

WHEN RECORDED RETURN TO:
Stillwater at
Saratoga Springs Home
Owners Association
79 W. Stillwater Drive
Saratoga Springs, UT 84045

ENT 40615:2015 PG 1 of 26
Jeffery Smith
Utah County Recorder
2015 May 12 09:05 AM FEE 307.00 BY EO
RECORDED FOR SEB Legal
ELECTRONICALLY RECORDED

STILLWATER at SARATOGA SPRINGS

SARATOGA SPRINGS, UTAH



Architectural Design Guidelines
April 30, 2015

RECITALS

- A. Real property in Utah County, Utah, known as Stillwater at Saratoga Springs was subjected to covenants, conditions, and restrictions recorded September 16, 2005 as Entry No. 104283:2005 in the Utah County Recorder's Office, Utah ("Declaration");
- B. The Architectural Design Guidelines were recorded on October 14, 2013, as Entry No. 96405:2013 in the Utah County Recorder's Office, Utah ("ADG");
- C. This Amendment shall be binding against the property described in EXHIBIT A and the Declaration, any amendment, any annexation, or supplement thereto;
- D. This Amendment is intended to update and clarify provisions of the ADG;
- E. Pursuant to Article XII, Section 5 of the Declaration, the Board of Trustees ("Board") has the power to amend the ADG with approval of the City of Saratoga Springs and the approval of the Declarant so long as the Declarant owns any Lots or Units or Parcels in the Project;
- F. The Declarant no longer owns any Lots, Units, or Parcels in the Project and therefore no longer needs to consent to amendments to the ADG;

NOW, THEREFORE, the Board, with the approval of the City of Saratoga Springs, amends the ADG as follows:

PROJECT OVERVIEW

Overlooking the tranquility of Utah Lake with the majestic Wasatch Mountains as a backdrop, Stillwater at Saratoga Springs is an innovative master-planned community offering residents an unsurpassed quality of life.

Designed to be an environmental community with a distinctively rural atmosphere, residents at Stillwater will live in a uniquely pastoral setting. Our 6 parks range in size from a 7 acre intimate neighborhood park to an expansive 7.4 acre community park large enough to accommodate 2 soccer fields and a baseball diamond. All of the residents at Stillwater will have easy accessibility to a nearby park and fully 25% of the single-family residential lots and all of the townhomes border parks.

Residents and visitors of Stillwater will enter the community along a tree-lined boulevard adjacent to a 3.1 acre landscaped park. Decorative elements include a stone and wrought iron entry feature bearing the community name. The boulevard winds its way to the community center with attractive clubhouse, ponds, and waterscape.

Homebuyers at Stillwater will appreciate the fun and recreational opportunities available at the community center. It will feature an outdoor swimming pool with sun deck, a

clubhouse with an indoor fitness center containing state of the art equipment, and a great room large enough to accommodate wedding receptions and other community events.

Redwood Road will continue to be the principle arterial street of Saratoga Springs. We are dedicating an additional 27' of right of way for Redwood Road. To enhance its streetscape & curb appeal we've designed a 2.38 acre parkway extending the free length of our Redwood Road frontage. The parkway will be landscaped with an assortment of grass berms and planting beds with seasonal flowers and shrubbery.

Stillwater at Saratoga Springs offers and unsurpassed opportunity for a quality lifestyle with a unique blend of modern convenience and country living.

Located in Saratoga Springs, Utah, Stillwater at Saratoga Springs is a 113.94 acre project containing 237 single-family lots, 144 multi-family units with a community clubhouse and recreational opportunities throughout the project within 28 acres of open space.

The average project density is 3.34 units per acre. The area of the project containing the multi-family units is approximately 22.4 acres with a density of 6.43 dwelling units per acre. The remainder of the project contains 145 single-family lots of 9,000 +/- square feet and 92 single family lots on the western portion of the project with 10,000 +/- square feet within approximately 91.5 acres for a density of 2.59 dwelling units per acre.

EXISTING SITE CHARACTERISTICS

Stillwater at Saratoga Springs is approximately 113.94 acres of land located west of Utah Lake within section 12 Township 6 South Range 1 West of the Salt Lake Base and Meridian. It is roughly a rectangular property about 1300' by 3600' immediately west and bordering Redwood Road.

There are no distinct natural landforms on this property. Over 97% of the site is under a 15% slope with over 68% at 8% or under and only 0.4% over 30% slope. There is a minor seasonal drainage swale which enters the site on the southern boundary about 600' east of the Southwest property corner and runs northeasterly to Redwood Road at the Northeast property corner. Off-site to the south runs a major seasonal drainage swale.

Existing vegetation at Stillwater at Saratoga Springs is grasslands and scattered sagebrush.

NEIGHBORHOOD DESIGN STANDARDS

Stillwater at Saratoga Springs is a 113.94 acre project containing 237 single-family lots, 144 multi-family units with a community clubhouse and recreational opportunities throughout the project within over 28 acres of open space.

Phase 1, 2, and 3 contain 145 single-family lots of 9000 +/- square feet with a typical lot dimension of 90' wide by 100' deep. Phase 4 and 5 contain 92 single-family lots of 10,000 +/- square feet, with a typical lot dimension of 100' wide by 100' deep. Phase 1a and 2a contain 15 4-plex condominium unit buildings for a total of 60 units with Phase 3a and 4a providing 14 6-plex condominium unit buildings for a total of 84 units.

ARCHITECTURAL GUIDELINES

Introduction and Design Philosophy

Stillwater at Saratoga Springs is a community that incorporates single-family residential lots and attached residences into a passive open space setting. The objective of Stillwater is to create a community that captures the essence of rural lifestyles. This will be achieved by combining historical vernacular forms in evocative ways that respond to and respect the natural environment. The assemblage of indigenous materials and traditional details will together appoint the buildings forms in a way that creates a rich texture and responds to human scale. This design philosophy will respect the time and place of the Stillwater inception and existence in a way that is both familiar and inspiring.

The goal of these guidelines is not to suggest all structures Stillwater must be designed to look the same, but rather to encourage creativity in establishing a combination of buildings that result in a unique community identity. This document is intended to allow room for self-expression and the latitude to design buildings that are site specific, functionally viable, and superior architectural expressions.

Primary Building Materials and Elements

The building elements embodied in the spirit of a rural setting are directly related to the indigenous materials and the environment. The diversity of these building elements and materials provide a full-bodied vocabulary capable of producing a wide range of architectural expressions. The following represents the primary materials and building elements suggested for use in Stillwater.

Stone is a material that has significant substance. It is to be used in construction in a way that expresses its mass. Acceptable stone will have warm undertones. Various methods of stacking and patterns will be encouraged, allowing different expressions. The use of stone creates a community wide continuity. The stone grounds it to the actual site and this ties it to the true traditions of the rural setting. Natural stone, simulates or cultured stone will be permitted.

Brick is a material that has significant substance and mass. Acceptable brick will be warm, natural earth tone colors. Only real brick is allowed, no simulated brick veneer will be permitted. Brick may also be used as an effective accent when used in conjunction with stucco. It may be used as an accent above windows or

garage doors. A minimum of 20% of the front façade of each home shall be either brick or stone.

Stucco should be full coat, integrally colored, earth tones, cement plaster, hand-applied by experienced craftsmen. There should be a rich texture with subtle variations of both finish and color. Plaster wall surfaces should be thoughtfully detailed and transitioned to primary materials – wood, masonry. Smooth, uniform, extensive stucco installations are discouraged.

Siding. Wood Siding or embossed fiber cement such as hardiplank is the lightest material in the palette and it also has the most diverse applications. As a wall surface, it may be applied horizontally as lap siding, beveled, tongue-in-groove, board-on-board, or vertically as board and batten siding. Openings in siding may be larger than in other wall surface materials. Siding may also be used as an infill material. Siding may be applied in a smooth, rough or rustic manner and the finish will be stained with natural, subdued hues. Timbers are encouraged for use as supporting structural members. Rough sawn or hand hewn, rectangular cut or semi-round timbers provide detail and texture that references the heritage of rural construction. Doors, windows, trim and fascia may also be constructed of wood. These building elements offer the opportunity to create accents, providing embellishment and texture. Stains of richer hues may be used on siding employed in these building elements. A maximum of 80% siding can be used on the front façade. The use of aluminum and vinyl siding is not allowed. However, aluminum may be used as a trim, soffit, and fascia.

Roofing. Wood shakes, synthetic wood shakes, or heavy dimensional asphalt or fiberglass shingles in natural tones, provide a traditional appearance that is rich in texture, light and durable. The nature of these materials allows roof forms to create large overhangs protecting the building surfaces from the harsh realities of sun and also from extensive snowfalls. The use of these materials can create a unique cohesiveness particularly when viewed from above. Metal roofing in either standing seam or small scale corrugated provides the opportunity to present a great variation in roof texture and finish. The metal roofing shall primarily be allowed as an accent element on the main structure and not as the main roofing material. Material finishes shall conform to the color section of these guidelines. No primary colors (i.e. reds, greens, etc.) shall be allowed. In no case shall the material after weathering be reflective. Barrel tile roofing is not allowed.

Building Type Design Approach

The DRC has the responsibility to protect adjacent, existing homes' property values when considering the placement and size of a new home built. In Article XII, Section 6 of the CC&Rs it states that the DRC will consider the compatibility of the proposed improvements to the adjacent, existing, or proposed architecture to facilitate neighborhood harmony and street appeal. The proposed architecture

should have proper massing to ensure compatibility with the massing of neighboring structures. Massing is an architectural term referring to the general size and shape of the building. Massing is an important component of facilitating neighborhood harmony and street appeal. Massing has a direct tie to the building's foot print, which in turn has a direct tie to the buildings square footage.

To facilitate neighborhood harmony by ensuring compatible massing, single-family buildings must contain a minimum of 3,200 square feet for any single family building with a minimum 1,600 square feet above grade for a rambler or other single above grade level home, and 2,200 square feet above grade for a two story. The total square footage and unit square footage requirements of Multi-Family Housing will be determined by the DRC on a case by case basis to meet their responsibility of protecting existing property values and maintaining the atmosphere of the Project. Garage space, carports, porches, decks, patios, and other non-living space shall not be included in the minimum square footage calculations. In addition to minimum square footage, the DRC may also consider the shape of the building, the height of the building, the footprint of the building, and any other factor related to shape or size to determine whether the proposed building's architectural massing is compatible with the neighborhood.

Single-family buildings should respond directly to their surroundings, projecting an image of growing naturally from the site, with the qualities of substance and timelessness. At the same time, buildings should be welcoming and inviting to the user. The guiding philosophy of single-family homes at Stillwater should be building forms and elements assembled around an identifiable dominant form. The use of exterior walls that create outdoor spaces develop a unique character through the use and application of materials and design elements.

Neighborhoods with identical or nearly identical homes with little variation in form and color are not permitted. The DRC has the discretion to determine the amount of variation necessary on a case by case basis. However, no home's elevation (massing, roof lines, and/or finish materials) shall be the same as any other home within two lots on either side of the street of the proposed home. Home plans and styles should be varied to express individuality but still be architecturally compatible. This will result in inviting and attractive neighborhoods. Creating diverse and aesthetically appealing neighborhoods can be accomplished without sacrificing economic feasibility.

Builders can mix the use of stone, brick, stucco, and siding, and modify color schemes to vary street scenes.

Reversing floor plans so garages and entries are adjacent to each other and altering side and front yard setbacks can enhance curb appeal.

Adding single story architectural components to a two-story home such as porch roofs, bay windows, or balconies will create visual interest.

The mixed use of stone or brick with siding and stucco on the front façade can provide balance and diversity.

Stone chimneys, decorative porch rails, window boxes and shutters, the use of timber trim over entries, and decorative corbels used over garage doors are a few of the elements that when included in the architectural styling add character and appeal to a home.

The exterior façade of each home must embody three of the primary building elements: stone, brick, siding, stucco, and wood. Each home must have three exterior colors; two primary and one trim.

Multi-Family Housing

The visibility and mass of multi-family buildings require special architectural considerations and requirements. The architectural design must be in harmony with the single-family homes and unique landscape at Stillwater. Because multi-story elevations are typically visible, they need to include adequate articulation and a variety of materials and colors to enhance their overall appearance.

Varied wall planes and roof forms must be used to avoid blank expanse of wall. The following suggest ways to make multi-family structures aesthetically appealing:

Articulate adjacent units in a structure by offsetting them forward or back in the building plane. Cantilever upper floors and create projections, such as balconies and roofs over entryways to vary the vertical and horizontal planes. Use timbers for supporting structural members and stone bases on porch and roof columns.

Enhance the appearance through the use of varied colors and materials. Alternate the use of stone, and lap siding with shingle trim, or board and batten to emphasize building character.

Incorporate appropriate roof elements, columns, posts and beams, and feature windows in entry design to identify individual unit entries. Use balconies to provide both aesthetic and practical appeal.

The side and rear elevations of multi-family structures must incorporate the architectural details specified above.

Special Consideration for Homes along Redwood Road and Community Parks

Redwood Road is the principle arterial street of the Town of Saratoga Springs and the real elevation of homes that border Redwood Road will provide a lasting first impression of the community's aesthetic sensibility. To enhance visual appeal, special attention needs to be given homes with rear yards bordering Redwood Road.

These homes must have varied elevations, roof forms, and colors. A mixture of one and two story home designs must be incorporated. Two story homes must incorporate rear elevation design elements such as varied wall plans, decorative siding, and enhanced window treatment such as shutters, window boxes, or added trim.

The rooflines of homes along Redwood Road must be visually appealing and the roof profile and articulation needs to break up the home to avoid the appearance of boxy structures.

Large wall expanses and the use of a single surface material must be avoided.

Homes with rear yards facing neighborhood parks also need to comply with the above requirements.

The Design Review Committee will review plans for homes to be constructed along Redwood Road not only to assess individual compliance with the neighborhood design standards, but also to insure variation in architectural and building elements to enhance aesthetic appeal and streetscape Redwood Road.

Corner Home Site Architecture

Neighborhoods can be visually enhanced by creating corner specific home site architecture. Adding wrap-around architectural elements such as continuing the stone or brick wainscot present on the front façade onto the side façade, or adding a wraparound porch. Other elements could include a brick or stone chimney, pop-out or bay windows, or plant-ons over windows.

Colors

Colors in general, should be subdued, warm colors for large field applications, allowing the building to recede into the site. Earth tones are recommended. Richer colors should be reserved for trim and accents. The color of exterior materials, whether applied or innate, should appear natural, rather than manmade or synthetic. Discrete application of accent colors will enliven and enhance the overall design of the buildings. Colors for metal roofing shall be of earth tones or for paint finishes of subdued hues. Primary colors such as reds, greens, blues, and

yellow and drastic contrasts in value (light and dark) are not allowed. Weathered or aged finishes are permitted. Reflective finishes are unacceptable. White may only be used as an accent or trim color. If the Design Review Committee finds that a home plan incorporates the use of architectural elements that add character to the home and the proposed color scheme enhances the appeal of the home without making the garage door the focal point, the Committee may, at its sole discretion, approve a color scheme with the garage door being lighter than the main body color of the home. In no event shall a home be approved with a white garage door. Richer colors may be chosen for front doors that may fall outside the earth tone color scheme, at the sole discretion of the Design Review Committee, if the color is in harmony with the home.

Entries

Entries make a significant impact on the character of a building and are generally the first tactile experience a person has when entering a building. As such, great care should be taken in developing an entry and the door associated with it. An entry should capture the character of the entire building yet be easily identifiable.

In residential buildings, careful consideration should be given to the material and detail of the garage door. The use of materials such as iron banding, raised panels, and wood siding can help integrate the door with the adjacent materials of the building.

Garages

The home, not the garage, should be the primary focus of attention when viewing the front elevation. The front entry of the home should be the focal point. Home plans should vary so garages are not at the same setback on every home. The garage can be de-emphasized by moving it back in the front elevation.

Garage doors should be painted in earth tone colors. Varying garage door patterns and splitting one large door into two single doors can also enhance curb appeal. When homes of the same design are placed side-by-side, variation to the street scenes can be provided by reversing floor plans so that garages can be adjacent to each other, thereby creating an undulating setback. For single family homes no more than one third (1/3) of garage square footage can be forward of the front architectural plane of the home. Each single family home must have an attached garage sufficient to house two (2) full size cars. Multiple single family home garage doors forward of the front architectural plane cannot be on the same plane as the primary two car garage. If the Design Review Committee finds that a home plan incorporates the use of architectural elements that add character to the home and proposed color scheme enhances the appeal of the home without making the garage door the focal point, the Committee may, at its sole discretion, approve a color scheme with the garage door being lighter than the main body color of the

home. In no event shall a home be approved with a white garage door. This will help reduce the impact of doors and soften their appearance. It is encouraged that some garage doors are oriented towards the side lot line.

Windows

Windows of a building are an important part of its overall visual impact and should be carefully proportioned and detailed. Location, type, and size should be considered. Recessing windows in the wall surface can accentuate the appearance of wall depth. Openings should be grouped to express the organization of the building and the proportions should be studied carefully to provide an attractive, well-proportioned mass. The style of windows should include divided lights and allow for larger panes. Window materials may be wood, vinyl clad and aluminum clad in natural finishes. Accent colors may also be allowed subject to the approval of the Design Review Committee. Triangular, arched, and round windows should be minimized.

Roof Shape

Roof shape is an element in the organization of building massing and in developing the relationship of the buildings to their surroundings. Roof shape should be considered carefully to prevent the roof shape from dominating the architecture of the project. Roof designs should be simple, functional, and provide visual order to the buildings. A predominate shape should define the primary building form. Roof ridge alignments should consider primary views from the building and the visual impact of the form to the surrounding site. Gable, intersecting gables, partial hip and full hip roofs are acceptable. All homes must have at least one gable on front and a minimum of one gable shall have roof returns. Shed roofs will be allowed as ancillary or secondary roofs for sub-elements of the building but will require approval from the Design Review Committee.

Two story homes need to incorporate single story roof elements into their design to help scale the two story elements back to the ground. The profile for one and two story homes need to be varied with massing in sufficient size to create a balanced appearance.

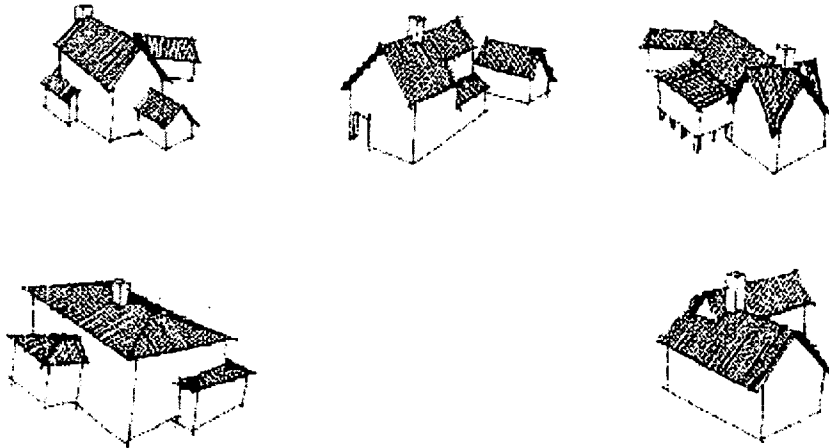
Roof Slope

Roof Slope is a major contributing factor in establishing the impact a roof has on a building. It is also an important functional element, creating a surface to shed or retain rain, snow and ice. The slope of the main roof will be between 4/12 and 12/12. Front gables must have at least an 8/12 pitch. Significant roof overhangs will be required to protect wall surfaces and pedestrians from sun, rain, snow, and

ice. Roof forms should be designed to direct shedding materials to desired locations and away from adjacent properties.

Appurtenances are functional items such as clerestories, ridge ventilators, skylights, and snow and rain diverters. These items should be designed as integral parts of the roof.

Roof massing should provide simple, geometric forms. Aesthetic merit should be derived from careful proportioning; good scale, thoughtful detail, and incorporate inherent qualities of natural materials. The function and residential use of these buildings and rooflines should be evident by exterior observation.

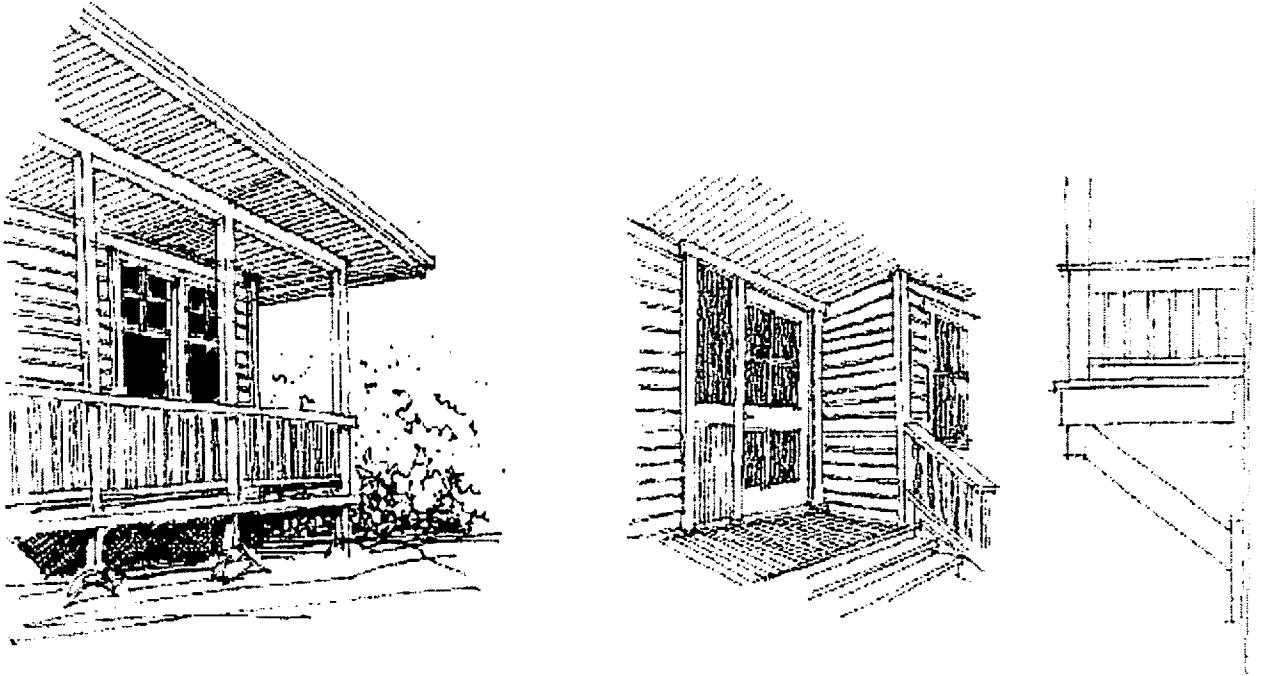


Chimneys

Chimneys make a dramatic statement on any building, providing a substantial and stable appearance if designed properly. Chimneys may be made of stone, masonry, approved siding or a combination of stucco stone and masonry and should complement the primary finishes of the building. Stucco alone will not be used for chimneys. Back draft and spark arrestors will be required.

Balconies and Railings

Balconies and railings are encouraged and should be designed as a natural extension of the architecture using porches that are part of the building. These elements should not project from the roof but be contained by it. Balconies and porches should be designed to prevent snow accumulation and ice build-up. They should be located so neither snow, nor ice will fall on pedestrian walkways. Balcony building materials shall be wood, stone, or other natural materials. Wood and metal railings will be allowed. Vinyl railings are allowed subject to the Design Review Committee approval.



LIGHTING REGULATIONS

Residential Lighting

- 1) Residential fixtures shall not be mounted more than 8 feet above driveway grade or 6 feet above porch grade as measured adjacent to structure.
- 2) The fixture shall house and incandescent, fluorescent or high pressure sodium lamp with no more than 60 watts of lamp per fixture. A full cut-off variety shall be used. No more than 10% of the total lumen output of the fixture will come out at 90 degrees above the horizontal plane of the fixture.
- 3) Fixture quantity is limited to 1 at each exterior man door. Each garage door will have a minimum of at least (1) fixture next to the garage door.
- 4) The fixtures shall be openly located at appropriate distances from a property boundary (or reduced lamp wattages) in order to ensure that light does not inappropriately spill onto adjacent properties or open space.
- 5) These fixtures shall shield the lamp in such a way as to provide total cut-off when viewed from roadway or 50 feet (whichever is less) or more from the light source.
- 6) Garage fixtures are to be carriage-style lights on all homes.
- 7) Large yard lights such as sodium lights are not allowed on any Lot or Unit

FENCING REGULATIONS

Fencing of yards is permitted. The goal is to keep the overall landscape of Stillwater at Saratoga Springs open so picket style or open rail fencing up to a 4' height is preferred. Privacy fencing is allowed in rear yards to provide desired space separation. Fences may be vinyl, decorative metal such as wrought iron, stone, masonry or decorative metal combined with stone or masonry. Fence materials must not fade weather or discolor in any way over time. As new materials may be available in the future, all fence designs and colors and materials must be approved by the Design Review Committee. Fences with optional colors such as vinyl will have a natural earth tone stain or color. No white or black vinyl is allowed. Wood fences are not allowed. No chain link fencing is allowed. Decorative metal fences must be kept rust free.

Landscape Responsibilities

Stillwater at Saratoga Springs is intended to be a residential community with a distinct rural atmosphere consistent with its location at the base of Lake Mountain. This atmosphere is one of open views and broad vistas of Utah Lake and the surrounding mountains. Landscape designs should be created to maintain these unique characteristics of the area.

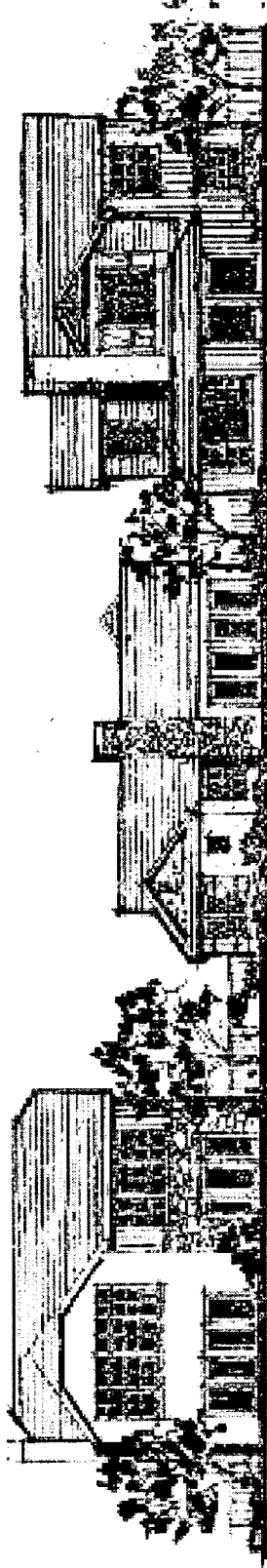
Lot Landscaping

The goal of landscape design for each residence in Stillwater is to compliment the architecture of each home and create attractive neighborhoods without sacrificing individuality. Unless other arrangements have been made with the Board of Trustees, as soon as possible after completion of construction, but not later than the summer following construction completion, each owner is required to landscape his/her lot. Homes built by builders or individuals for sale, so called "spec" homes, must have the front yard landscaped with underground irrigation installed as soon as possible after substantial completion of the exterior of the home as determined by the DRC, but not later than the summer following substantial completion of the exterior of the home as determined by the DRC regardless if the home has received a Certificate of Occupancy by the City of Saratoga Springs

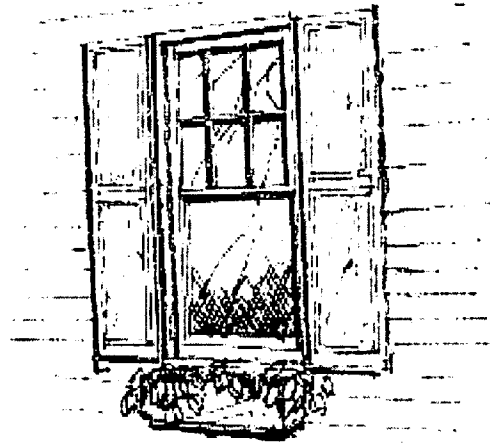
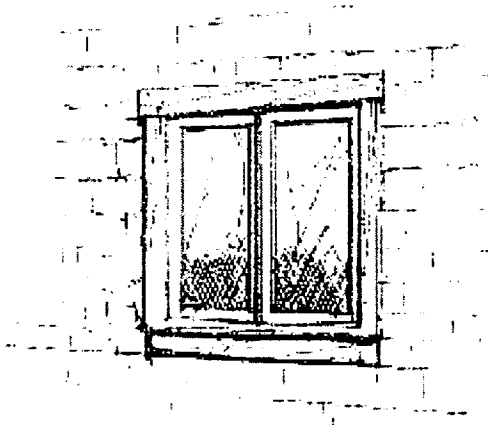
1. All front yards, including the landscape boulevard (park strip), are required to have an underground automatic irrigation system.
2. Each front yard must have at least one tree and an assortment of foundation shrubs or landscaping that helps cover the foundation of the home.
3. Front yards, (not including the park strip) must have at least 70% of the yard finished with grass or ground cover plants approved by the Design Review Committee. The majority of the landscape boulevard (park strip) shall be grass. All yards shall be

maintained: grass mowed regularly, lawn weeds treated, flower bed weeds removed, rock areas weeded, dead trees removed/replaced, dead shrubs removed/replaced, etc.

4. Tree types must be limited so that they do not block the view corridor.
5. Trees in the front, back, and side yard cannot encroach on the neighbor's property without the neighbor's consent. This does not apply to trees already present when the neighbor purchases their home
6. Landscape design is subject to design review and approval by the DRC. After a Member submits a request for a design approval, when the landscape Design Review Committee does not send a response to the Member submitting the request within forty five (45) days, the landscape design is considered approved. Notwithstanding the above, the landscape DRC shall make every effort to communicate with the Member in a timely fashion.
7. Multi-family units landscaping shall be the responsibility of the multi-family units' builders who are required to install the landscaping in compliance with the plans and specifications.
8. Lot drainage shall direct water toward the street where possible. Drainage shall not adversely impact surrounding properties.
9. Should lot owners desire one or more trees in the park strip the trees will be of a variety and caliper approved by the Design Review Committee for that street.
10. Non-Landscaped Lots and/or Vacant Lots: Non-landscaped lots must maintain weeds below 6" from April 1 through November 30 and be kept clear of construction debris/trash/tumbleweeds.
11. Yard Installation: A front yard is due by October 15th of the summer following completion of construction of the home. Back and side yards are due by October 15th of the 2nd summer following completion of construction of the home. If you are unable to start or complete your yard you must communicate in writing and/or attending a board meeting to discuss this with the board to receive an extension.



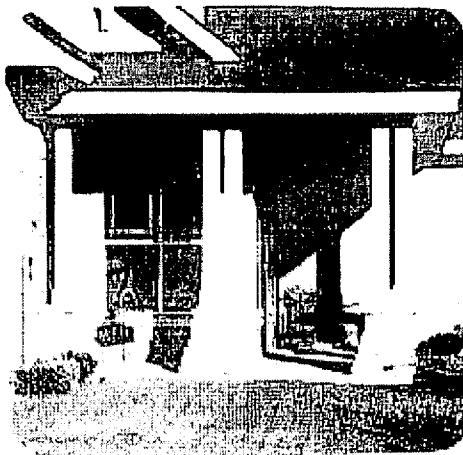
Examples of Rear Elevations of Homes Bordering
Redwood Road and Neighborhood Parks



Various Window Treatments



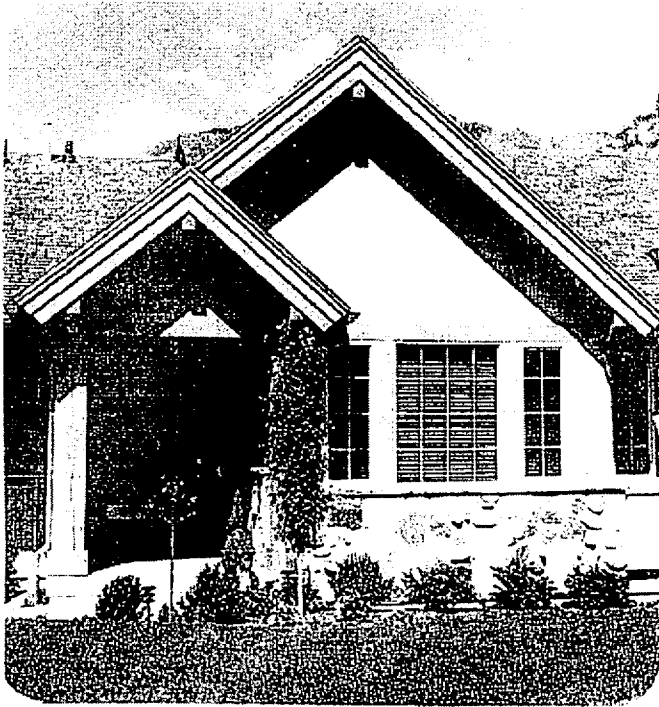
From 11/10/15 to 11/10/15, the building was used as a
M'silla la Jota. It had a booth and
a table in front.



Some recent work on wood roof supports



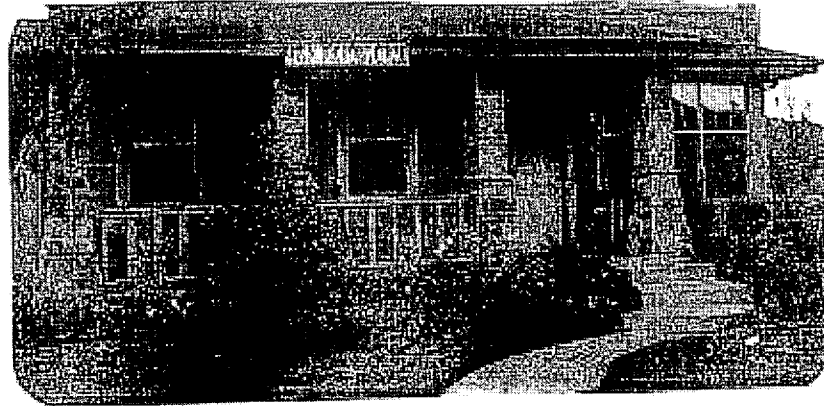
Joist was 11/10/15
done



Stone wainscot and stucco with roughsawn timbers as structural support for the porch roof.



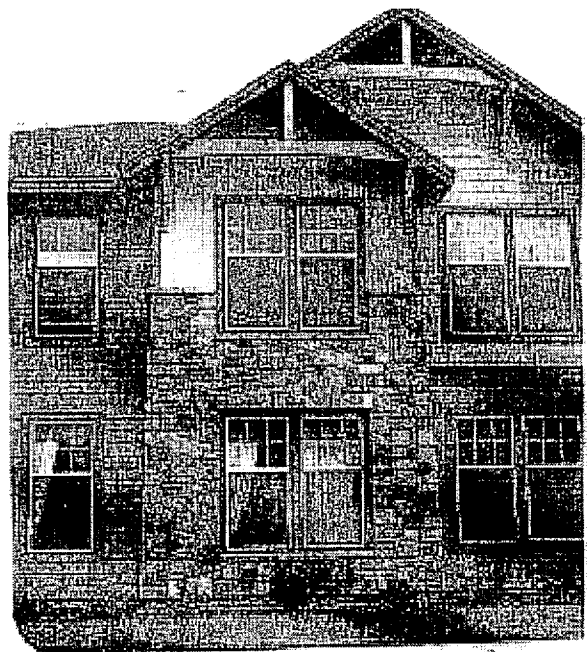
Board and batten siding with shingle siding, and stone chimney.



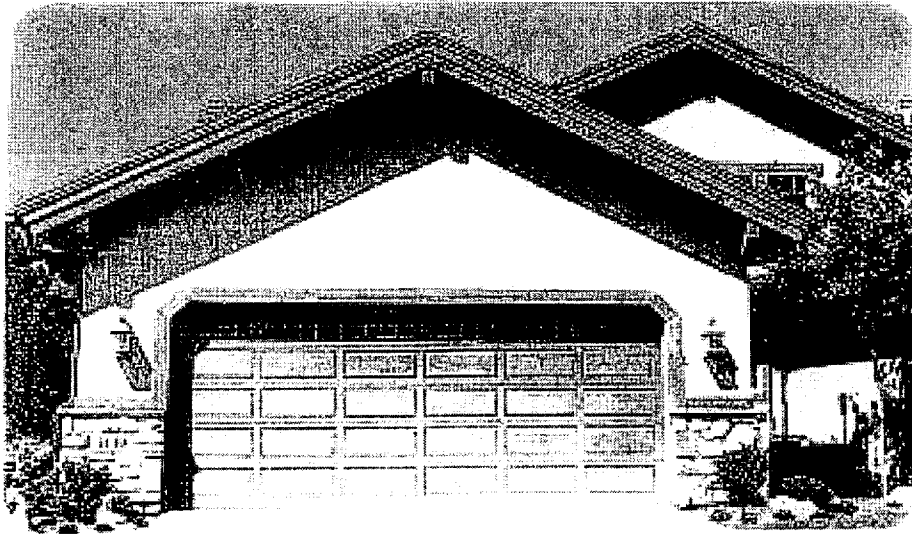
Stone and wood porch



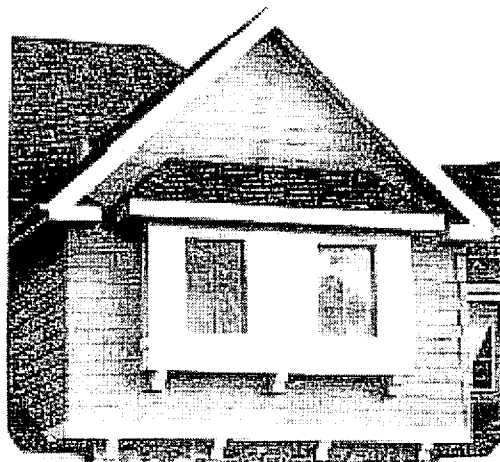
Mixed use of stone, siding, and masonry.



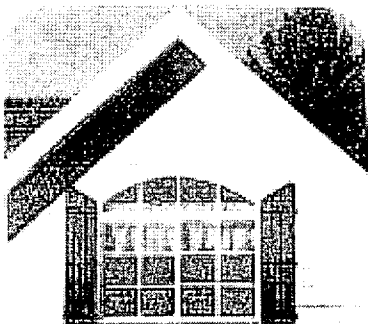
Attractive use of stone and siding



Garage door in natural earth tone color.



Shingle siding, window pop out, and decorative corbels.



Simple window skimmer appeal.

STILLWATER AT SARATOGA SPRINGS HOME OWNERS ASSOCIATION, INC.

[Handwritten Signature]
By: Heather Jordan
Its: HOA President

STATE OF UTAH)
)
) :SS
County of Utah)

On the 11 day of May, 2015, personally appeared Heather Jordan who, being first duly sworn, did that say that they are the authorized agent of Stillwater at Saratoga Springs Home Owners Association, Inc., authorized to sign this instrument and that said instrument was signed and sealed on behalf of the non-profit corporation and acknowledged said instrument to be his voluntary act and deed.

[Handwritten Signature]
Notary Public for Utah

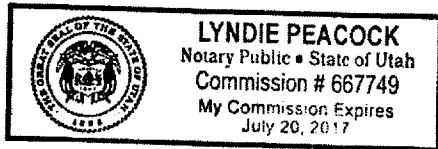


EXHIBIT A

LEGAL DESCRIPTION

LOTS 101-172 IN THE STILLWATER PHASE 1, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 66:099:0101 and all other parcels in the Stillwater Phase 1.

LOTS 201-230 IN THE STILLWATER PHASE 2, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 66:127:0201 and all other parcels in the Stillwater Phase 2.

LOTS 301-333 IN THE STILLWATER PHASE 3, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 66:128:0301 and all other parcels in the Stillwater Phase 3.

LOTS 401-448 IN THE STILLWATER PHASE 4, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 66:164:0401 and all other parcels in the Stillwater Phase 4.

LOTS 501-548 IN THE STILLWATER PHASE 5, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 66:165:0501 and all other parcels in the Stillwater Phase 5.

LOTS 1-6 PLAT 6 STILLWATER PHASE 1, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 66:456:0001 and all other parcels in the Stillwater plat 6, phase 1.

LOTS 7-16 PLAT 6 STILLWATER PHASE 2, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 66:457:0007 and all other parcels in the Stillwater plat 6, phase 2.

Parcel No.: 59:012:0121

EXHIBIT B
City Approval



CITY OF
SARATOGA SPRINGS

December 10, 2014

Stillwater HOA
Attn: Pam Peeler

Re: Stillwater Design Guideline Amendments

Dear Ms. Peeler:

The purpose of this letter is to inform you of the action taken on your request to amend the Stillwater Design Guidelines. On December 2, 2014, the City Council approved the proposed amendments to the Design Guidelines for the Stillwater Development, based on the following findings and conditions:

Findings:

1. Section 19.07.02(2) requires PUD developments to be planned with a “common architectural design theme that provides variety with architectural compatibility, rather than an aggregation of individual, unrelated structures located on separate, unrelated lots.”
2. The proposed changes to the Design Guidelines include additional requirements that will contribute to a common architectural design theme that provides variety with architectural compatibility such as: instilling square footage requirements, prohibiting duplicate home, and requiring three exterior colors and materials.

Conditions:

1. After approval by the City Council, written consent of the attached changes shall be delegated to the Planning Department.

Now that the City Council has approved the amendments, you may proceed with recording them. If you have any questions regarding this letter or the development process, please feel free to contact me at 801-766-9793 ext. 106 or scarroll@saratogaspringscity.com.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Carroll".

Sarah Carroll
Senior Planner

Cc: File

Exhibit D-1
Water Rights

MASTER DEVELOPMENT PLAN AGREEMENT
FOR
STILLWATER AT SARAGTOGA SPRINGS

1. Developer will acquire and convey to the City of Saratoga Springs water rights for culinary and secondary water service for development of Developers Property. Unless the water rights to be conveyed to the City have appropriate approved points of diversions, place of use and use, Developer will file a change application to change the point(s) of diversion to a City and the water right shall be approved for municipal or domestic use within the City.
2. The City will not accept assignment of the water rights for development of Developer's land until the City and its Staff have reviewed and approved the water rights.
3. The water rights required for each phase, shall be assigned to the City before the subdivision plat for said phase may be recorded.