

ARCHITECTURAL GUIDELINE

NOTE

345092 #340072

Jeremy Ranch Subdivision
Plats A, B, 1, 2, 3, 4, & 5
Dec. 1985, Amended 1987, 1989, 1991

Henroid & Henroid

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The Architectural Guidelines contained herein shall govern the design and construction of all dwelling units in the Jeremy Ranch Subdivision. The purposes of this Architectural Guide are to:

- 1: Promote a highly desirable and attractive residential community;
- 2: Maintain and enhance the natural beauty of each building site and the views of the property in this unique setting as a whole;
- 3: Provide for good eye appeal and pleasing architecture to the structures constructed within the Jeremy Ranch;
- 4: Promote and safeguard the property rights of Jeremy Ranch residents;
- 5: Provide maximum enhancements to property values for all land owners in Jeremy Ranch.

The Architectural Control Committee of the ranch shall be responsible for the approval prior to the initiation of construction, of all housing plans, specifications and site plans. Accordingly, these Architectural Guidelines should be observed by any individual wishing to construct a home in Jeremy Ranch as these guidelines will be enforced by the Committee. (Note: The Rules are valid on the date of publication but may be amended, added to or changed at any time by the Committee. Please check with the Committee for any recent changes.) By topic, such guidelines are as follows:

I: APPLICATION

- 1: The builder and the new homeowner must appear before the Architectural Control Committee at the time the plans are submitted for review. Both the builder and the new homeowner must sign an acknowledgement stating they have read, understood and will comply with the covenants and guidelines.
- 2: A check made payable to Jeremy Ranch Owners Association in the amount of \$50 must accompany application.
- 3: Two copies of completed plans must be submitted for approval. After approval one copy will be stamped and returned with any restrictions or modifications noted. The other will remain the property of the Architectural Control Committee.
- 4: A scale drawing of site plan showing location of proposed dwelling, general landscaping plan, including location of trees, driveways, walks, yard light, etc.
- 5: Specification sheet showing materials to be used in the construction and the general construction details itself.
- 6: Samples of exterior finishing materials must be submitted. If this is not specifically chosen as to color, etc. at the time of submission, samples must be submitted prior to installation of such materials.
- 7: Time table giving start date and approximate completion date.
- 8: Approval of plans is good for six months from date approved. After that time, plans must be resubmitted for approval and will be subject to any changes made in the Covenants, or the Architectural Control Guidelines during the interim period.

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9: No incomplete application will be accepted.

10: All dues and assessments on the building lot must be paid before plans will be considered for approval.

II: MINIMUM DWELLING SIZE

1: Consult Covenants for various plats to determine minimum dwelling sizes. If four (4) feet or more of entire foundation is above finished grade, then the basement shall be considered a story. A basement shall not be considered in determining the square footage figures above. For a level to be considered a "ground floor" for the above purposes, the level must be at street level and totally visible above ground from the nearest street allowing immediate access to the dwelling.

2: A building "footprint" shall be defined as the ground area within the perimeters formed by the foundation of the building. No dwelling shall be permitted that does not present at least a sixty (60) foot frontage view to the street from which access to the lot is provided. In calculating frontage, garage front will be included.

III: SURVEY

1: A certified survey must be submitted to the Architectural Control Committee prior to excavation or construction. All lot corners must be visibly staked on the lot itself.

IV: ROOF/ROOFING MATERIAL

1: The main roof over each dwelling shall maintain at least a four-to-twelve pitch. While natural wood shake shingles are encouraged, architectural grade asphalt shingles and clay tile may be used. All other roofing materials must be approved by the Architectural Control Committee prior to installation.

V: FENCING

1. Prior to the installation of any fencing on any property, a site plan showing the proposed location of such fencing and the landscaping which will be used to screen it must be submitted to, and approved by, the Architectural Control Committee.

2. No fence shall exceed four feet in height from finish grade to the top of the tallest fence post. Fences shall be installed thirty-six inches inside the lot lines (except as to golf course lots discussed separately). "No Hedge, Wall or Fence shall be erected, placed, altered or permitted to remain on any lot closer to the front street than the front of the residential structure on said lot or, where said fence or wall is located along the boundary line between two adjoining lots, it shall not be closer to the front street than the front of whichever residence structure on the adjoining two lots is nearest the street". (This language is quoted exactly from the Restrictive Covenants) The fence owner shall be responsible for maintaining the land area between the fence line and the lot line. Failure to adequately maintain the landscaping in this area (As described in paragraph # 6) will result in removal of said fence.

3. Fences may be constructed of wood, stone, and/or brick materials, subject to approval of the design specifications by The Architectural Control Committee.

4. Fencing on lots not abutting the golf course may also be constructed of metal chain-link material, subject to the approval of the Architectural Control Committee. If such fencing materials are used, all fencing material (fence posts, and fencing mesh, as well as gates) must be covered with vinyl material (black or brown).

5: Fencing proposed for lots where any portion of the lot abuts the golf course shall require detailed evaluation by, and the unanimous approval of, The Architectural Control Committee and The Board of Trustees. No fence on any lot abutting the golf course shall be approved unless such proposed fence meets the following setbacks. Thirty-six inches from side lot lines, and 24 feet from the rear lot line.

6. All fencing shall be screened by vegetation planted in the area between the fence line and the lot line and the owner of the said fence shall be responsible for the maintenance and care of all such vegetation. Such vegetation shall consist of evergreen and deciduous trees and shrubs. All trees and shrubs must be at least a 10 gallon size when planted, and must be planted no more than four feet apart, and must be of sufficient height and density of foliage at the time of planting so as to screen a minimum of 70 % of the face area of the fencing. **THE INTENT OF THE LANDSCAPING IS TO SCREEN THE FENCE FROM THE ADJOINING LOTS.**

7. Fencing on any lot abutting the golf course shall only be permitted where the lot owner can demonstrate a clear and present specific need to construct such fencing. **EVERY POSSIBLE ALTERNATIVE MUST BE EXHAUSTED BEFORE A FENCE WILL BE APPROVED.** The Architectural Control Committee and The Board of Trustees shall have the absolute authority to approve or reject any such requests.

VI: LANDSCAPING

1: All lots shall be landscaped so as to be visually attractive and compatible with neighboring property. Each lot owner shall install an underground sprinkling system for the purpose of providing adequate water to maintain all lawn and vegetation areas. Generally speaking, landscaping materials native to this area are encouraged (i.e. Aspen and Pine Trees, rock retaining walls, etc.)

2: Each lot is to be graded and landscaped in a manner that will keep water runoff from adversely effecting abutting properties.

3: Each landscape plan shall, at a minimum, provide for the planting of at least five trees with each tree having a height of at least five feet. All landscaping must be completed within three months of occupancy. For homes completed after August 31st, owner will have until July 31st of the next calendar year.

4: Houses built for speculation must be landscaped, including sprinkling system, within 60 days of completion. If home is completed after September 1st, builder will have until July 31st of the following calendar year. The builder shall guarantee in writing that the landscaping will be completed within the required time before plans for such a house will be approved.

VII: SATELLITE DISH

1: No satellite dish larger than 10 feet in diameter nor higher than fifteen feet will be allowed. It is to be of a non-reflective material and color. It should be placed in the most unobtrusive location on the lot.

2: No transmitting antennas of any kind will be allowed.

VIII: EXTERIOR YARD LIGHT

1: It is required that each dwelling should have at least one exterior front yard light installed and in operation at the time of occupancy. The style or design of the fixture may be coordinated with the style of the home.

IX: ARCHITECTURAL DESIGN

1: Architecture conveying contemporary and ranch style design is encouraged. Strictly rectangular or square structures shall not be permitted. English Tudor, Imitation Castles, French Chateau, A-Frames, Victorian, and Colonial homes are strongly discouraged as they are not in keeping with the mountain setting and the overall theme of the Jeremy Ranch. Mansard Roofs and Geodesic domes are prohibited.

2: It is further decreed that no one house plan may be built more than once in any one plat on the Ranch. This specifically means that no one may build or cause to have built in a specific plat, a plan that is currently in existence in that plat. No two houses may have the identical exterior anyplace on the Ranch.

X: GARAGES / DRIVEWAYS

1: Each dwelling constructed in the Jeremy Ranch shall have an attached garage which is sized to handle not less than two nor more than four conventionally sized vehicles. Every garage shall be serviced by a driveway which shall be of sufficient width as to park two vehicles side by side.

2: On any lot one acre in size or less, the driveway must be constructed of concrete, asphalt, or comparable materials and placed on properly compacted earth. No dirt or gravel driveways will be allowed.

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

XI: HEIGHT LIMIT

1: As measured from the front setback finished grade to the top of the highest roofing ridge line, no dwelling shall be erected to a height of less than sixteen feet nor more than thirty feet.

XII: SETBACKS FOR DWELLINGS

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

FRONT: 30 feet from lot line or road easement line, (approximately 45 feet from curb)

SIDE STREET: 20 feet from the curb of side street.

SIDE YARD: 12 feet from the side property line.

REAR LINE: 24 feet from the rear lot line.

XIII: EXTERIOR MATERIALS

1: All exterior materials shall be new and, except for the roof, shall be made of natural wood, stone, brick or stucco. The use of aluminum or vinyl siding, plywood, T-111, press board, cinder block, Masonite and similar types of siding as exterior finishing materials are expressly prohibited. (Aluminum may be used on soffit and fascia.)

2: The color of all siding or paints on exterior surfaces, including flashing, gutters, or other metal roof materials, shall be of earth tone colors (light beige, through dark browns and grays). No white, navy blue, black, or any bright colors will be allowed on either siding or trim. All siding materials and colors shall be approved by the Architectural Control Committee prior to application.

3: Windows must be wood but may have permanent exterior finish such as vinyl or aluminum clad finish.

XIV: CONSTRUCTION

1: All framing of building shall be 16 inches on center or less.

2: Homes shall be constructed with energy efficient materials. Passive solar designs, through the use of properly placed windows, will take advantage of the views and save energy. This feature is strongly encouraged.

3: All garages are to be insulated to R-19.

XV: FOUNDATION INSPECTION

1: Upon completion of the excavation for and the forming of foundations and footings, and prior to the pouring of any concrete, the owner or contractor shall cause such footing to be inspected by a member of the Architectural Committee of the Jeremy Ranch for the purpose of determining compliance with all setback requirements and conformity with the site plan submitted to the Architectural Control Committee. Any setback violations or site plan changes must be resolved before the pouring of any concrete.

2: Wood foundations are not allowed.

XVI: MATERIALS ON SITE

1: Prior to start of construction, a dumpster must be placed on site for all refuse accumulated from the construction project.

2: It is further required that a chemical toilet be placed on site for the use of construction workers. Once sewer and water are connected, builder/owner may elect to install a toilet in the building itself for use of construction workers and eliminate the chemical toilet.

3: During the period of construction of any dwelling, no materials may be stored on any roadway or in any easement areas. Further, no material which may represent a safety hazard to the general public may be stored on site except during the actual time of use.

4: During construction the owner or contractor shall take all actions necessary to see that the roadway areas are kept clean of debris, mud, and rock.

XVII: VARIANCES

1: Where circumstances such as topography or other hardships require, the Board of Trustees may, by unanimous vote of its members, allow reasonable variances to any of these provisions. However, the owner must clearly demonstrate that the purposes of these guidelines shall not be circumvented through the granting of such a variance. In the event that a lot owner requests a variance and a dwelling or dwellings already exist on any lots abutting the lot which will be the subject of said variance, the Architectural Control Committee must inform such dwelling owners

of the pending variance request and receive the input of such dwelling owners prior to the rendering of any decision on such variance.

2: No exterior changes from approved plan will be allowed without resubmission of plans.

XVIII: OCCUPANCY

1: Owner must receive a certificate of occupancy from Summit County before moving into the new house.

2: Builder or owner may not live in the house or any temporary structure such as trailer, tent, etc. placed on or near the property during the construction of the home.

XIX: GENERAL

1: Homeowners are required to keep their property properly maintained at all times to avoid any unsightly appearance. This specifically refers to fresh paint when needed, yard maintenance, other repairs and general overall condition.

2: Location of all storage and utility buildings, dog runs, garbage and refuse containers, air conditioning equipment, clothes drying lines and utility lines, pipes, etc., must be placed at the side or rear of the dwelling and located so as not to be conspicuous from the frontage street or the golf course.

3: No recreational vehicles - boats, trailers, snowmobiles, etc. shall be parked on any portion of the street. If a property owner has such vehicles, they must be kept within the garage or the house itself or on a designated poured parking pad separate from the main driveway and only for a limited length of time.

4: Lot owners and/or builders are encouraged to consult with the Committee during the design, planning and actual construction phases in order to clarify questions before they become problems. Lot owners are also encouraged to review applicable Covenants, Conditions and Restrictions pertaining to their lot.

Approved by the Board of Trustees of the Jeremy Ranch Owners Association, April 24, 1991

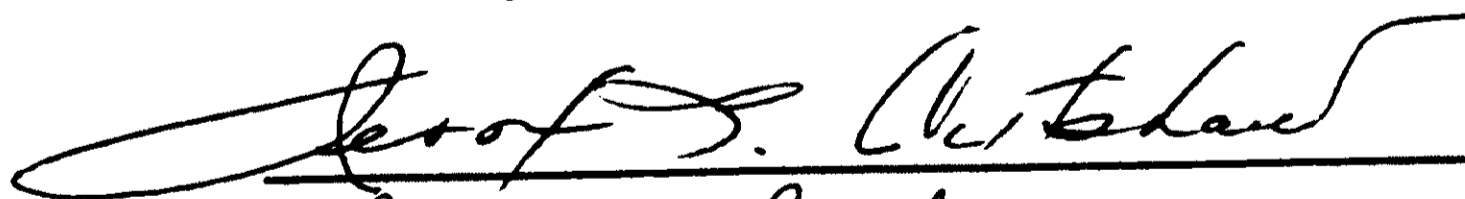
Jerry Cutshaw

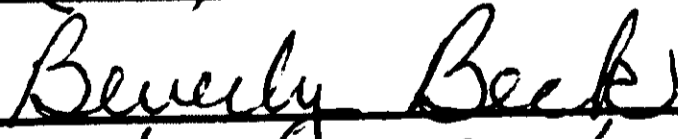
Beverly Beck

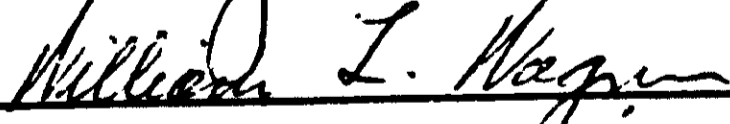
William Wagner

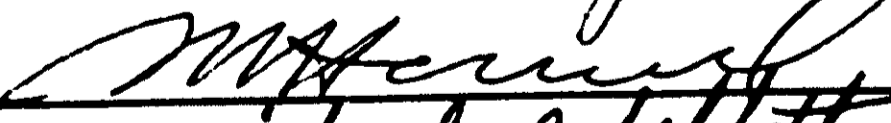
Stephen Henriod


Michael Sibbett












STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On the 29th day of April, 1991, personally appeared before me Jerry Cutshaw, Beverly Beck, William Wagner, Stephen Henriod and Michael Sibbett, the signers of the within instrument, who ~~duly acknowledged to me~~ that they executed the same.

 Notary Public
SUSAN L. BOTTOMS
10833 South 1000 East
Sandy, Utah 84070
My Commission Expires
January 25, 1992
State of Utah
My Commission Expires:

1-25-92

Susan L. Bottoms
Notary Public
Residing in:

Sandy Utah