC and payment for the Landscape and Sprinkler Performance Bond as outlined in the CC&R's in Section 5.11.

If a Certificate of Occupancy is issued between September 1 and March 31, all front and side yard landscaping must be completed no later than July 1. If the Certificate of Occupancy is issued between April 1 and August 31, all front and side yard landscaping must be completed within ninety(90) days of issuance of the Certificate of Occupancy. Side yard in this instance are calculated as being half the distance from the front corner of the home to the back corner of the home, with the exception of corner lots, which will need to have the entire exposed side yard completed.

Landscaping in backyard and remaining side yard areas, including sprinkling systems, trees, plant material, grass, hard surfaces, recreational areas, etc., must be completed within twelve (12) months from receipt of the Certificate of Occupancy.

10.1 FENCING

10.1.A General info

All fences, screens or walls, including fencing designed and used for animal enclosures, must be approved by the ACC. Traditional chain-link fences may not be used for primary fencing; it may only be used to confine animals within a yard if it is completely concealed from view during all seasons of the year. Fences and walls shall not exceed six (6) feet in height in side yards or back yards. Fences, walls or hedges should not exceed three (3) feet in front yards or in side yards from the average front line of the Dwelling forward. The ACC encourages open fencing.

10.1.B Fencing and Sight Distance at Intersections. No fence, wall hedge or shrub planting in excess of three (3) feet in height above road grade shall be placed on any corner Lot within a triangular area formed by the streets at the Property line and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, except a reasonable number of trees pruned enough to permit automobile drivers an unobstructed view. The same sightline limitations shall apply on any Lot within ten (10) feet from the intersection of a street Property line with a driveway. This shall not require changes in the natural grade on the site.

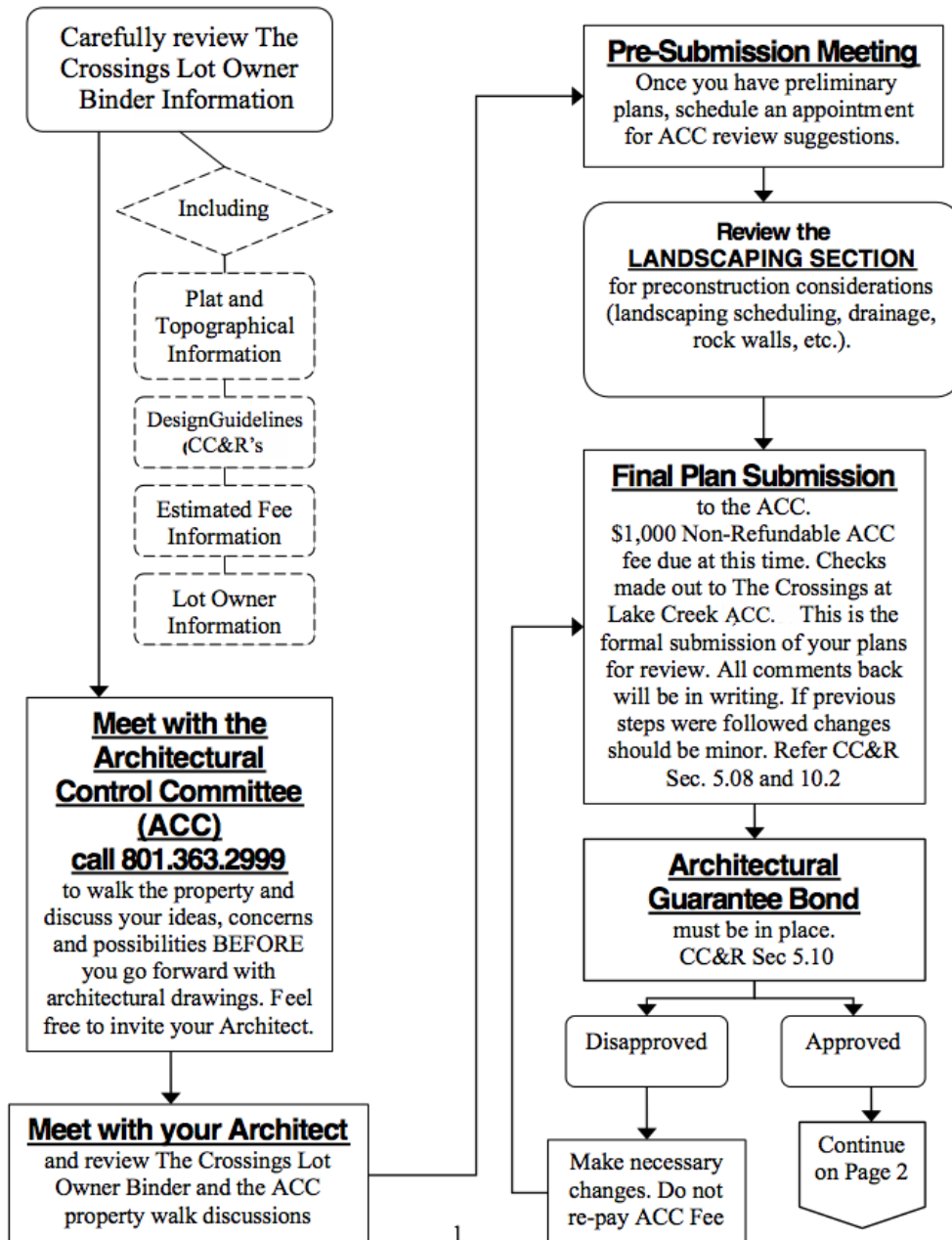
10.1.C Custom Homes. All homes backed to major corridors must use three-rail lodge pole fencing. Containment may be obtained by meshing material attached to the three-rail fencing.

10.1.D Cottage Homes. Each cottage phase will have an approved fencing material for the phase. Phases 7a and 8a approved fencing material is Trex fencing. Homeowner will be responsible for all landscape maintenance and plants within the enclosed fenced area. Six foot fencing is allowed in the rear of the home up to halfway to the front of the home. Three foot fencing is allowed in the front of the home. Homeowner is responsible for the repair and replacement of any fencing or screens on their property. Cottage homeowners are encouraged to use screens and landscaping for privacy rather than full fencing on their property.

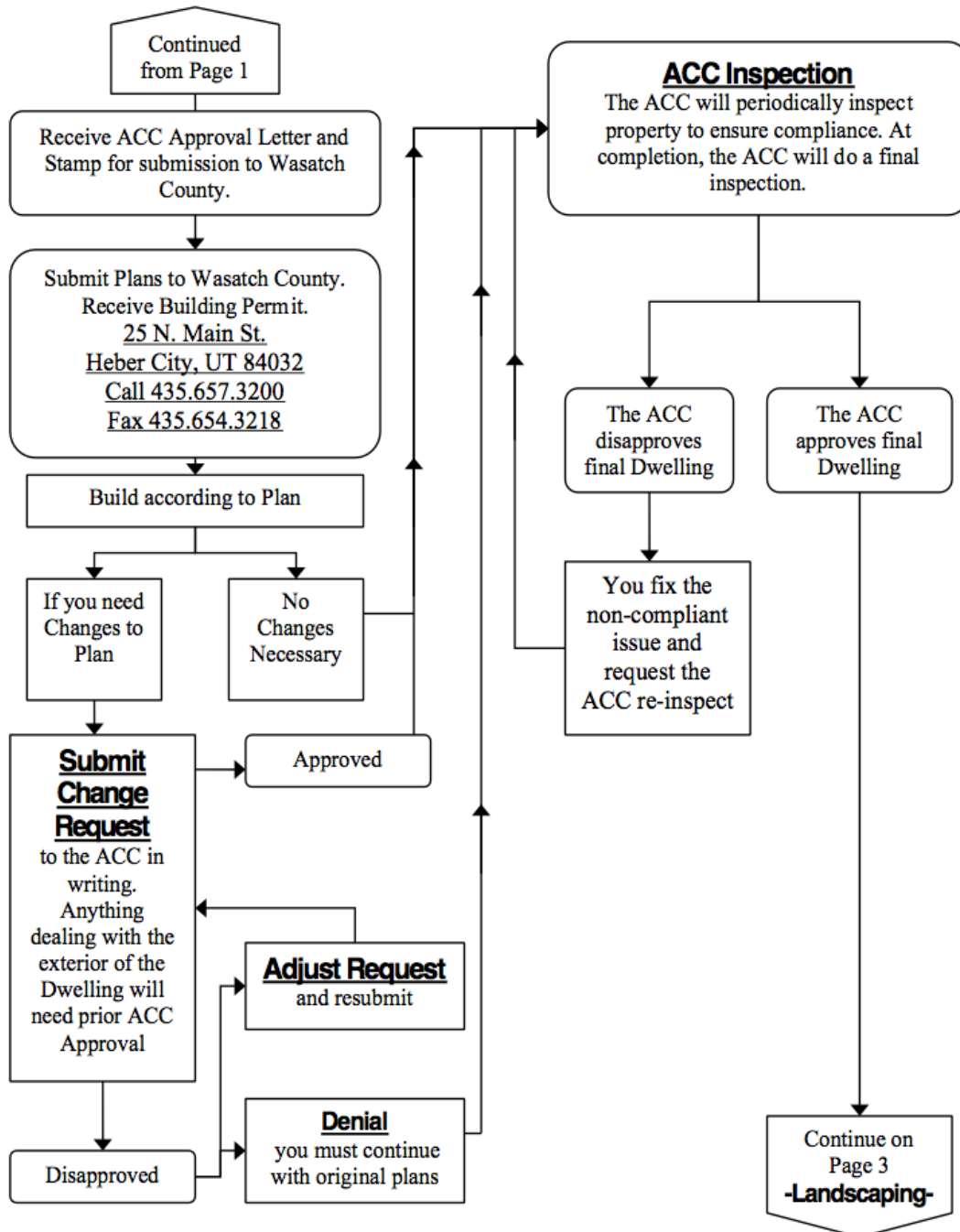
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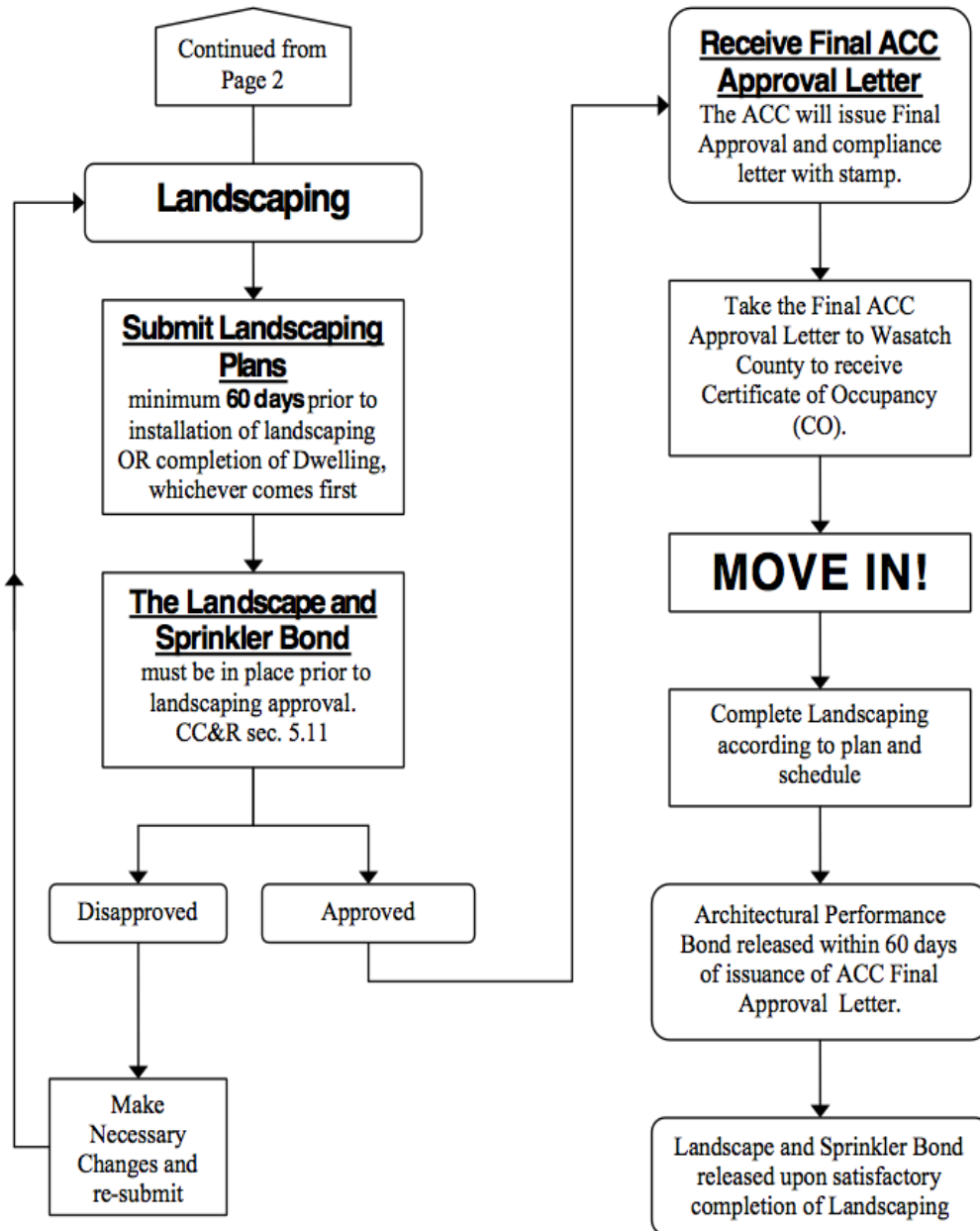
Plan Review/Building Process



Plan Review/Building Process



Plan Review/Building Process -Landscaping-



Samples of acceptable design:













Unacceptable designs:



