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FOR: CLIFFDWELLER LANDOWNER ASSN

CLIFFDWELLER RANCH LANDOWNERS ASSOCIATION, INC. (CRLA)
P.O. BOX 333
HURRICANE, UTAH 84737

CLIFFDWELLER RANCH ARCHITECTURAL GUIDELINES

Architectural Guidelines

Recorded against Cliffdweller Ranch Phase I and Phase II - See Exhibit A

Cliffdweller Architectural Concept

In order to properly fit into the scenic desert landscape surrounding Cliffdweller Ranch, the Architecture Control Committee (ACC) will require that all building designs reflect the architectural style or motif commonly referred to as Pueblo. It is the intent of the ACC to adhere to design guidelines which will assure a consistent, integrated appearance for the Cliffdweller Ranch community.

Architectural History

The architectural traditions of the Pueblo style evolved as a response to the climate and the available supply of appropriate building material. The thick adobe walls provided thermal buffering that helped keep the building cool during the day by absorbing heat energy. The thermal mass of the traditional adobe building utilized the wide diurnal temperature fluctuation of the southwestern desert to help provide daytime cooling and nighttime heating. Today's increasing energy costs and environmental concerns provide the home builder with functional reasons for emulating the design principles of early Pueblo Architecture.

The adobe and the stucco finish were readily available building materials; clay for roofing tile was also usually locally available. Timber used for structural purposes often had to be transported to the building site from neighboring mountains and was far less abundant. For this reason the use of wood was generally limited to roof framing (typically flat, therefore using less wood), portico coverings, lintels above doors and windows, and in some cases trim around the windows and doors. The dry air and hot sun of the Southwest limits the practicality of wood as a siding material, providing another reason for the stucco and adobe tradition of Pueblo Architecture.

The common elements that characterize the Santa Fe home include horizontal orientation, flat roofs with a parapet, stepped back roofs, thick walls, rounded corners, vigas (supporting beam or rafter), canales (drain spouts), wood lintels, wooden doors, portales (covered porches), courtyards, bancos (built in benches, seating areas), chimeneas (small fireplaces), and earth tone colors and accent colors, typically native to a specific area.

The horizontal orientation was a product of scarce building materials, especially wood required for any upper floor construction. Flat roofs were used in lieu of gabled structures due also to the lack of available materials (i.e. wood). Flat roofs required only a minimum amount of supporting beams (vigas) that were then covered with smaller wood branches called cactus ribs or latillas,

creating a lattice like ceiling finish, over which mud was spread to provide a water tight roof. Stepped back roofs provided the opportunity to have varying ceiling heights in adjoining rooms while giving the structure diversity in its outer appearance. Low slope roofs with clay tiles were used to cover porches (portales) and passageways.

Adobe was used for walls due to its availability, being made from the surrounding land. The thickness was used not only for structural support but also to facilitate in keeping the summer heat out and the winter heat in. It was easier to round the corners rather than try to maintain sharp corners. In time, weather would tend to wear the adobe down giving it a softer look.

Drain spouts (canales) were used to carry the water off the roof and away from the walls. They were made of either wood or clay tile. Wood was used as lintels for windows and doors and usually left exposed. Carved lintels were used to support roofs over porches and passageways.

Courtyards were used as entries and gathering places and were usually enclosed with adobe walls for privacy and protection. Bancos are built-in seating areas both inside and outside blending into the massive adobe walls and providing a place to relax. Chimeneas are small fireplaces that were placed in rooms to provide heating. Rather than one large fireplace that was inefficient for heating rooms farther away, the chimeneas were built into a corner of a room with clay and adobe, soft curving lines, and bancos and/or shelves for displaying keepsakes.

The colors of the structures were defined by the materials used for construction. Hues related to the earth for making adobe, stone for walls and paths, wood for structural items. Accent colors were used to tint or paint trim and were defined by the local plants and materials. Lighter hues of blue and green. Darker hues of brown and black.

Architectural Control Committee Structure

Members: The Architecture Control Committee (ACC) shall consist of 3 members appointed by the Board of Trustees. The ACC must be composed of Lot Owners. If such a committee is not appointed, the Board of Trustees shall perform the duties of the ACC. One member of the committee shall serve as chairman and one member shall serve as secretary. The ACC, once appointed, is autonomous and acts independent of the Board in the exercise of its powers and duties in accordance with these Guidelines and the governing Declaration of Covenants, Conditions, and Restrictions, as amended from time to time.

Power & Authority: The ACC has discretionary powers in evaluating all construction proposals and its decision is final. The ACC shall have the authority to reject any plan which in their view is not in accordance with appropriate design or aesthetic requirements of the terms of these Guidelines or the governing Declaration of Covenants, Conditions, and Restrictions, as amended from time to time.

Exclusive Right of Non-waiver: The approval by the ACC of any plans and specifications for any work done or proposed shall not constitute a waiver of any right of the ACC to disapprove any similar plans and specifications on any other proposal at any future date.

The ACC may recommend enforcement action to the Board of Trustees for any disregard for or violation of these Guidelines and the governing Declaration of Covenants, Conditions, and Restrictions, as amended from time to time. This includes effecting any changes in structure, regulation, and disposition of objectionable and nuisance factors, and recommending to the Board that corrective action be taken by means of property liens if necessary to obtain compliance, and all costs and attorney fees shall be levied as a Corrective Assessment against the Lot of the violating Owner.

Meetings: Attendance of a majority of voting members of the ACC shall constitute a quorum. A majority vote of the ACC shall be sufficient to enact resolutions or motions. Unless otherwise arranged, meetings shall be on the first Wednesday of each month. Additional meetings may be held to accommodate time and scheduling constraints of others and must include due consideration and deliberation by a quorum.

Agendas: The agenda for regular meetings will be established by the chairman 5 days prior to said meetings. Applicants desiring to have their matter reviewed must submit materials as provided for under Plan Review and Approval Process. Late additions to the agenda are at the discretion of the chairman.

Format: Agendas and minutes will follow a consistent format, similar to the following:

- I. Meeting Convened: (...by whom, time, and place..)
 - A. Members present..
 - B. Others present...
 - C. Approval, minutes of previous meeting...

- II. Review of Plans:
 - A. (...name & lot number...)
 - B. (...name & lot number...)
 - Etc.

- III. Plan Modifications/Changes: (as needed)
 - A. (...name & lot number...)

- IV. Community Matters:
 - A. Old Business...(including unresolved issues)
 - B. New Business

- V. Administrative Matters: (committee only)

VI. Schedule Next Meeting:

VII. Adjournment: (...time...)

Notice of Meetings: Notices of regular meetings shall be conveyed to all members of the ACC committee at least 10 days prior to the meeting date. Notices of additional meetings shall be conveyed to all members of the ACC committee at least 5 days prior to the meeting date.

Waiver of Notice: Attendance of a meeting will constitute waiver of notice and notice of a meeting can also be waived in writing.

Minutes of Meetings: Minutes will be recorded at all meetings. Copies will be sent to all ACC members and to the Secretary of the Association. The original copy will be filed in the ACC Minutes binder which will be kept at the office of the Secretary and made available to members of the Cliffdweller Ranch Landowners Association, Inc. at reasonable times.

Correspondence: The Correspondence and Minutes binder(s) shall be maintained and kept up to date by the Secretary of the Association. The binder(s) shall hold all notices and minutes of meetings, originals of all incoming mail, and copies of all outgoing mail.

Right to Records: Association members have the right to request copies of all ACC records for which a reasonable fee may be charged as established by the Board of Trustees.

Plan Review and Approval Process

To assist Property Owners who are planning to build at Cliffdweller Ranch, the ACC has prepared this outline of procedures to be followed by the applicant in preparing plans for ACC approval.

Guidelines: Each lot owner shall be provided a copy of these guidelines to assist in the development and design of their home upon notice by the owner to the ACC of purchase of the property. The ACC encourages the use of professional designers familiar in the Pueblo style of building. Failure of a lot owner to receive these guidelines shall not relieve the lot owner from compliance with the terms hereof.

Time Allowance: Allow 30 days after the first committee meeting for the submittal and review process of working drawings and include this time in your finance and building schedule. Submit working drawings to the Secretary of the Association for delivery to the chairman of the committee, a minimum of 15 days prior to a regular scheduled meeting of the ACC in order to be placed on the agenda. Preliminary drawings may be submitted to

the Secretary of the Association or any committee member 10 days prior to a regular scheduled meeting of the ACC in order to be placed on the agenda. Special meetings are discouraged but may be scheduled with the consent of a majority of committee members. Without preliminary drawings, more than one submittal may be required to satisfy ACC requirements. This may extend the time for approval and affect schedules.

Preliminary Drawings: The ACC encourages submitting preliminary plans/concept sketches for review prior to incurring costs of working drawings. Preliminary drawings can allow the Owner/Owner's Representative and the ACC to critique the plans and work out any discrepancies, provide suggestions, reduce the possibility of expensive revisions to working drawings, and will prevent delays in the formal approval process. A preliminary review letter shall be delivered to the Owner within 30 days. The preliminary drawings/concept sketches shall be drawn to scale and include but not be limited to:

- 1) A plot plan showing the general location of the house, outbuildings, corrals, driveways, patios/courtyards, walls, setbacks, LGP storage tanks, heating/cooling equipment, and limits of construction (minimizing the impact and damage to the natural landscape).
- 2) A rough floor plan showing the general shape and square footage of the house, window and door locations, courtyards/patios, walls, and equipment locations.
- 3) A minimum of four (4) elevations of the house with window and door locations and proposed or future courtyard/privacy walls.

Submit two (2) sets of drawings to the ACC for review. One set will be kept by the ACC and one set will be returned to the Owner/Owner's Representative.

Working Drawings: Three (3) sets of completed working drawings shall be submitted to the ACC for review and approval at a regular scheduled meeting. Drawings shall be reviewed in detail by the ACC. One set will be kept by the ACC and maintained in the office of the Secretary of the Association. Two (2) sets will be returned to the Owner/Owner's Representative; one set being kept readily available at the building site and one being submitted to the building department for a building permit. The ACC shall approve the working drawings as submitted, accept the working drawings with conditional changes, or reject the working drawings at the meeting. A letter stating the approval, conditional changes, or rejection shall be delivered to the Owner within 30 days of the meeting of which the drawings were submitted. A copy of the letter shall be kept in the Correspondence binder of the ACC. A re-submittal may be made within 10 days of an approval with conditions or rejection. Owners must have written approval before proceeding with the work. Working drawings shall be drawn to scale and include but not be limited to:

1. **Plot Plan:** drawn to a scale of 1/10, 1/20, 1/8 or 1/16 and shall show:
 - 1) Lot dimensions and adjacent street names
 - 2) Building locations with setbacks from all property lines
 - 3) Topographic contours at 2-foot elevation intervals

- 4) Location and size of courtyards and patios
 - 5) Location of courtyard/privacy walls
 - 6) Location of outdoor heating/cooling/pool equipment
 - 7) Location of LPG storage tanks
 - 8) Location and size of driveway and guest parking
 - 9) Location of fences, corrals, etc.
 - 10) Easements
 - 11) Outside utility locations and easements
 - 12) Limits of construction (showing staging areas, access areas, and major bushes or trees that will be removed)
 - 13) Square footage of each building, corral area, and total lot area
2. **Floor Plan:** drawn to a scale of 1/4" = 1'-0" and shall show:
 - 1) Location of doors and windows
 - 2) All courtyards and patios
 - 3) Courtyard/privacy/screening walls
 - 4) Overhangs and patio covers
 - 5) Location of outdoor heating/cooling equipment
 - 6) Location of power meter
 - 7) Location of gas meter
 3. **Roof Plan:** drawn to a scale of 1/4" = 1'-0" and shall show:
 - 1) Location of rooftop equipment (if any)
 4. **Exterior Elevations:** minimum of four (4) and drawn to a scale of 1/4" = 1'-0" and shall show:
 - 1) All exterior windows and doors
 - 2) Overhangs and patio covers
 - 3) Courtyard/privacy/screening walls
 - 4) Skylights, if profile projects above top of parapet
 - 5) Proposed finished grade
 5. **Construction Details:** drawn to a scale of 1/4, 3/8, 1/2, or 3/4" per foot and shall show (if any):
 - 1) Vigas
 - 2) Lintels
 - 3) Retaining walls
 - 4) Gates
 - 5) Canales

Changes: Any additions, alterations, changes, or modifications which affect the exterior appearance of the structure, surrounding area, and/or lot and are not part of the approved

drawings shall be submitted to the ACC for approval; with no exceptions. The ACC may allow time at each monthly meeting to consider construction revisions with the Owner and/or Builder. The ACC, being responsive to construction schedules and deadlines will expedite the review as quickly as possible. Minor alterations and/or additions will be ruled on at the meeting. However, the Owner and Builder must understand that major changes may take some time and it is very important that you and/or your Builder contact the ACC prior to deviating from the approved drawings to allow adequate time to render a fair and reasonable decision.

Oversight

Inspections: The ACC may conduct inspections, at any time, of work in progress for which approval has been granted. Inspections may include assurances that construction is in accordance with approved plans.

Tracking: The ACC shall maintain a record of all inspections that it makes of a work in progress. The inspection reports shall be kept a part of the official records of the ACC.

Architectural Considerations

In keeping with the Pueblo design motif of the Cliffdweller Ranch Development, certain building materials and compositions shall be prohibited. Metal roofing, gabled roofs, wood, brick, or vinyl siding, exposed horizontal tube rain gutters and exposed vertical down spouts.

Residential buildings and related structures are to be adobe or a stucco finish. Long horizontal lines with no elevation change and sharp corners are discouraged. All visible roofing shall be clay tile with tones matching the surrounding natural area. Flat roofs shall be hidden from visibility by parapet walls. Roof drains should be internal, with low sidewall outlets and splash blocks or canals.

Exterior decorative materials of tile, wood, or stone must be of tones matching the surrounding natural area, in keeping with the Pueblo design, and will be subject to review and approval by the ACC.

Miscellaneous equipment buildings are subject to the same architectural provisions as set forth for residential structures. Architectural review will require that barns and equipment buildings be of a visual scale that fits into the residential nature of the Cliffdweller Ranch Development. Metal buildings will not be permitted for any purpose at Cliffdweller Ranch.

Heating and cooling equipment, L P gas tanks, and trash receptacles shall be screened or located in an inconspicuous manner. Roof mounted heating and cooling equipment shall be hidden so that

the screening design is consistent with the architecture of the building. The ACC may regulate the installation of satellite dishes and other antennae in accordance with applicable federal regulations.

Avoid Common Mistakes:

The authentic Pueblo style home gains elegance from its authentic simplicity. Avoid excessive detail and over use or incorrect use of design elements such as vigas. Vigas are structural elements (beams) which support the roof. In adobe buildings the vigas often protrude through the exterior walls on opposite sides of the building. These beams do not cross, in other words, vigas should not appear on all four walls of a square or rectangular building. The over use of vigas or other architectural elements can turn the pleasing simplicity of the authentic Pueblo style into a cluttered collection of architectural cliché's. The adobe structures of the Pueblo style had thick walls and slightly rounded corners. The characteristics of this natural building material provide some guidelines about authenticity.

The recent popularity of the Adobe and Pueblo motif has caused a proliferation of contemporary interpretations of the architectural style, many of which are poor imitations. Prospective home builders are, therefore, encouraged to consult architects and builders who have experience in creating Pueblo style homes.

Antennae:

Antennae and satellite dishes (if used) shall be no higher than the parapet walls on the roof. Those that have shiny metal surfaces shall be painted using desert colors to blend in with the surrounding environment and stucco color of the home.

Carports:

Carports can not be substituted for garages.

Chimneys:

Chimneys should be planned to match the house in style, material and color. Where feasible a chimney structure should be used to conceal equipment/fireplace flues, allowing only the minimum amount of metal flue showing. Chimneys shall be proportional to the structure while maintaining proper clearances to meet the two (2) foot requirement above roof level.

Color Scheme:

Exterior colors should be addressed as soon as possible in the construction phase. Earth

tones and those used in the historical Pueblo buildings should be considered as the primary colors for exterior use. ACC approval of exterior color schemes are not required to receive ACC approval of construction drawings. However, colors must be approved by the ACC prior to the application of any exterior colors.

Corrals:

Plans for corrals, pens, paddocks and fencing shall be submitted to and approved by the ACC prior to construction.

Dog Runs:

Dog runs should be screened from casual view and erected with fencing materials matching the existing rail fencing in the development. No chain link fencing will be allowed. A welded wire mesh of no greater than 10 gauge, 6" x 6", may be applied to the rail fencing, no higher than the top rail, to prevent escape.

Drainage:

When construction interferes with the natural drainage of the land, such as blocking a natural wash or drainage ditch, measures shall be taken, such as culverts or auxiliary ditches, to ensure that drainage is maintained. Construction shall be in accordance with engineered plans and constructed in a manner that will prevent damage to the Common Areas and adjoining lots.

Driveways:

Driveways shall be paved or graveled with tones matching the surrounding natural area and should not exceed sixteen (16) feet in width.

Dumpsters:

Dumpsters must be placed on site during construction. All rubbish, trash, debris, etc., shall be contained therein and the dumpster shall be emptied as soon as it becomes full to prevent trash and debris from blowing out and onto the surrounding land. Contractors and Owners will be equally responsible for debris that is allowed to blow across the desert. If outside services are required by the association to effect cleanup, the cost shall be taken from the deposit and/or levied as a Corrective Assessment as necessary.

Easements:

Easements for overhead and underground utilities are generally ten (10) feet on either side of the utility. Any structures, such as walls or fences, placed within these easements are the responsibility of the owner should they be damaged or removed in order to access the

utilities. Easements for drainage ditches as shown on the plats as described in the Declaration shall remain clear of structures and shall be maintained by the Association. All other drainage ditches shall remain clear of structures and shall be maintained by the private lot owner.

Enclosures:

Outdoor heating/cooling equipment, pool equipment, trash cans, LPG (propane) tanks, satellite dishes, and other miscellaneous equipment shall be hidden/screened from casual view by appropriately sized and positioned Pueblo style walls, or by landscaping.

Outdoor Equipment: Screening should surround and be high enough to conceal the equipment and still provide access for servicing. Heating/cooling equipment, pool equipment, and other machinery are inherently noisy and should be located with that in mind. In order to minimize the noise and disturbance of neighbors, noise attenuation by erecting walls is preferable, however planting bushes may be acceptable.

Propane Tanks: According to their size, tanks will be located a safe distance from the house. Screening should surround and be high enough to conceal the equipment and still provide access for servicing. Walls or bushes must be used to immediately conceal propane tanks.

Satellite Dishes: Satellite dishes larger than one (1) meter should be located behind buildings out of sight from the street and/or screened from casual view with walls and/or bushes. Satellite dishes one (1) meter and smaller shall be placed so that they are not visible from the street. The installation of satellite dishes and other antennae shall be in accordance with applicable federal regulations.

Fences:

All fencing shall be three (3) rail, peeled, lodge pole pine fencing at least four (4) feet high with cedar posts. Brown metal corral fencing may be allowed if proposed use, reason and drawing are submitted to and approved by the ACC.

Flags:

The American flag may be displayed on appropriate holidays and celebrations.

Garage:

Garages may be attached or detached, capable of storing 2 vehicles, and not less than 400 Sq. Ft. of interior area. In designing and building the garage/house, it is encouraged to

have the doors face away from the street.

Gates:

Design and construction of gates should use materials in keeping with the desert architecture concept, as described herein, and blend in with the style and character of the buildings.

Horses:

As a result of the limited size of lots and potential erosion problems, horses shall be kept in an area not to exceed twenty-five percent (25%) of the total Lot area. This area shall include corrals, pens, paddocks and open areas and exclude the house, garage, barn, or other outbuildings (i.e. shops, sheds, etc.). The Architectural Control Committee shall determine the location of the 25% area for each specific Lot on which horses are permitted. For further information regarding horses and other animals see Article VII, Section 10 of the Declaration.

Landscaping:

Refer to the Landscaping Considerations for coverage of landscaping and related subjects.

Lighting:

The goal is to protect the rare and unique experience of the night sky. In order to accomplish this, outdoor lighting should be kept to a minimum. Light sources should be indirect, avoiding direct point of source lights. Incandescent lights should not exceed 40 watts and where feasible, 25-watt light sources are recommended. Outdoor fluorescent lighting is prohibited. Pedestrian paths can be discretely illuminated for safety as needed. Courtyard and patio lighting should be below the top of the wall.

Outdoor Furniture & Fixtures:

Items such as, umbrellas and patio furniture shall be kept within courtyards and patio areas. White furniture and brightly colored umbrellas are not allowed if visible from the street. Use natural colors that tend to blend in with the surroundings. Playground equipment, trampolines, basketball standards/backboards, and other such apparatus shall be collapsible and stored when not in use or concealed from public view. Pool slides shall not protrude above the surrounding wall and are typically discouraged. Clotheslines shall be out of public view.

Parking:

Parking on the streets within Cliffdeweller Ranch is prohibited. Exceptions may be made

for events and social functions if submitted and approved by the Board of Trustees. Adequate parking on the lot should be provided for guests (a minimum of two cars) without blocking access to the garage. All vehicles stored on lots are to be licensed and in working condition. All seasonal, auxiliary, non-licensed, and/or inoperable vehicles shall be in garages or screened from the view of neighboring lots and the street. This includes but is not limited to trailers, motor homes, and miscellaneous mobile equipment. See Article VII Section 9 of the Declaration for further explanation of use restrictions.

Pillars:

Driveway entry pillars are required for all lots. Front corner pillars on a lot are an option and must be reviewed and approved by the ACC. All pillars shall be constructed of steel or wood framing, sheathed with wood, covered with foam or felt, and finished with synthetic stucco. Type and color of stucco can be obtained from the ACC.

Portable Toilets:

Portable toilets shall be placed on the lot when site preparation begins, serviced regularly, and removed as soon as construction is complete.

Precedents:

Approval granted for unusual architectural aspects does not set a precedent for future situations.

Remodels:

All remodels require the same approval procedures as initial construction.

Roofs:

Main roof structures shall be flat roofs, with minimum pitch for drainage, and hidden by parapet walls. Secondary roof structures, such as those over a patio, walkway, portico, or balcony may be low slope and covered with tile of natural tones matching the surrounding natural area. Wood shingles, shakes, metal, or asphalt roofing is prohibited.

Roof Drains:

Roof drains shall be adequate to carry water off the roof in such a manner that water will not come in contact with exterior walls.

Rooftop Equipment:

Rooftop equipment is discouraged. If necessary all rooftop equipment shall be screened

from view by appropriate means, such as parapet walls. In the case of existing rooftop equipment, if it is visible, it shall be painted to match the existing color of the structure.

Screened Porches:

Screened porches are not an element of the Pueblo architecture and are discouraged.

Screen Walls or Fences:

Screen walls or fences are to follow the above-described Pueblo architecture and must be approved by the ACC prior to construction.

Septic Systems:

Prior to commencing excavation for the septic system, the contractor shall obtain a percolation test to determine the location of the absorption field, bed or seepage trench. The contractor shall then submit a plan showing the intended location of the septic tank and the absorption field, bed or seepage trench to the ACC for their records. The Contractor must also obtain approval for the septic system plan from the proper county authorities. It is incumbent upon the contractor to minimize the damage and disturbance of the surrounding area of the septic system.

Setbacks:

All buildings shall be subject to the following setbacks: Setbacks for Lots 1 through 30 shall be: Front - 150 ft., Sides - 25 ft., Back - 25 ft. Setbacks for Lots 31 through 71 shall be: Front - 75 ft., Sides - 25 ft., Back - 25 ft.

Signs:

Construction or sale/rent signs shall not exceed 18" x 24" in size and placed no higher than 28". Signs shall be placed parallel to and adjacent the fence or lot line. Promotional signs, flags and banners shall be removed from the site as soon as construction or sale/lease is completed.

Solar Panels:

The ACC supports projects that improve energy conservation and integrate into the desert environment. The design and location of solar panels requires the written approval of the ACC and must be shielded from view.

Sun Screens:

Installation of sunscreens (shade-cloth) shall be horizontal and firmly secured. Colors

shall be approved by the ACC prior to installation.

Trash & Weeds:

During the construction period, trash and/or construction debris shall be periodically removed from the site and at the completion of construction, the entire site shall be left free of any trash and/or construction debris.

Property owners shall not permit any accumulation of trash or garbage on any lots whether occupied or not. Building materials, scrap, or any other unsightly material shall not be stored on any lot in view of the general public or neighboring lots. Weeds shall not be permitted to accumulate or flourish on any lot or property.

The Association may, after appropriate notification to the owner(s), remove, or have removed, any accumulation of trash or weeds and may bill the owner(s) for any costs associated with removal. The Association may place a lien on the owner's property if the bills for trash and weed removal are not paid after a period of one year.

Vegetation:

Refer to the Landscaping Considerations for coverage of vegetation.

Violations:

Violations include any other violations of these Guidelines, ACC approvals or terms of the Covenants, Conditions and Restrictions of Cliffdwellers Ranch.

Many items may not need a full submittal and review process and a simple written request to the ACC would be acceptable. If there is any doubt, contact a member of the ACC. Keep in mind, however, that a minimal time requirement will be needed to obtain approval of the ACC.

Procedures to follow in the event of a violation:

1. Make personal contact with the offender in a cordial manner, notifying them of the violation, in the hope of cooperative compliance. Document meeting.
2. A written complaint should be directed to the Board of Trustees.
3. Formal letter of Non-Compliance from the Board of Trustees to the offender.
4. Hearing by the Board of Trustees.
5. Levying of suitable fine or penalty as a Corrective Assessment.
6. Legal action by means of property liens.

Walls:

Courtyard, privacy, screening, or other walls shall be integrated parts of the structure and shall be either plastered to match, or made of indigenous materials.

Windows:

Use of lintels or inseting the windows to give the house a more Pueblo look is encouraged.

Landscaping Considerations**Cliffdweller Concept:**

Landscaping material shall be drought tolerant species and native desert vegetation. Limited use of irrigated lawns and green areas are encouraged, but plants requiring intense maintenance should be avoided. Small vineyards are considered appropriate with ACC approval. All landscaping undertaken after the date these Architectural Guidelines are filed with the Washington County Recorder must comply with these guidelines. Owners will not be required to remove or alter any planting done prior to filing of these Architectural Guidelines with the Washington County Recorder.

Natural Area:

The Natural Area is the undisturbed portion of each lot, outside the 15 to 30 foot transitional area of construction. Planting in this area is discouraged. However, if additional plants are desired in this area, they must be native species, from the approved plant list, and approved by the ACC. No trees, unless specifically approved in writing by the ACC, may be planted in this area.

Watering this area is discouraged unless needed to establish new plants, and then only hand watering.

Transitional Area:

The Transitional Area is that portion of each lot, which lies between the Natural Area and the area immediately outside the structure and courtyard/patio area. It extends typically 15- 30 feet from the building or wall perimeter and may have been disturbed during construction.

A broader range of non-native and native plants from the approved plant lists may be used

in this area. Some trees may be planted in this area as noted on the approved plant lists. Plants and trees, other than those on the approved plant lists, shall be submitted to, reviewed, and approved in writing, by the ACC prior to planting.

Planting should enhance the area by providing a smooth transition from the structured landscaping next to the building(s) and walls, and within the courtyard(s) to the undisturbed Natural Area. Concrete curbing and unnatural edging around planting areas is discouraged in order to maintain the transition.

Drip irrigation is appropriate for this area. Spray and flood (bubbler) irrigation is discouraged because of the inefficient use of water. Select appropriate species that promote the aesthetics of the desert and water conservation.

Private/Courtyard Areas:

The Private Area shall be that area immediately next to and extending out to a point five (5) feet from the building or within courtyard walls. Courtyard Areas are screened from casual view from the street and neighboring lots by walls or elevation changes and are usually part of the architecture of the home. These are the areas where personal style and personality in landscaping is displayed. Items such as sculptures, collectibles, furniture, water features, etc. may be included. Courtyards may also include pools, spas, gazebos, and the like.

Design Constraints:

The ACC encourages each owner to give their home an individual personality without distracting from the natural area. The items below will help guide the owners in their efforts.

Artifacts & Statuary:

The use of artifacts and statuary, antique conveyances, and related unnatural objects are not allowed in the "Natural" area. These items, if used, should be in the courtyard areas. Other placement may be admissible, such as in the "Transitional" area, with written approval of the ACC.

Fruit Trees:

Fruit trees are out of character with the desert and planting them is discouraged. Fruit trees are encouraged to be kept in the courtyard areas and no fruit tree shall be planted in the "Natural" area. Fruit trees that are planted must be maintained

and pruned so as not to exceed a maximum height of 20 feet. Orchards are not allowed. The ACC encourages the use of dwarf fruit trees which do not grow excessively high and can be easily planted within the courtyard areas. Locations of fruit trees outside of the courtyard areas shall be submitted to, reviewed, and approved in writing, by the ACC prior to planting.

Gardens:

Gardens (vegetable, rock, flower, etc.) are encouraged to be located in the courtyard areas. Locations of gardens outside of the courtyard areas shall be submitted to, reviewed, and approved in writing, by the ACC prior to planting.

Lawns:

Limited use of lawns are permitted. Location of lawns must be within private/courtyard areas. Use of drought tolerant grasses is encouraged to reduce the amount of water usage.

Lighting:

The goal is to protect the unique experience of the night sky in the desert. To accomplish this outdoor lighting must be kept to a minimum.

Light sources should be indirect. Avoid the use of direct point sources of light. Incandescent lights should not exceed 60 watts and where feasible, 25-watt lights are recommended. Florescent lighting is prohibited. No security floodlights are allowed, unless on a motion detector switch. The use of flood lighting should be limited to social functions or gatherings and then only for a limited time. Flood lighting of architecture and landscaping should be constrained and not left on all night. Pedestrian pathways and driveways may be discreetly illuminated as needed for safety. Lighting on driveway entry monuments should use 25-watt lights and should be in downward focusing sconces.

Palms:

Palm trees are not indigenous to the area and are to be confined to courtyard areas. No palm trees shall be planted in the natural area and any palm trees planted outside of the courtyard areas shall be submitted to, reviewed, and approved in writing, by the ACC prior to planting.

Rocks:

Rocks should be from the surrounding region and accent the land and architecture.

Rocks can be used for landscaping, walls, edging, and building. The use of rock does not need to be approved by the ACC, however, the ACC shall have the authority to review and either approve or deny the use of rock in any particular case.

Rock Ground Cover:

Rock ground cover may include driveways, walkways, or other spaces. Lava cinders, and other colored gravels are generally accepted along with the standard gray gravel for driveways, etc. and does not need to be approved by the ACC. However, the ACC shall have the authority to review and either approve or deny the use of rocks/gravels in any particular case.

Storage Areas:

Areas used for storage shall be screened from view from the street and neighboring lots.

Swimming Pools:

Swimming pools or other water features should be designed to be visually connected to the residence by means of walls or courtyards. They should be screened as much as possible from the street and neighboring properties. Construction of pools, fencing, and other related items must be in accordance with State and County building regulations. Pool slides and other items that may protrude above the wall or fence are discouraged and pool equipment shall be screened from casual view.

Tree Heights:

To avoid looking out of character and possibly blocking neighboring views, trees exceeding a mature height of 20 - 25 feet are prohibited. Larger trees that are planted must be kept trimmed so as not to exceed 25 feet in height.

Approved Plant Lists:

Natural Landscape Area:

The following plants are approved for use in the "Natural" landscape areas (as defined earlier) at Cliffdwellers Ranch. Other plants may be appropriate, but must first be approved by the ACC. The ACC welcomes suggestions for expansion of this list.

- Antelope Bitterbush.....(*Purshia tridentata*)
- Barrel Cactus.....(*Ferocactus wislizenii*)
- Beavertail Prickly-pear.....(*Opuntia basilaris*)
- Bush Penstemon.....(*Penstemon ambiguus*)
- Creosote Bush.....(*Larrea tridentata*)
- Four-wing Salt Bush.....(*Atriplex canescens*)
- Hedgehog Cactus.....(*Echinocereus engelmannii*)
- Indian Rice Grass.....(*Oryzopsis hymenoides*)
- Jumping Cholla.....(*Opuntia fulgida*)
- Soaptree.....(*Yucca elata*)
- Rabbitbrush.....(*Chrysothamnus nauseosus*)
- Mormon Tea.....(*Ephedra species*)

Transitional Landscape Area:

The following plants are approved for use in the "Transitional" landscape areas (as defined earlier) at Cliffdwellers Ranch. Other plants may be appropriate, but must first be approved by the ACC. The ACC welcomes suggestions for expansion of

this list.

TREES

- Cat Claw Acacia.....(*Acacia gregii*)
- Chitalpa.....(*Chitalpa*
a)
- Desert Willow.....(*Chilopsis linearis*)
- Honey or Texas Mesquite.....(*Prosopis glandulosa*)
- Joshua Tree.....(*Yucca brevifolia*)
- Mediterranean Fan Palm.....(*Chamaerops humilis*)
- Pinion Pine.....(*Pinus edulis*)
- Screw Bean Mesquite.....(*Prosopis pubescens*)
- Sweet Acacia.....(*Acacia smalii*)
- Texas Mountain-laurel.....(*Sophora secundiflora*)
- Utah Juniper.....(*Juniperus osteosperma*)
- Velvet Mesquite.....(*Prosopis velutina*)
- Windmill Palm.....(*Trachycarpus fortunei*)

LARGE SHRUBS

- Agave varieties.....(*Agave species*)
- Apache Plume.....(*fallugia paradoxa*)
- Cliffrose.....(*Cowania mexicana stansburiana*)


- Desert Broom.....(*Baccharis sarathroides*)
 Littleleaf Sumac.....(*Rhus microphylla*)
 Occotillo.....(*Fouquieria splendens*)
 Red Clusterberry.....(*Contoneaster parneyi*)
 Shrub Live Oak.....(*Quercus turbinella*)
 Silver Buffaloberry.....(*Shepherdia argentea*)
 Spanish Broom.....(*Spartium junceum*)
 Yellow Bird of Paradise.....(*Caesalpinia gilliesii*)

MEDIUM SHRUBS

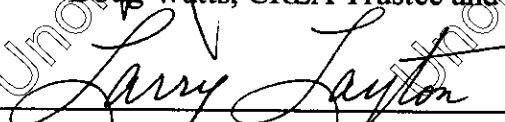
- Arizona Fuchsia.....(*Auschneria arizonica*)
 Banana Yucca.....(*Yucca baccata*)
 Beargrass.....(*Nolina microcarpa*)
 Big Sage.....(*Artemisia tridentat*)
 Bluebeard or Blue Spiraea.....(*Caryopteris*)
 Desert Spoon.....(*Dasylyrin species*)
 Flame Bush.....(*Anisacanthus quadrifidus*)
 Indigo Bush.....(*Psoralea schottii*)
 Mojave Yucca.....(*Yucca shadagra*)
 Red Yucca.....(*Hesperaloe parviflora*)

- Rockrose.....(*Cistus species*)
- Russian Sage.....(*Perovskia atriplicifolia*)
- Santolina.....(*Santolina virens*)
- Snakeweed.....(*Gutierrezia sarothrae*)
- Spanish Dagger.....(*Yucca aloifolia*)
- Texas Sage - Many varieties.....(*Leucophyllum species*)
- Threadleaf Groundsell.....(*Senecio douglastii*)
- Trailing Rosemary.....(*Rosmarinus officinalis*)

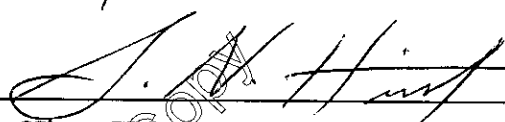
These Architectural Guidelines are approved by a quorum of the Cliffdweller Ranch Landowners Association, Inc. (CRLA) Board of Trustees this 25th day of April 2000. Any amendments, revisions, deletions, or additions to these Architectural Guidelines must be approved by a quorum of CRLA Trustees.



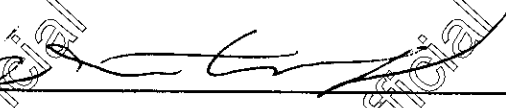
 Doug Watts, CRLA Trustee and President



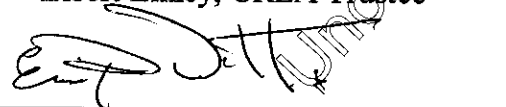
 Larry Layton, CRLA Trustee and Vice President



 Steve Hirst, CRLA Trustee and Secretary/Treasurer



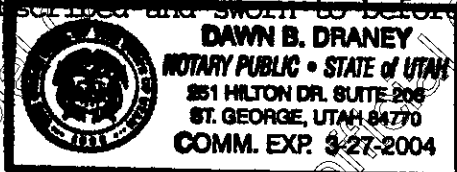
 Elbert Emley, CRLA Trustee



 Eric Watts, CRLA Trustee

State of Utah)
 County of Washington)

Subscribed and sworn to before me on this 3rd day of May, 2000.



Notary

EXHIBIT A

00684200 Ek 1367 Pg 2302

The following real property is located in Washington County, State of Utah

Cliffdweller Ranch Phase I

All of Lots 1 through 30, of Cliffdweller Ranch Phase I, according to the Official Plat thereof on file with the Washington County Recorder as Entry No. 435011, in Book 731, at Page 729, recorded on June 2, 1993.

Cliffdweller Ranch Phase II

All of Lots 31 through 71, of Cliffdweller Ranch Phase II, according to the Official Plat thereof on file with the Washington County Recorder as Entry No. 545083, in Book 1039, at Pages 115-116, recorded on September 27, 1996.